

NEW BUSINESS

REFERRAL

10-22-19.

**PLANNING AND  
ECONOMIC  
DEVELOPMENT  
STANDING  
COMMITTEE**

41

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

Marcell R. Todd, Jr.  
Director

**City of Detroit**  
**CITY PLANNING COMMISSION**  
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Frederick E. Russell, Jr.  
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October 17, 2019

**HONORABLE CITY COUNCIL**

**RE:** Request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street (**RECOMMEND APPROVAL**).

**RECOMMENDATION**

On June 6, 2019 the City Planning Commission voted to recommend approval of the request of Parkstone Development Partners on behalf of Wilbur Block, LLC to amend District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties described above.



Proposed Wilbur and Lincoln mixed-use development

## **NATURE OF REQUEST**

The proposed rezoning is planned for the properties located east of Lincoln Street and between Wilbur Street and the public alley just north of Wilbur Street.

The development proposes a five story, 55 ft tall, 46,475 square foot (sf) mixed-use building. The development would encompass 43 apartment units on upper floors. The residential unit mix includes 15 studio, 23 one-bedroom and four two-bedroom units.

The proposal also plans for 5,605 sf of retail space on the ground floor which would utilize the public alley for loading access. Parking is planned to be adjacent and will total 44 spaces.

## **PLANNING CONSIDERATIONS AND ANALYSIS**

### **Surrounding Zoning and Land Use**

The zoning classification and land uses surrounding the subject area are as follows:

**North:** M4; Industrial building, parking lot  
**South:** M4; Commercial, auto-related use building  
**East:** M4; underutilized lot  
**West:** R5; surface parking lot, vacant building

### **Zoning**

The request that is being considered is for a zoning map amendment to show a SD2 Special Development District, Mixed-Use zoning classification, where an M4 Intensive Industrial District currently exists.

The M4 zoning district primarily allows for industrial uses which are usually considered objectionable and not appropriate next to residential uses. New residences are prohibited in this district, with the exception of very minimal residential uses such as loft conversions of existing buildings. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

The petitioner is seeking to replace this zoning classification with the SD2 zoning district, which in general is designed to encourage a complementary mixture of pedestrian- and transit-oriented uses that may be compatible with a neighborhood center, or with a location along major or secondary thoroughfares. This district generally allows for parking requirement reductions to encourage non-motorized transportation and lessen the demand for off-street parking

### **COMMUNITY ENGAGEMENT AND PUBLIC HEARING RESULTS**

During the May 2<sup>nd</sup> public hearing, no one spoke in reference to this agenda item. The development team did, however, submit letters of support for the project from various entities with interests in the area.

The development team has engaged the West Grand Boulevard Collaborative (which consists of a number of community organizations in the Northwest Goldberg community), Midtown Detroit Inc., and Henry Ford Health Systems regarding this proposal.

### **ANALYSIS**

According to Sec. 50-3-70 of the Zoning Ordinance, certain criteria must be met to facilitate the requested petition. The following are considered for map amendment petition:

(1) *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact:*

The proposed rezoning will meet the changing condition of underutilized, industrially zoned land transitioning to Special Development District, Mixed-Use (SD2) in nearby areas. In the East Grand Boulevard area known as Milwaukee Junction, there was a rezoning to allow for the SD2 zoning classification in a historically industrial area. Other areas around the city are also transitioning to the mixed-use (SD1-SD2) districts.

(2) *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance:*

The subject site is located within the Rosa Parks area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows Light Industrial (IL) for the subject property. This land use designation is described as *consisting of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.* The amendment is considered to be consistent with the Master Plan of Policies. The proposed SD2 zoning district aligns with the IL Master Plan designation, as a district that is appropriate for this future land use designation.

(3) *Whether the proposed amendment will protect the health, safety, and general welfare of the public:*

The proposed amendment can be considered an improvement to the health, safety and general welfare of the surrounding neighborhood. If adopted, the proposed amendment would serve to reduce the intensity of uses that are currently allowed from industrial uses to residential and commercial uses.

(4) *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development:*

There are not expected to be any major concerns regarding access to public facilities and services.

(5) *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management:*

The proposed rezoning is not expected to negatively impact the natural environment, but should be an improvement due to what is currently allowable on the subject site.

(6) *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract:*

The proposed amendment is not anticipated to have adverse impacts on property in the vicinity.

(7) *The suitability of the subject property for the existing zoning classification and proposed zoning classification:*

The proposed zoning and project that is being put forward requires the requested zoning classification change in order to proceed. The previous use that existed on this site was a single-family dwelling adding to the rationale that this site is appropriate for the proposed zoning classification.



(8) *Whether the proposed rezoning will create an illegal "spot zone":*

The proposed rezoning will not create an illegal spot zone as it involves multiple parcels that are contiguous and at the end of the subject block.

**CONCLUSION**

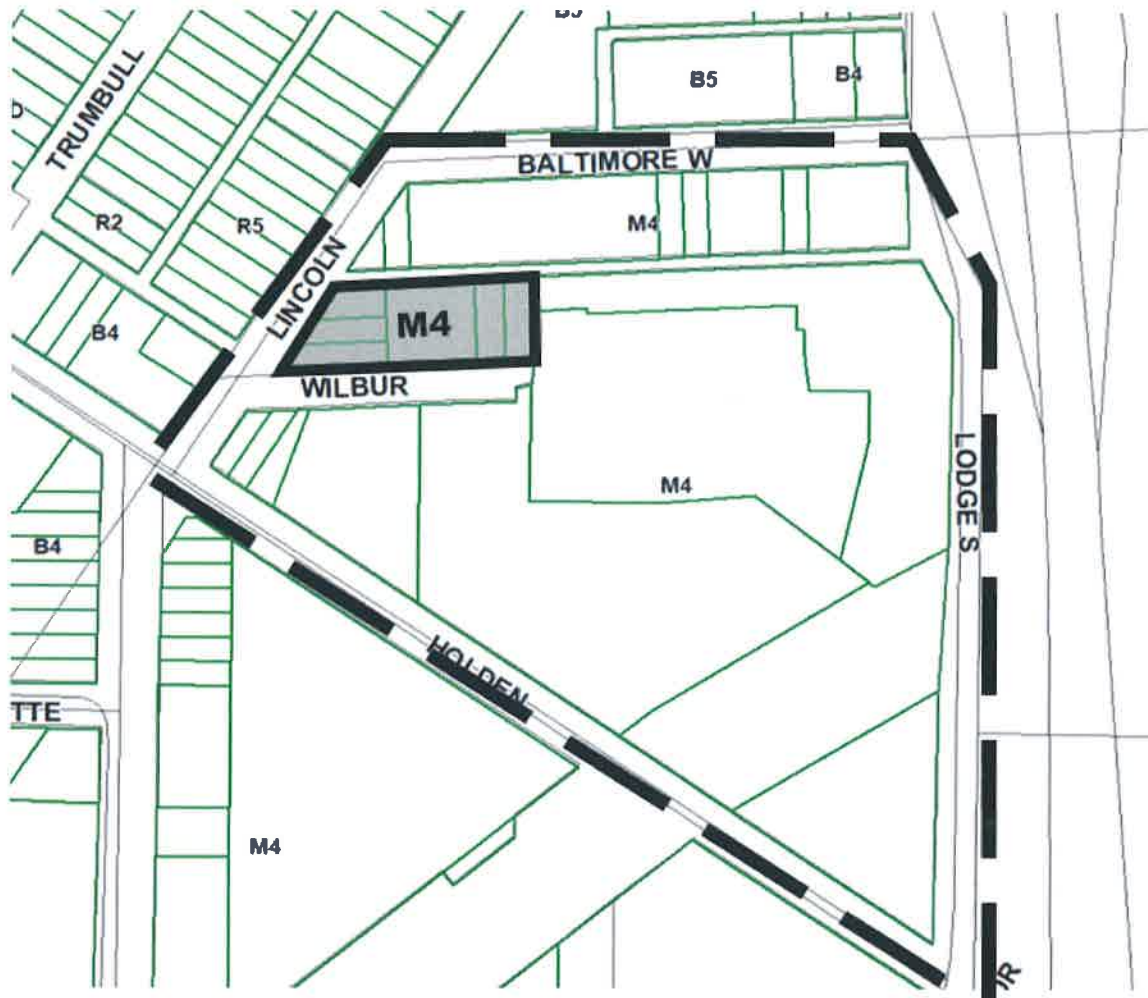
This proposal meets the criteria set forth for rezoning. Surrounding neighborhood organizations are seemingly supportive of this project. Based on all factors that were considered, the City Planning Commission voted to recommend approval of this request.

Respectfully submitted,



Marcell R. Todd, Jr., Director  
Kimani Jeffrey, City Planner

Attachment:  
Ordinance  
Plans





Kimani Jeffrey, City Planner  
Detroit City Council  
Legislative Policy Division/City Planning Commission  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 208  
Detroit, MI 48226

April 16, 2019

Mr. Jeffrey:

Please be advised that Henry Ford Health System consents to the proposed re-zoning of 6302, 6310, 6320 Lincoln St., and 1262, 1240, and 1234 Wilbur Street, for the Wilbur Block Development (from M4 to SD2).

Please contact Tom Habitz ([thabitz1@hfhs.org](mailto:thabitz1@hfhs.org), (313) 874-7469) for additional informational needs on this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gene D. Barber", with a long horizontal flourish extending to the right.

Gene D. Barber  
Vice President, Facilities & Support Services  
Henry Ford Health System

## **SUMMARY**

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, '*Zoning*,' commonly known as the Detroit Zoning Ordinance, by amending Article XVII, Sec. 50-17-8 – District Map No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning classification is currently shown for the properties generally bounded by Baltimore Avenue on the north, the Lodge Expressway on the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

1 **BY COUNCIL MEMBER \_\_\_\_\_ :**

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, 'Zoning,' commonly  
3 known as the Detroit Zoning Ordinance, by amending Article XVII, Sec. 50-17-8 District Map  
4 No. 7 of the Detroit Zoning Ordinance to show an SD2 (Special Development District, Mixed Use)  
5 zoning classification where an M4 (Intensive Industrial District) zoning classification is currently  
6 shown for the properties bounded by Baltimore Avenue on the north, the Lodge Expressway on  
7 the east, Holden Avenue on the south, and Lincoln Avenue on the west and more commonly known  
8 as 6302, 6310, 6320 Lincoln and 1262, 1240 and 1234 Wilbur Street.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XVII of Chapter 50 of the 2019 Detroit City Code is amended as  
11 follows:

12 (A) Sec. 50-17-8 District Map No. 7 is amended show an SD2 (Special Development  
13 District, Mixed Use) zoning classification where an M4 (Intensive Industrial District) zoning  
14 classification is currently shown on:

15 The land situated in the City of Detroit, County of Wayne State of Michigan, and  
16 described as follows:

17 6302 Lincoln

18 LOT 37 AND THE WEST 3 FEET OF EAST 30 FEET OF SOUTH 30 FEET OF LOT 36

19 EUGENE ROBINSONS SUB LIBER 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS

20 6310 Lincoln

21 LOT 36 EXCEPT THE EAST 27 FEET & EXCEPT THE WEST 3 FEET OF EAST 30 FEET

22 OF SOUTH 30 FEET EUGENE ROBINSONS SUBDIVISION LIBER 15 PAGE 34 PLATS,

23 WAYNE COUNTY RECORDS


1 6320 Lincoln  
2 LOT 35 EXCEPT THE EAST 27 FEET, EUGENE ROBINSONS SUBDIVISION LIBER 15  
3 PAGE 34 PLATS, WAYNE COUNTY RECORDS  
4 1234 Wilbur  
5 EAST 5 FEET OF LOT 41 AND ALL OF LOT 42 OF E ROBINSONS SUBDIVISION LIBER  
6 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS  
7 1240 Wilbur  
8 EAST 10 FEET OF LOT 40 AND WEST 25 FEET OF LOT 41 E ROBINSONS  
9 SUBDIVISION LIBER 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS  
10 1262 Wilbur  
11 EAST 27 FEET LOTS 35 & 36 ALL LOTS 38 & 39 AND WEST 20 FEET LOT 40 OF E.  
12 ROBINSONS SUBDIVISION LIBER 15 PAGE 34 PLATS, WAYNE COUNTY RECORDS

13  
14 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

15 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
16 health, safety and welfare of the people of the City of Detroit.

17 **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
18 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6),  
19 and Section 4-118, paragraph 3 of the 2012 Detroit City Charter.

Approved as to Form:

  
\_\_\_\_\_  
Lawrence T. Garcia,  
Corporation Counsel



GRASSO  
HOLDINGS

**Alexander Gorlin Architects**  
THOMAS ROBERTS ARCHITECT

**1234  
WILBUR  
STREET**







LINCOLN STREET FACADE. PUBLIC ALLEY ON THE LEFT, WILBUR STREET ON THE RIGHT

PROJECT 1

WILBUR STREET 1

OWNER  
 UNIVERSITY OF CALIFORNIA  
 100 UNIVERSITY AVENUE, SUITE 1000  
 BERKELEY, CA 94720-1000  
 ARCHITECT  
 UNIVERSITY OF CALIFORNIA ARCHITECTURE  
 100 UNIVERSITY AVENUE, SUITE 1000  
 BERKELEY, CA 94720-1000  
 DATE  
 10/20/2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/20/2018
2	ISSUED FOR CONSTRUCTION	10/20/2018
3	ISSUED FOR OCCUPANCY	10/20/2018
4	ISSUED FOR ARCHIVE	10/20/2018

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	10/20/2018
2	ISSUED FOR CONSTRUCTION	10/20/2018
3	ISSUED FOR OCCUPANCY	10/20/2018
4	ISSUED FOR ARCHIVE	10/20/2018

PROJECT NAME  
**FACADE OPTION 4.3**

DATE  
 10/20/2018

PROJECT NO.  
 1000

ISSUED BY  
 JMM

DATE  
 10/20/2018

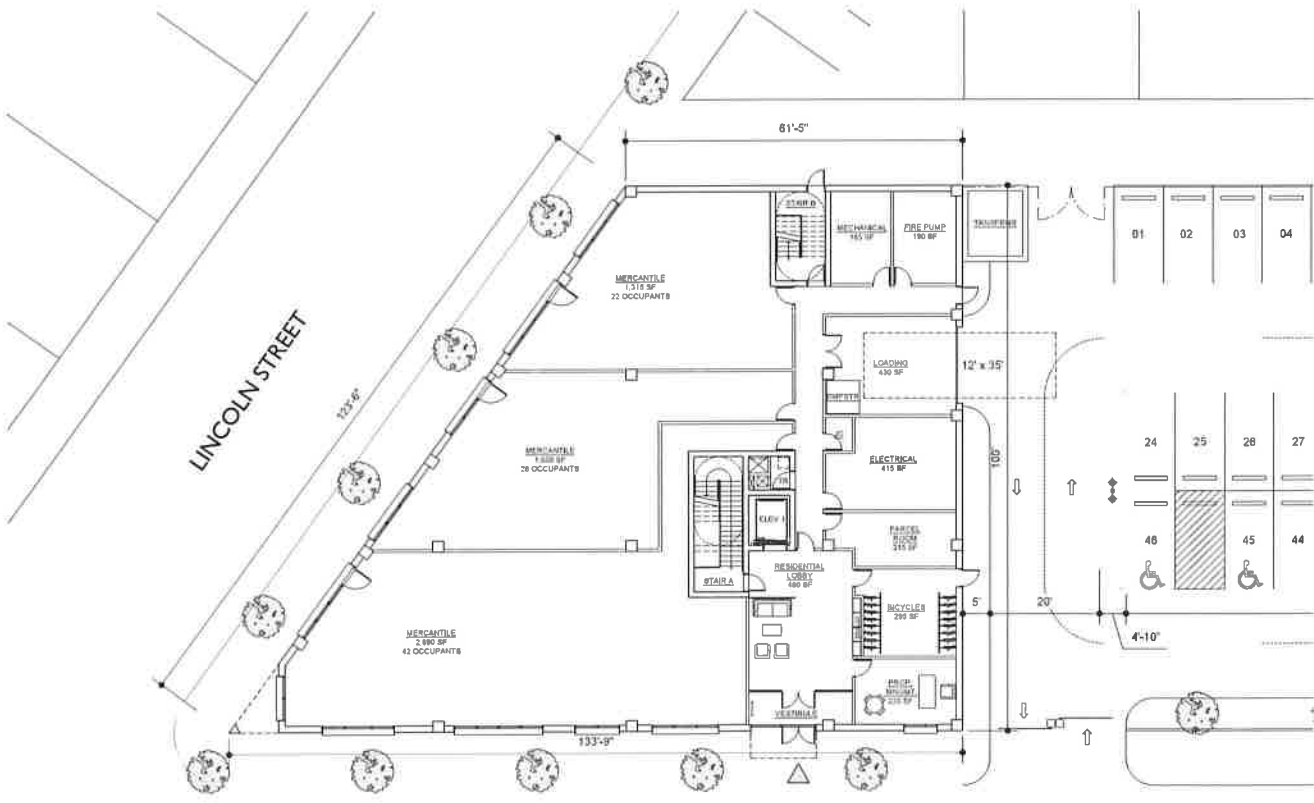
PROJECT NO.  
 1000











01 FIRST FLOOR PLAN - OPTION 3B  
 01-11-19

WILBUR STREET



**PROJECT**

WILBUR STREET

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**OWNER**

SHARON HOLDINGS LP  
 80 SOUTH 10TH STREET SUITE 1000  
 PHILADELPHIA, PA 19106  
 T 215.775.2000  
 www.sharonholdings.com

**DESIGN ARCHITECT**

ALAN LARSEN ARCHITECTS LLC  
 101 SOUTH 4TH STREET  
 PHILADELPHIA, PA 19106  
 T 215.222.1100  
 www.garbarino.com

**ARCHITECT OF RECORD**

THOMAS HUBERTS  
 201 S. 10TH STREET  
 PHILADELPHIA, PA 19106  
 T 215.211.4171  
 www.thomashuberts.com

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NO.	DATE	DESCRIPTION

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**SHEET NAME**

FIRST FLOOR PLAN

DATE	01-11-19
PROJECT NO.	1000
DESIGNER	THH
CHECKER	THH
DATE PLOTTED	01-11-19
SCALE	AS SHOWN

**KEY PLAN**

A-101A



# City of Detroit

Alton James  
Chairperson  
Lauren Hood, MCD  
Vice Chair/Secretary

CITY PLANNING COMMISSION  
208 Coleman A. Young Municipal Center  
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Brenda Goss Andrews  
Lisa Whitmore Davis  
David Esparza, AIA, LEED  
Gregory Pawlowski  
Frederick E. Russell, Jr.  
Angy Webb

October 18, 2019

## HONORABLE CITY COUNCIL

**RE: Request by the City Planning Commission staff to rezone several blocks/properties on Zoning Map No. 52 near I-75/Fisher Freeway and Pleasant Street in the 48217 zip code/Boynton Area generally to show R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classifications where B4 (General Business District) and M4 (Intensive Industrial District) zoning classifications are currently shown (RECOMMEND APPROVAL)**

The City Planning Commission (CPC) staff is requesting to rezone several blocks/properties on Zoning Map No. 52 near I-75/Fisher Freeway and Pleasant Street in the 48217 zip code/Boynton Area. The change in zoning is being requested in order to make the area's zoning more consistent with the City's Master Plan of Polices and to limit the influence of intensive industrial uses on nearby residential uses. Please see Attachment A for a map of the proposed rezoning.

### Background and Proposal

In 2010, then Council Member Kwame Kenyatta spearheaded a Southwest Community Task Force to look at various issues impacting Southwest Detroit. At these Task Force meetings, community members expressed concerns about the large number of industrial uses in their community, especially ones with significant air emissions. In response, the Detroit City Council requested that the CPC staff review areas in Southwest Detroit that could be rezoned, beginning with properties within the 48217 zip code. In February 2013, the City Planning Commission held a public hearing and voted to rezone numerous parcels. However, with the City operations disrupted by the bankruptcy proceedings, the subject down zoning was never forwarded to City Council for consideration.

In late 2017, Council Member Castaneda-Lopez asked the CPC staff to revisit the past 48217 down zoning initiative. Council Member Castaneda-Lopez's office hosted, in the past two years, four community meetings in the 48217 area to analyze and discuss potential rezonings.

CPC staff researched the previous 2013 request, studied existing land use patterns, analyzed the Detroit Master Plan of Policies, and processed feedback from the community meetings. Based on this analysis, CPC staff is proposing to downzone 16 addresses north of Pleasant Street and 49 addresses (seven blocks or parts thereof) south of Pleasant Street. In general, the proposed amendments would:

- Rezone the industrial land bounded by the rail corridors on the north, Detroit City limits on the east, Pleasant Street on the south, and South Fort Street on the west from a M4 (Intensive Industrial District) zoning classification to a M2 (Restricted Industrial) zoning classification; and
- Rezone land on the south side of Pleasant Street from the Fisher Freeway to just east of South Liddesdale Street and from South Beatrice Street to South Ethel Street from a B4 (General Business District) zoning classification to a R2 (Two-Family Residential) zoning classification.

The subject south side of Pleasant Avenue contains very few buildings and is primarily vacant. However, the south side of Pleasant Avenue between Ethel and Bassett Avenues is developed with an operating welding shop; as a result, this block was not included in the proposed downzoning from B4 to R2. When land is proposed to be rezoned, sometimes the land uses permissibility changes in the new district. The attached table (Attachment B) lists each of the addresses that are part of the subject rezoning, including permit/land use info, proposed zoning change, and any land use impacts from the proposed rezoning. There are a few properties that appear to have zoning violations – they do not have permits to use the land as currently zoned. From this research, it appears, the proposed rezoning would not render any current legal land uses as nonconforming.

### **Public Hearing Results & Follow-up**

On February 21, 2019, the City Planning Commission held a public hearing on the subject rezoning request. Prior to the hearing, one letter of support from area an resident, one email of support from an area resident, and one memorandum dated February 21, 2019 in opposition from Corrigan Oil Company were submitted. For public comment, two representatives of Corrigan Oil, two representatives of Goch and Sons Towing, and one representative of Industrial Fence Co. spoke in opposition. Three area residents spoke in support. For a summary of the comments made at the hearing, please see Attachment C. In response to this proposal, Corrigan Oil submitted petition #719 opposing the proposed rezoning and requesting City Council be required to pass the rezoning by a minimum of three-fourths of the City Council. After the hearing, Goch & Sons submitted a letter and Corrigan Oil submitted an additional letter dated May 2, 2019 opposing the rezoning. Below are responses to some of the questions posed at the public hearing.

***The Commission asked, beyond the required notifications, was there any one-on-one communication with property owners to determine their position?***

In the past two years, Council Member Castaneda-Lopez’s office held at least four community meetings in the 48217 area to analyze and discuss the potential downzonings. CPC staff understands that primarily area residents were invited to these meetings; however, some of these meetings were attended by area businesses, as well.

***The Commission asked if M2 gave the greatest amount of protection that could be given to the community and why it couldn’t be taken to M1?***

CPC staff research shows that the proposed downzoning would not render any current legal land uses as nonconforming. In particular, truck terminals (Corrigan Oil) and contractor yards (Industrial Fence) are by-right in both M4 and M2; tow yards (Goch & Sons) are conditional in both M4 and M2. In M1, contractor yards are also by-right and tow yards are also conditional, however, truck terminals become conditional in M1. Additionally, CPC staff conducted a more thorough analysis of the differences between the M1, M2, and M4 districts. Staff found (either

by-right or conditional) that M1 allows 189 specific types of uses, M2 allows 198 types of uses, and M4 allows 341 types of uses.

***The Commission asked whether industrial or residential was developed first in the area.***

A review of records show in 1922 Detroit annexed Oakwood Heights/Oakwood Village. Sanborn maps from the 1920s, prior to the construction of I-75, show the outline of long strips of ribbon farms leading from the Rouge River. There were also several rail lines leading to the Detroit River or southwest Detroit. Besides the railroads, the area shows little industry, but there was some, including the Salt Mine to the northeast and Detroit Edison. It appears, many of the houses built in the area north and south of Pleasant Street were built in the 1920s. The industrial areas of Corrigan Oil and Goch Towing appear to still be vacant ribbon farms. In summary, most of the land in the 1920s was residential adjacent to rail corridors and rural land. The Marathon refinery to the north was not established until 1930 by the then Aurora Gasoline Company.

***The Commission had concerns about the problems of truck traffic in the area.***

CPC staff reported at the hearing, it appeared that Pleasant Street was used by a number of trucks exiting I-75 at Schaefer and then proceeding to South Fort Street to Pleasant Street. It appears from State, Wayne County, and City truck maps that some of the primary designated truck routes leading to industrial areas to the south near West Jefferson Avenue are in the subject area (i.e. I-75, Fort Street and Schaefer Avenue). It appears trucks use Pleasant Avenue to access industrial lands north of Pleasant Avenue or as a route to access industrial lands to the south.

***The Commission raised concerns about the air quality and water quality in the area, asked about feedback from the MDEQ/EGLE, and wondered if the subject rezoning would cause the air quality to get worse or better.***

It is often cited that the 48217 area is one of (or the most) polluted zip codes in Michigan. While the west/south end of Boynton is primarily low density residential, the east/north end has numerous industrial uses, including the Marathon Oil Refinery. Furthermore, Boynton is surrounded by River Rouge, Ecorse, Lincoln Park, Melvindale, and Dearborn, all of which have significant industrial facilities nearby. As noted in the City's Master Plan of Policies, "Boynton economy and quality of life is tied to that of the adjacent communities. Its residential areas are surrounded by heavy industrial facilities". Within a three mile radius of the 48217 zip code are some very large industrial uses, including the Marathon Refinery, Detroit Wastewater Treatment Plant, US Steel on Zug Island, DTE EES Coke, and the DTE River Rouge power station. CPC staff spoke with several Michigan Department of Environment, Great Lakes and Energy (EGLE) staff members about air quality issues and trends in southwest Detroit. EGLE staff indicates the subject area and downriver are a nonattainment area for sulfur dioxide (those that have concentrations over the National Ambient Air Quality Standards) and Ozone. EGLE staff indicate in the past few years it has partnered with community residents in the 48217 area to better monitor air quality issues and to provide better enforcement.

**Analysis**

***Surrounding Zoning and Land Use***

The zoning classification and land uses surrounding the subject area are as follows:

- North: M4; the area north of the rail corridor is developed with intensive industrial uses, including indoor scrap metal processing and outdoor bulk petroleum storage
- East: Industrial uses within the City of River Rouge
- South: R1 and R2; developed with a residential neighborhood



West: M4 and R2 (across South Fort Street); developed with rail lines, Marathon Oil properties, Detroit Salt Mine, and largely vacant Oakwood Heights neighborhood

### ***Proposed & Existing Zoning Districts***

The B4 zoning classification currently exists on the south side of Pleasant Street with R2 beyond. The B4, in general, provides for business and commercial uses of a thoroughfare-oriented nature. The R2 designation is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The R2 district regulations are designed to promote a suitable environment for homes and for activities connected with family life. Presently, the Master Plan of Policies does not designate Pleasant Street as a secondary or major street. The south side of Pleasant Street is primarily vacant and has very little commercial development, except the aforementioned welding shop.

The M4 district currently exists on the north side of Pleasant Street. The M4 district, in general, permits uses which are usually objectionable and, therefore, the district is rarely located adjacent to residential districts. A broad range of uses is permitted in this district. The M2 district is designed for a wide range of industrial and related uses which can function with a minimum of undesirable effects. Industrial establishments of this type provide a buffer between residential districts and intensive industrial districts.

### ***Impact on Existing Land Uses***

As stated earlier in this report, it appears, the proposed rezoning would not render any current legal land uses as nonconforming. In particular, truck terminals (Corrigan Oil) and contractor yards (Industrial Fence) are by-right in both M4 and M2, and tow yards (Goch & Sons) are conditional in both M4 and M2. Therefore, these existing land uses are treated the same from the current and proposed zoning districts.

Corrigan Oil, in its letter dated 2-21-19 opposing the rezoning, states (footnotes not included):

“By contrast, the residents to the south also purchased their properties on notice of the industrial uses to the north, as well as the M4 zoning attendant to those uses. In their case, however, they seek to realize a windfall. They, too, purchased their residential property at a market price reflecting the realities of location, in their case proximity to heavy industrial zoning, and likely paid a reduced price for their property accordingly. In requesting the present restrictions, the residents have followed the similar path well-trodden by those who move to a nuisance – moving in with full knowledge of their neighbors and then objecting to them. As preserving the present zoning protects the investment backed expectations of the industrial owners, and only denies the owners of the residential properties a windfall . . .”

The CPC objects to the notion that the residents to the south seek to realize a windfall from the proposed rezoning. The CPC disagrees with the notion that the residents moved with full-knowledge to neighborhood near heavy industry, etc. This argument ignores the possible impacts in this residential neighborhood of factors such as segregation, environmental injustice, and redlining.

### ***Zoning Ordinance Criteria***

Section 61-3-80 of the Detroit Zoning Ordinance lists eight approval criteria on which zoning

map amendments must be based. The CPC finds that the present request meets the criteria for the following reasons:

1. *Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact.*

There is no error in the current zoning map which the proposed amendment would correct. However, it does meet the challenge of a changing condition or trend for the south side of Pleasant Street. Over the years, most of the buildings on the south side Pleasant Street have been removed and the land is primarily vacant. Also, several of the parcels, north of Pleasant Avenue, along the rail corridor are vacant as well.

2. *Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance.*

The subject site is located within the Boynton Area of the Neighborhood Cluster 5 of the Detroit Master Plan of Policies. The Future Land Use map shows Low Density Residential for all of the property on the south side of Pleasant Street and Light Industrial for all of the property on the north side of Pleasant Street and south of the rail line. The Planning & Development Department (P&DD) submitted a memo dated February 19, 2019 concluding the proposed rezoning conforms to the Master Plan of Policies.

Within the Master Plan, there are listed specific Issues, Goals, and Policies for the Boynton Area. This section includes the following five Goals for Boynton:

- GOAL 1: Reinforce sound neighborhoods
- GOAL 2: Increase the vitality of neighborhood commercial thoroughfares
- GOAL 3: Increase the vitality of neighborhood commercial areas
- GOAL 4: Reduce conflicts between industrial and residential areas
- GOAL 5: Increase open space and recreational opportunities

For Goal 1 to “Reinforce sound neighborhoods,” the CPC maintains the proposed rezoning would limit the impact of thoroughfare-oriented business and intensive industry on the adjacent residential area. For Goal 4, Policy 4.2 states, “Buffer the negative impacts of industrial land uses upon residential areas in the northeast”. The CPC maintains the proposed rezoning would reduce conflicts between industrial and residential areas by limiting intensive industrial uses that could develop.

A broader goal of the Master Plan, under Environment and Energy, Goal 2 states, “Ensure environmentally healthy neighborhoods,” with Policy 2.3 stating, “Examine “down-zoning areas” (less intensive zoning designation) where there are land use conflicts and/or are in transition from industrial to residential uses to protect residential areas from more intensive uses”. The CPC maintains downzoning the subject M4 and B4 areas would help lesson conflicts between residential uses and intensive industrial and general business uses.

A broader goal of the Master Plan, under Industrial Centers, Goal 3 states, “Minimize conflicts between industrial centers and residential areas”. The CPC maintains that reducing potential high intensity industrial uses so close to a residential area would be beneficial.

Corrigan Oil in its 2-21-19 letter points out that within the Master Plan, under Industrial Center, Goal 1 is to “Enhance the economic potential of industrial centers,” with Policy 1.1 to “Develop a coordinated method to clear title, assemble land, and sell industrial parcels”,

and Policy 1.3 to “Support the demolition of obsolete industrial structures”. Corrigan maintains that the policy of downzoning conflicts with the Master Plan’s goal of encouraging reinvestment and cleanup of industrial land. The CPC notes that this subject broader goal is one of the many more general goals listed in the Master Plan. The CPC appreciates Corrigan’s redevelopment of an abandoned parcel to meet its business needs, however, the CPC does not agree that downzoning land from Intensive Industrial (M4) to Restricted Industrial (M2) inherently conflicts with the goal of encouraging industrial reinvestment.

Within the Master Plan, under Boynton, Industrial Centers, it states, “Issues. Industrial disinvestment is prevalent in the north and northeast areas. In some cases industrial uses encroach upon adjacent residential areas”. Corrigan maintains that this disinvestment may have been the case previously, and is the case no longer with the investment of Marathon, Corrigan, Goch, etc. The CPC acknowledges there has been some investment by some industries in the Boynton area, but the impacts of disinvestment remain. Furthermore, the investment by some industries, does not negate the need to buffer the negative impacts of industrial land uses upon residential areas.

3. *Whether the proposed amendment will protect the health, safety, and general welfare of the public.*

It is the CPC’s determination that the proposed amendment will protect the health, safety, and general welfare of the public. Downzoning the subject area to R2 and M2 would limit the impacts of potential future general business and intensive industrial uses in close proximity to residential areas.

4. *Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development.*

Not applicable.

5. *Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding stormwater management.*

It is not anticipated the proposed rezoning will have significant adverse impacts on the natural environment.

6. *Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.*

The proposed amendment will not have significant adverse impacts on property in the vicinity of the subject tract. Land to the north is developed with rail lines and industrial uses; land to the east is developed with a rail line and industrial uses; land to the south is developed with residential uses; land to the west is developed with the I-75 freeway and industrial uses.

7. *The suitability of the subject property for the existing zoning classification and proposed zoning classification; and*

The land on the south side of Pleasant Street, while currently zoned B4, is primarily vacant. The Master Plan calls for this land to be redeveloped as low-density residential. The land north of Pleasant Street (of the subject rezoning), while zoned M4, is developed currently

with uses that are allowed in M2. The Master Plan calls for this area to be designated Light Industrial.

8. *Whether the proposed rezoning will create an illegal "spot zone."*

The proposed rezoning will not create an illegal spot zone, because there exists industrial land to the north and residential land to the south.

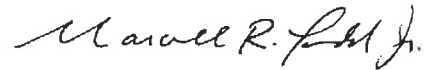
**Conclusion and Recommendation**

The Boynton area of Detroit (the 48217 zip code) is the southernmost part of the city with a mix of residential neighborhoods, commercial areas, and large and small industry, surrounded by downriver communities on 3 sides. The Detroit Master Plan of Policies recommends the subject area, on the south side of Pleasant Street, be developed as low density residential and, the north side of Pleasant Street, be developed as light industrial. The proposed rezoning is more consistent with the Master Plan and seeks to limit the potential impact of intensive industrial and commercial uses on nearby residential areas. The proposed rezoning does not render any of the legally existing uses as nonconforming.

Based on the above analysis and consistent with the approval criteria of Sec. 61-3-80 of the Zoning Ordinance, the City Planning Commission recommends **APPROVAL** of the proposed rezoning request. The ordinance approved as to form, is attached for Your consideration.

Respectfully submitted,

Alton James, CHAIRPERSON



Marcell R. Todd, Jr., Director

Christopher J. Gulock, Staff

cc: Karen Gage, P&DD  
Esther Yang, P&DD  
Greg Moots, P&DD  
Lawrence Garcia, Corp. Counsel  
Kim James, Law Dept.  
Daniel Arking, Law Dept.  
Arthur Jemison, Chief of Services and Infrastructure

## SUMMARY

An ordinance to amend Chapter 50 of the 2019 Detroit City Code, '*Zoning*,' by amending Article XVII, District Map No. 52 to show R2 (Two-Family Residential District) and M2 (Restricted Industrial District) zoning classifications where B4 (General Business District) and M4 (Intensive Industrial District) zoning classifications are currently shown for the property generally bounded by the Consolidated Rail Company railroad right of way to the north, the Norfolk Southern railroad right of way to the east, the alley first south of Pleasant Street to the south, and South Fort Street to the west.

1 **BY COUNCIL MEMBER \_\_\_\_\_** :

2 **AN ORDINANCE** to amend Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ by  
3 amending Article XVII, District Map No. 52 to show R2 (Two-Family Residential District) and  
4 M2 (Restricted Industrial District) zoning classifications where B4 (General Business District)  
5 and M4 (Intensive Industrial District) zoning classifications are currently shown for the property  
6 generally bounded by the Consolidated Rail Company railroad right of way to the north, the  
7 Norfolk Southern railroad right of way to the east, the alley first south of Pleasant Street to the  
8 south, and South Fort Street to the west.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Chapter 50 of the 2019 Detroit City Code, ‘Zoning,’ is amended as follows:

11 (a) Article XVII, District Map No. 52 is amended to show an R2 (Two-Family  
12 Residential District) zoning classification where a B4 (General Business District) zoning  
13 classification is currently shown for the properties located at 11903-11953, 12003-12053, 12325-  
14 12343, 12401-12441, 12507-12543, 12605, and 12627 Pleasant, all more specifically described  
15 as:

16 11903-11953 Pleasant – The area bounded by West Pleasant Street, South Ethel Street,  
17 the east/west alley first south of West Pleasant Street, and South Deacon Street

18 12003-12053 Pleasant – The area bounded by West Pleasant Street, South Deacon Street,  
19 the east/west alley first south of West Pleasant Street, and South Beatrice Street

20 12325-12343 Pleasant – Land located at W PLEASANT 1, 2, 3, 4, & 5 WELCH &  
21 OBRIENS OAKWOOD PK SUB L32 P88 PLATS, W C R 20/415

22 12401-12441 Pleasant – The area bounded by West Pleasant Street, South Liddesdale  
23 Street, the east/west alley first south of West Pleasant Street, and South Liebold Street

1 12507-12543 Pleasant – The area bounded by West Pleasant Street, South Liebold Street,  
2 the east/west alley first south of West Pleasant Street, and South Patricia Street

3 12605 Pleasant – Land located at W PLEASANT S 60 FT OF E 115 FT LYG W & ADJ  
4 PLEASANT AVE & N & ADJ PATRICIA AVE PC 61 20/-- 60 X 115

5 12627 Pleasant – Land located at W PLEASANT N 32.68 FT OF S 92.68 FT ON W  
6 LINE BG N 25.14 FT OF S 85.14 FT ON E LINE OF W 33 FT OF E 115 FT OF THAT  
7 PT OF PC 61 LYG W & ADJ PLEASANT N & ADJ PATRICIA 20/--- 954 SQ FT

8 (b) Article XVII, District Map No. 52 is amended to show an R2 (Two-Family  
9 Residential District) zoning classification where an M4 (Intensive Industrial District) zoning  
10 classification is currently shown for the property located at 11731 Pleasant, more specifically  
11 described as:

12 11731 Pleasant – Land located at W PLEASANT 1065 MARION PK NO 3 L56 P1  
13 PLATS, W C R 20/457 95.9 IRREG

14 (c) Article XVII, District Map No. 52 is amended to show an M2 (Restricted  
15 Industrial District) zoning classification where an M4 (Intensive Industrial District) zoning  
16 classification is currently shown for the properties located at 855, 861, and 865 South Fort, 717,  
17 751, and 802 Patricia, 12501 Sanders, 11800, 12000, 12030, 12082, 12100, 12110, and 12220  
18 Pleasant, 754 North Deacon, and 750 South Deacon, all more specifically described as:

19 855 & 861 S. Fort – Land located at S-S FORT W 20 FT 12, 13, 14, 15 & 16 AND VAC  
20 ALLEY ADJ BURKE & OBRIENS SUB L23 P45 PLATS, W C R 20/406

21 865 S. Fort – Land located at S-S FORT A TRIANG PT OF 1 BG W 102.37 FT ON S  
22 LINE & S 86.14 FT ON W LINE S 86.14 FT ON E LINE BG S 113.82 FT ON W LINE  
23 OF 2 S 113.82 FT ON E LINE BG S 136.62 FT ON W LINE OF 3 S 101.62 FT ON E

1 LINE BG S 126.86 FT ON W LINE OF 4 5 EXC TRIANG PT BG E 4.66 FT ON N  
2 LINE & N 3.92 FT ON E LINE 6 THRU 11 E 10 FT 12 & VAC ALLEY ADJ BURKE  
3 & O BRIENS SUB L23 P45 PLATS, W C R 20/406 52,098 SQ FT

4 717 Patricia – Land located at 3 EXPIRING 12/30/2013. PROPERTY EXEMPT FROM  
5 AD VALOREM TAXES AND ASSESSED PURSUANT TO PA 261 OF 2003  
6 EXPIRING 12/30/2013. S PATRICIA 23&24 EXC TRIANG PT BG E 11.35 FT ON S  
7 LINE & S 20.37 FT ON E LINE D G RIOPELLES SUB L19 P6 PLATS, W C R 20/404  
8 ALSO THAT PT OF PC 118 LYG S OF WABASH & MCRR R/WS & N OF FISHER  
9 FREEWAY 20/--- 42,333 SQ FT

10 751 Patricia – Land located at S PATRICIA A TRIANG PT OF 26 THRU 32 BG W  
11 117.24 FT ON N LINE N 210 FT ON W LINE ALSO S 40 FT OF VAC PATRICIA  
12 AVE LYG BTW SANDERS AVE 45 FT WIDE & THE N LINE OF THE FISHER  
13 FWY D G RIOPELLES SUB L19 P6 PLATS, W C R 20/404 22058 SQ FT

14 802 Patricia – Land located at N PATRICIA THAT PT OF P C 61 DESC AS BEG 61.22  
15 FT N ON E LINE OF BURKE & O BRIENS SUB FROM INTSEC OF N'LY LINE OF  
16 PLEASANT AVE 66 FT WD & E LINE OF SD SUB TH N ALG E LINE OF SD SUB  
17 589.3 FT TH N 71D 12M 44S E 198 FT TH S 57D 59M 46S E 28.04 FT TH S 32D 00M  
18 14S W 314.4 FT TH ALG CUR TO L 451.12 FT CH S 53D 51M 41S W 745.48 FT TO  
19 P O B ALSO THE N 40 FT OF VAC PATRICIA AVE LYG BTW SANDERS AVE 45  
20 FT WD & N LINE OF FISHER FWY 20/-- 81,452 SQ FT

21 12501 Sanders – Land located at E SANDERS THAT PT OF PC 118 LYG S ELY OF  
22 FISHER FREEWAY BETW SANDERS & MCRR 20/--- 138,083 SQ FT



1 11800 Pleasant – Land located at E PLEASANT 7, PT OF 6 ARTHUR H HILLS  
2 ROUGE DEVELOPMENT L62 P68 PLATS, W C R 20/471 ALSO PT OF PC'S 75, 669  
3 DESC AS BEG AT INT OF WLY COR SD LOT 6 & NELY LN PLEASANT AVE 66  
4 FT WD TH N 31D 10M 10S E 501.69 FT ALG NWLY LN 6 BG SELY LN DEACON  
5 AVE 60 FT WD TH S 15D 17M 1S E 358.02 FT ALG WLY LN DT&I R O W 100 FT  
6 WD TH N 31D 10M 10S E 55.19 FT ALG WLY LN SD PC 75 BG ELY LN SD PC 669  
7 TH S 15D 17M 1S E 445.11 FT TH N 59D 14M 51S W 322.63 FT ALG NELY LN SD  
8 PLEASANT AVE TO A POINT LY ON SD WLY LN PC 75 TH N 59D 5M 51S W  
9 259.50 FT ALG NELY LN PLEASANT AVE TO P O B 20/- - 3.39 AC Split/Combined  
10 on 03/21/2017 from 20017708.003L, 20017710.001, 20017710.002L, 20017711.001  
11 12000 Pleasant – Land located at E PLEASANT E 40 FT AT RA TO R R OF 6  
12 ARTHUR H HILLS ROUGE DEVELOPMENT L62 P68 PLATS, W C R 20/471 W 40  
13 FT OF P C 669 LYG E & ADJ LOTS 6 & 7 OF SD SUB 20/--- 14,442 SQ FT  
14 12030 Pleasant – Land located at N DEACON 1 THRU 3 ARTHUR H HILLS ROUGE  
15 DEVELOPMENT L62 P68 PLATS, WCR 20/471 400X259.5 103,800 SQ FT  
16 12082 Pleasant – Land located at E PLEASANT THAT PT OF PC 125 DESC AS FOLS  
17 BEG AT A PTE IN W LINE BG ALSO IN N LINE OF PLEASANT AVE 66 FT WD  
18 TH N 29D E 846.78 FT TH S 61D E 127.65 FT TH S 60D 20M E 280.14 FT TH S 28D  
19 58M 40S W 840.55 FT TH N 61D 25M W 408.02 FT TO P O B 20/-- 344,334 SQ FT  
20 12100 Pleasant – Land located at E PLEASANT THAT PT OF PC 125 DESC AS FOLS  
21 BEG AT A PTE IN N WLY LINE BG ALSO IN C L OF SANDERS AVE 30 FT WD  
22 TH S 61D E 80 FT TH N 29D E 313.65 FT TH S 39D 30M E 143.36 FT TH ON  
23 CURVE TO L 325.20 FT RAD 1462.70 FT CHORD S 7D 46M 40S E 324.53 FT TH S

1 28D 58M 40S W 22.73 FT TH N 60D 20M W 280.14 FT TH N 61D W 127.65 FT TH N

2 29D E 18.30 FT TO P O B 20/-- 69,787 SQ FT

3 12110 Pleasant – Land located at E PLEASANT REAR N 80 FT OF W 345.16 FT ON N

4 LINE BG W 313.70 FT ON S LINE LYG E OF CENTERLINE SANDERS AVE EXT

5 OF PC 125 20/--- 0.605 ACRES

6 12220 Pleasant – Land located at W PLEASANT THAT PT PC 125 DESC AS COMM

7 AT INTSEC NLY LINE OF SANDERS AVE 30 FT WD AND WLY LINE PC 125, TH

8 ALG WLY LINE N 29D 0M 0S E 185.03 FT TO SLY LINE OF MCRR R/W; TH ALG

9 SD R/W ON A CUR TO RIGHT 88.18 FT, RAD 1106.28 FT, CENT ANG 4D 34M 01S,

10 CH BRG S 64D 46M 56S E TO WLY LINE OF DETROIT & TOLEDO SHORELINE

11 RR R/W (60 FT WD); TH ALG SD WLY LINE 302.69 FT ALG CUR TO LEFT , RAD

12 1463.00 FT, CENT ANG 11D 51M 15S CH BRG S 04D 28M 27S W; TH N 39D 30M

13 06S W 229.34 FT TO POB 20/-- 30,672 SQ FT OR 0.704 AC

14 754 N. Deacon – Land located at N DEACON 4 ARTHUR H HILLS ROUGE

15 DEVELOPMENT L62 P68 PLATS, WCR 20/471 100X259.5 25,950 SQ FT

16 750 S Deacon – Land located at N DEACON 5 ARTHUR H HILLS ROUGE

17 DEVELOPMENT L62 P68 PLATS, W C R 20/471 1.428 AC

18 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance  
19 are repealed.

20 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,  
21 health, safety, and welfare of the people of the City of Detroit.

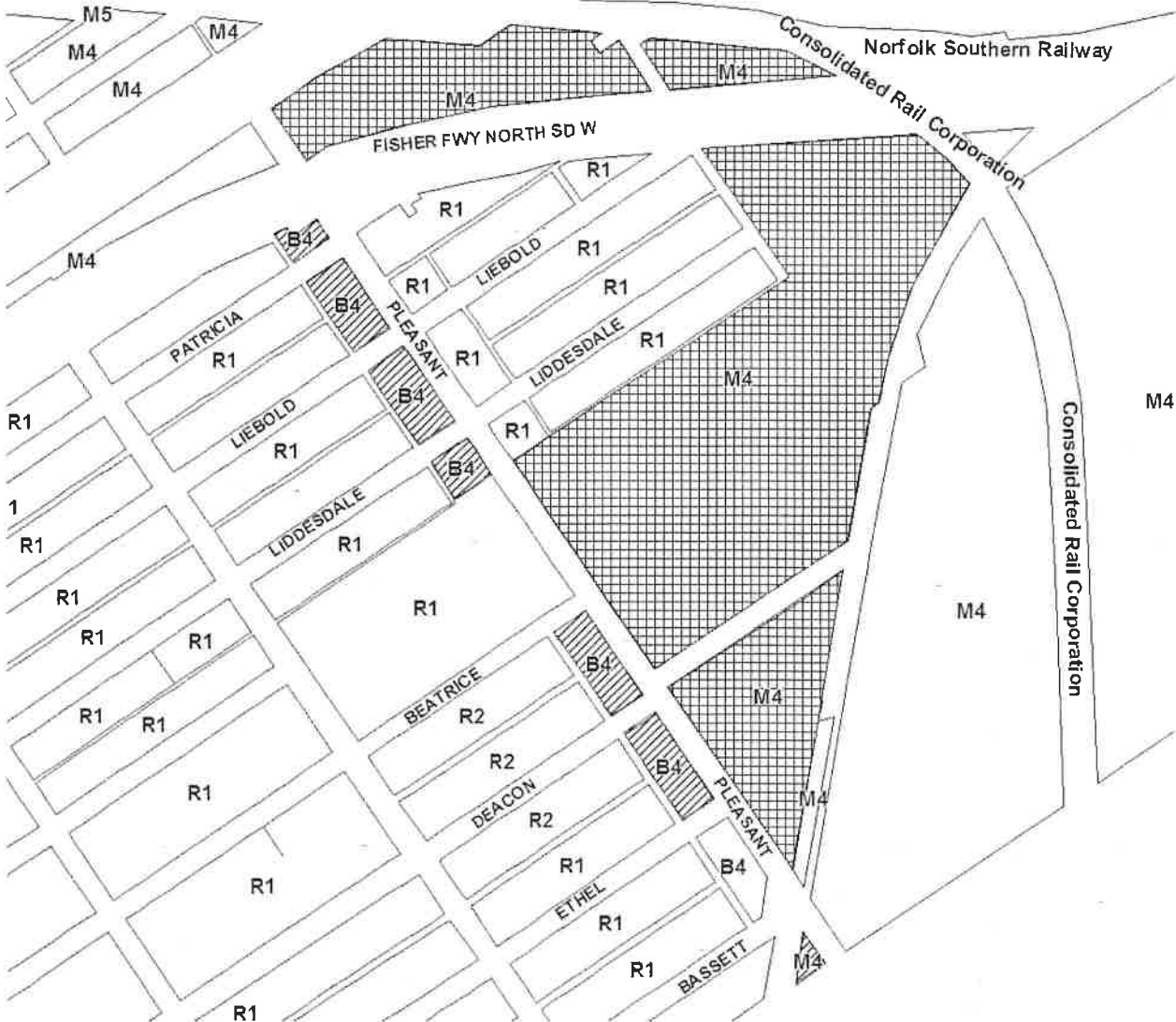
1           **Section 4.** This ordinance shall become effective on the eighth (8<sup>th</sup>) day after publication  
2 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, M.C.L. 125.3401(6)  
3 and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to Form:



Lawrence T. García  
Corporation Counsel

ATTACHMENT A



 Rezoning to R2

 Rezoning to M2

Address	Street	Taxpayer	Current Use	Current Permit	Current Zoning	Proposed Zoning	Allowed under current zoning?	Allowed under proposed zoning?	Comments
North Side Pleasant Ave.									
11800 Pleasant	Pleasant and Deacon LLC	Pleasant and Deacon LLC	Truck Repair Shop	Truck Terminal (BLD2016-07448)	M4	M2	R *	R	
12000 Pleasant	City of Detroit	City of Detroit	vacant		M4	M2	na	na	
12030 Pleasant	Fulmer, George & Joann	Fulmer, George & Joann	Industrial Fence Co.	Storage (#30916 1/22/1969)	M4	M2	R	R	contractor yard
750 S. Deacon	Goch Properties LLC	Goch Properties LLC	Tow Yard	Towing Service Storage Yard (BLD2016-00468)	M4	M2	C **	C	
754 N. Deacon	Goch Properties LLC	Goch Properties LLC	Tow Yard	Towing Service Storage Yard (BLD2016-00468)	M4	M2	C	C	
12082 Pleasant	DWSD	DWSD	Oakwood CSO	Waste water treatment plant (BLD2011-02852)	M4	M2	R	R	
12100 Pleasant	Wolverine Pipeline	Wolverine Pipeline	vacant	Pipeline Station/gas regulator station	M4	M2	R	R	major utility - water works
12110 Pleasant	DPW	DPW	vacant		M4	M2	na	na	
12220 Pleasant	DWSD	DWSD	vacant		M4	M2	na	na	
12501 Sanders	Bimini Properties II, Inc	Bimini Properties II, Inc	vacant		M4	M2	na	na	
751 Patricia	JJ Curran Crane	JJ Curran Crane	crane sales	Demo permit 2011; 865 S. Fort expansion	M4	M2	R	R	contractor yard
802 Patricia	JJ Curran Crane	JJ Curran Crane	crane sales	Storage	M4	M2	R	R	contractor yard
55/861/865 S. Fort	JJ Curran Crane	JJ Curran Crane	crane sales	Storage (#58405 5/14/1979)	M4	M2	R	R	contractor yard
717 Patricia	Dome Pipeline Corp.	Dome Pipeline Corp.	vacant		M4	M2	na	na	
South Side Pleasant Ave.									
11731 Pleasant	ITC	ITC	utility tower	no permit	M4	M2	R	R	
11903 Pleasant	SBS Buildings, LLC	SBS Buildings, LLC	storage yard	no permit; violation 10/2017	B4	R2	na	na	violation issued
11919 Pleasant	Michael James Goch	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
11925 Pleasant	Michael James Goch	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
11929 Pleasant	Michael James Goch	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
11933 Pleasant	Michael James Goch	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
11937 Pleasant	Michael James Goch	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued

Address	Street	Taxpayer	Current Use	Current Permit	Current Zoning	Proposed Zoning	Allowed under current zoning?	Allowed under proposed zoning?	Comments
11941	Pleasant	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
11945	Pleasant	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
11949	Pleasant	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
11953	Pleasant	Michael James Goch	fenced yard	no permit; violation 11/2017	B4	R2	na	na	violation issued
12003	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12009	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12013	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12017	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12021	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12025	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12025	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12027	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12031	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12035	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12039	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12043	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12047	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12053	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12325	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12327	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12333	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12337	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12343	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12401	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12407	Pleasant	City of Detroit/PDD	vacant		B4	R2	na	na	
12411	Pleasant	DWSD	vacant		B4	R2	na	na	
12415	Pleasant	DWSD	vacant		B4	R2	na	na	



## ATTACHMENT C.

### Summary of the February 21, 2019 Public Hearing Comments

On February 21, 2019, the CPC held a public hearing on the subject rezoning request. The following is a summary comments from the public hearing.

- ***Commissioner Esparza asked beyond the required notifications, was there any one-on-one communication with property owners to determine their position.*** CPC staff indicated, in the past two years, Council Member Castaneda-Lopez's office held four community meetings in the 48217 area to analyze and discuss the potential downzonings. CPC staff did not reach out one-on-one to business on the north side of Pleasant. Corrigan Oil contacted CPC staff a few days prior to the public hearing, and CPC staff discussed the proposal in detail.
- ***Commissioner Hood asked if M2 gave the most amount of protection that could be given to the community and why it couldn't be taken to M1.*** CPC staff explained the differences between the various industrial zoning categories. CPC staff said it would look at the differences between M1 and M2.
- ***Commissioner Hood asked additional questions about the former residential area west of the DWSD CSO Control Facility & Pump station – why was it left out.*** CPC staff provided additional info about this area, but offered to do more research.
- ***Commissioner Webb questioned whether eminent domain prompted the removal of housing (with regard to the development of the Oakwood CSO Control Facility & Pump Station).*** CPC staff offered to provide follow-up information about whether or not eminent domain was used.
- ***The Commission asked whether industrial or residential was developed first in the area.*** CPC staff assumed it was concurrently, but would have to do more research. ***Commissioner Russell wanted to know what is the best buffer separating industrial from residential.*** CPC staff discussed how this area evolved prior to zoning with residential being developed near industrial. CPC staff indicated the proposed rezoning would comply with the existing Master Plan.
- ***Commissioner Pawlowski asked whether the prior Task Force looked at health implications, including air quality, traffic, noise nuisance, etc.*** CPC staff indicated it was not sure of all issues looked at by the previous Task Force, but was currently focusing on just land use issues. ***Commissioner Pawlowski asked if there were any findings from PDD of how this land might be used.*** CPC staff indicated it did not receive any specific feedback from PDD on this area. ***Commissioner Pawlowski asked if any groups had plans for land in the area.*** CPC staff indicated it did speak with Marathon Oil, but they did not indicate any specific plans for the subject area.
- ***Commissioner Hood wished there was some way to regulate the air.*** CPC staff indicated the downzoning to M2 could provide a buffer for residents complaining about air quality.
- ***Commissioner Webb asked if there was supposed to be a plan for why we want to rezone and would the air quality get worse or better with the proposed rezoning.*** CPC staff responded that the Task Force from the past and the existing Master Plan are guiding the proposal. CPC staff indicated downzonings could prohibit some intensive uses that could impact the neighborhood.



- **Commissioner Andrews indicated she worked in the area in 1980s; and that a lot of the problems today with trucks, Marathon, and air quality existed back then. Will this proposed rezoning make any difference?** CPC staff responded the proposed rezoning is in compliance with the Master Plan. Staff thinks while the M2 is better than the M4, all of the problems in the area will not be solved.
- **Commissioner Hood asked again if M1 might be better suited for the subject area.**
- **Chairperson James asked if Corrigan Oil would be grandfathered in.** CPC staff indicated that Corrigan Oil is a truck terminal and does truck repairs. Both M4 and M2 allow these uses. CPC staff understood that Corrigan Oil felt the downzoning would diminish the value of their property.
- **Commissioner Pawlowski asked about Corrigan Oil's operation – do they refuel trucks, have fuel storage, etc.?** CPC staff would have to ask Corrigan for more details about its operation.
- **Commissioner Pawlowski asked is it possible to talk to the State of Michigan or Federal Government to by-pass Pleasant Street to get to Buckeye Terminal.** CPC staff indicated the City is updating its truck route map and recommended waiting for the City's truck analysis to be completed. CPC staff indicated it could talk with businesses to determine the routes of their trucks.
- **Commissioner Pawlowski was concerned about the air quality and water quality in the area.**
- **Commissioner Pawlowski asked why the City doesn't have control of its air quality.** Director Todd indicated there are federal guidelines which govern water and air quality.
- **Commissioner Pawlowski asked is it possible to get the Michigan Department of Environmental Quality (MDEQ) to attend a meeting.**
- **Commissioner Webb indicated that air quality and impact on the environment influences her decision.** CPC staff agreed to further research the proposed issues relative to her concerns. CPC staff recommended separating the air and water issues from the land use issues.
- **Commissioner Russell indicated that the Commission can only deal with zoning which can protect citizens. He indicated there has been a battle between neighborhoods and industry in this area for a long time and indicated the CPC could ask the City Council to pursue enforcement of air quality issues. He said the M2 might be the middle of the road – M2 keeps all of the businesses legally in operation - it doesn't make them nonconforming uses. Commissioner Russell requested staff to provide information regarding the Commissions' concerns to the community and with Council Member Castaneda-Lopez's office.**
- **Commissioner Esparza requested clarification regarding the 'grandfathering' of the current zoning, as it relates to the business owners' concerns, and consider having the Law Department provide clarification.**
- **Chairperson Jones said we needed to see the differences between M4 and M2. He clarified the proposed downzoning could limit future deleterious effects.**

For public comment, two representatives of Corrigan Oil spoke, two representatives of Goch and Sons Towing, and one representative of Industrial Fence Co. spoke in opposition. Three residents spoke in support.

Corrigan Oil indicated it made a large investment in the area and the downzoning runs counter to that investment. Corrigan indicates it primarily delivers gas to local gas stations in the Michigan, Ohio, and Indiana. Since 2014, it invested over \$2.4 million at 11800 Pleasant Street, and in making this investment, Corrigan was helping to effectuate the Master Plan goal to enhance the economic potential of industrial centers. Corrigan made that investment based on its ability to make other uses of its site in the future, and asserts that changing the zoning would counter the goals of the Master Plan and counters the investment in the area, which is contrary to the 2009 characterization of a disinvestment of industry in this area.

Goch Towing indicated the downzoning would diminish property values. Goch indicates one goal of Zoning Ordinance is to maintain property values. To change to M2 eliminates possibilities of what can be done with the property, which would affect the sale price of the property down the road. This greatly affect the financial value of the property. If rezoned to M1, they question how that might affect the business. Lastly, when it was purchased, it was M4, if changed, then the rules of the game are changing. When Goch moved in the area, it put a lot money into clean it up. One was unable to be drive down Deacon by two cars side by side. Goch said it hired a street sweeper to keep it clean, and it would be disservice to change, because it would diminish property value. Neighbors work hard to clean up> There is no need to change to M2. The area looks much better than the past. Don't confuse uses with Marathon – Goch and others don't put out pollution.

Industrial Fence said the area is much improved, and the downzoning would reduce property values. This is a property value issue. The company moved to the area 15 years ago, because it provided space. Industrial Fence said to change zoning now would be a disservice.

One resident said there is too much pollution and trucks in the area, and that the downzoning will help address this issue. The resident said they had been there since 1954 and that the change in zoning will not really improve anything, but not make it worse. The resident supported changing to M2 or maybe M1 and supported changing to R2, because of the resident's health and property values. The resident did not want hurt business that were there, but the area doesn't need any more pollution or trucking. There is too much as it is. The resident said thank you for being concerned about this.

One resident voiced support for downzoning, noting concern about trucks and contaminated land in the area. The resident said his family bought his house back in the early 1950s. He was concerned about the quality of life and about their business. The resident said the City needs to address the nearby contaminated site where a school used to be, that trucks go up and down street all day, and, if the City keeps M4, then he wants to be bought out. The resident said it is not fair – the houses were there before all the companies came in.

One resident supported the downzoning and raised concerns about the air quality. She thought about the air quality, livelihood of businesses, and schools that used to be in the area. She suggested the various uses need to work together to improve the quality of life, health and quality of business in the area.





43

October 17, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Request for Public Hearing for Petition #759 to Establish a Commercial Rehabilitation District for 1300 Beaubien LLC, in the area of 1300 Beaubien Street Detroit, Michigan, in accordance with Public Act 210 of 2005.**

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **1300 Beaubien LLC** to establish a Commercial Rehabilitation District, and find that it satisfies the criteria set forth by Public Act 210 of 2005 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 210 of 2005, prior to acting upon the resolution to approve a district, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, **said notice to be made not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a public hearing be scheduled on the issue of adopting a resolution to establish a new commercial rehabilitation district. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/ah

cc: S. Washington, Mayor's Office  
M. Cox, PDD  
D. Rencher, HRD  
A.Hill, HRD

ALTO CLERK 2019 OCT 17 4:14 PM



**BY COUNCIL MEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Public Act No. 210 of 2005 (“the Act”) this City Council may adopt resolution which approves the request to establish a Commercial Rehabilitation District within the boundaries of the City of Detroit; and

**WHEREAS**, 1300 Beaubien LLC, has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on **October 24, 2019** in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit, **such notices to be provided not less than 10 days or more than 30 days** before the date of the hearing.

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Monday, March 18, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

HOUSING AND REVITALIZATION    LEGISLATIVE POLICY DIVISION  
LAW DEPARTMENT    PLANNING AND DEVELOPMENT DEPARTMENT  
FINANCE DEPARTMENT

**759**    *1300 Beaubien LLC, request to establish a Commercial Redevelopment District under PA 255 of 1978 (The Commercial Redevelopment Act) for 1300 Beaubien St., Detroit, MI.*

**1300 Beaubien LLC  
an affiliate of  
Bedrock Management Services LLC**

February 21, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
Two Woodward Avenue  
Detroit, MI 48226

**RE: Request for the Establishment of a Commercial Redevelopment District under PA255 of 1978 (the Commercial Redevelopment Act) for 1300 Beaubien St., Detroit, MI**

Honorable City Council:

Please accept this letter as a request to establish Commercial Redevelopment District under PA255 of 1978 for the redevelopment of the former Detroit Police Department headquarters building at 1300 Beaubien St, Detroit, MI, 48226, as more particularly described in Attachment A.

**General Description of Facility and Proposed Use**

1300 Beaubien is located on the northeast corner of the intersection of Beaubien and Macomb Street in the Greektown district. The building was completed in 1922 and housed the City of Detroit Police Department headquarters and jail for more than 90 years. The building has been vacant since 2013, when the Detroit Police Department moved into its new headquarters on Third Avenue.

The building consists of two connected structures: the main building, consisting of a nine-story structure and basement; and the two-story armory gymnasium. Designed by Albert Kahn, the entire structure encompasses approximately 243,000 square feet.

It is anticipated that the building will be redeveloped as a boutique hotel complete with restaurants, event space, and amenities. The redevelopment is anticipated to cost approximately \$120,000,000. A context map and image of the building are provided below, along with further detail on the restoration.



**Figure 1: 1300 Beaubien Context Map**



**Figure 2: 1300 Beaubien Structure**





### Basis for Qualification

Pursuant to Section 5(1)(d) of the Commercial Redevelopment Act, a commercial redevelopment district may consist of 1 or more parcels of land if the subject property is "Property which was owned by a local government unit on June 21, 1978 and subsequently conveyed to a private owner and zoned commercial." 1300 Beaubien was owned by the City of Detroit in 1978 (the Detroit Police Department is a component unit of the City); has been subsequently conveyed to 1300 Beaubien LLC; and is zoned commercial.

1300 Beaubien will be a "**restored facility**" as defined under the Commercial Redevelopment Act. Under PA255, a restored facility is a facility that will undergo "**restoration**," which in turn is defined as changes to obsolete commercial property required to restore the property to an economically efficient condition.

The property in question is **obsolete commercial property** as its condition "is impaired due to...general neglect." More specifically, the property is functionally obsolete in that:

- All mechanical, electrical, plumbing, and life-safety systems are irrevocably deteriorated and non-functional and need to be replaced.
- All elevators are similarly deteriorated and need to be replaced.
- The property has suffered from decay and neglect, and comprehensive rehabilitation of the exterior and interior is required.

The building will undergo a comprehensive **restoration** to restore the property to an economically efficient condition and to meet current code standards, including:

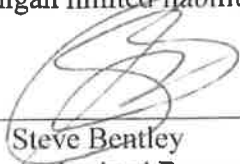
- Replacement of all mechanical and electrical systems, plumbing, elevators, fire protection/life safety systems, and windows;
- Lead and asbestos abatement and hazardous materials removal;
- Restoration and preservation of historic features, including but not limited to original plaster ceilings, stone wainscoting, wood trim and paneling, terrazzo flooring, and select light fixtures.
- Restoration of the historic façade and interior build-out.

**Timeline for Rehabilitation**

Rehabilitation is expected to commence in the summer of 2019, after the establishment of the commercial redevelopment district. The timeline for completion is being finalized but, due to the scale and condition of the building, the rehabilitation is anticipated to require approximately 30 months for a potential completion date at the end of 2021.

Respectfully submitted,

1300 Beaubien LLC,  
a Michigan limited liability company

By:   
Steve Bentley

Its: Authorized Representative

**ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION**

<b>Parcel Tax ID Number</b>	<b>Address</b>	<b>Owner</b>	<b>Legal Description from Tax Records</b>
03000242-3	1300 Beaubien Street	1300 Beaubien LLC	S CLINTON W 21.56 FT ON N LINE BG W 28.68 FT ON S LINE OF 8 9 N MACOMB 9 W 29.67 FT ON N LINE BG W 36.79 FT ON S LINE OF 8 AND VAC ALLEY ADJ A BEAUBIEN FARM L27 P197-9 DEEDS, W C R 3/4 143 THRU 146 J,K,L,M AND VAC ALLEY ADJ L BEAUBIEN FARM L6 P475-8 CITY RECORDS, W C R 3/3 63,980 SQ FT

2019-03-18

**759**

**759** *Petition of 1300 Beaubien LLC,  
request to establish a Commercial  
Redevelopment District under PA 255  
of 1978 (The Commercial  
Redevelopment Act) for 1300  
Beaubien St., Detroit, MI.*

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**REFERRED TO THE FOLLOWING DEPARTMENT(S)**

HOUSING AND REVITALIZATION DIVISION LEGISLATIVE POLICY  
LAW DEPARTMENT PLANNING AND DEVELOPMENT  
DEPARTMENT  
FINANCE DEPARTMENT



TO: Veronica Farley, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Establishment of Commercial Redevelopment District (PA 255)** at 1300 Beaubian  
DATE: April 25, 2019  
CC: Maurice Cox, Director, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 255 of 1978 (section 207.655), the Planning and Development Department's Planning Division submits the following interpretation for the **proposed establishment of a Commercial Redevelopment District**. The petitioner for this project is 1300 Beaubian LLC, an affiliate of Bedrock Management Services LLC.

**Location and Project Proposal:** The project seeks to redevelop a former Detroit Police Department headquarters building into a boutique hotels with restaurants, event space, and amenities. The building will undergo a comprehensive restoration. Project to include restoration and preservation of historic features, including but not limited to original plaster ceilings, stone wainscoting, wood trim and paneling, terrazzo flooring, and select light fixtures.

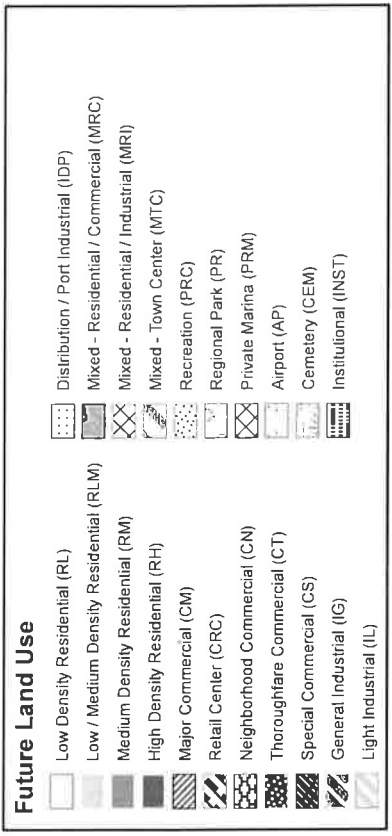
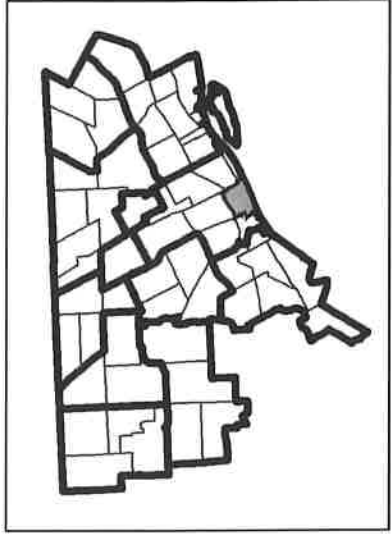
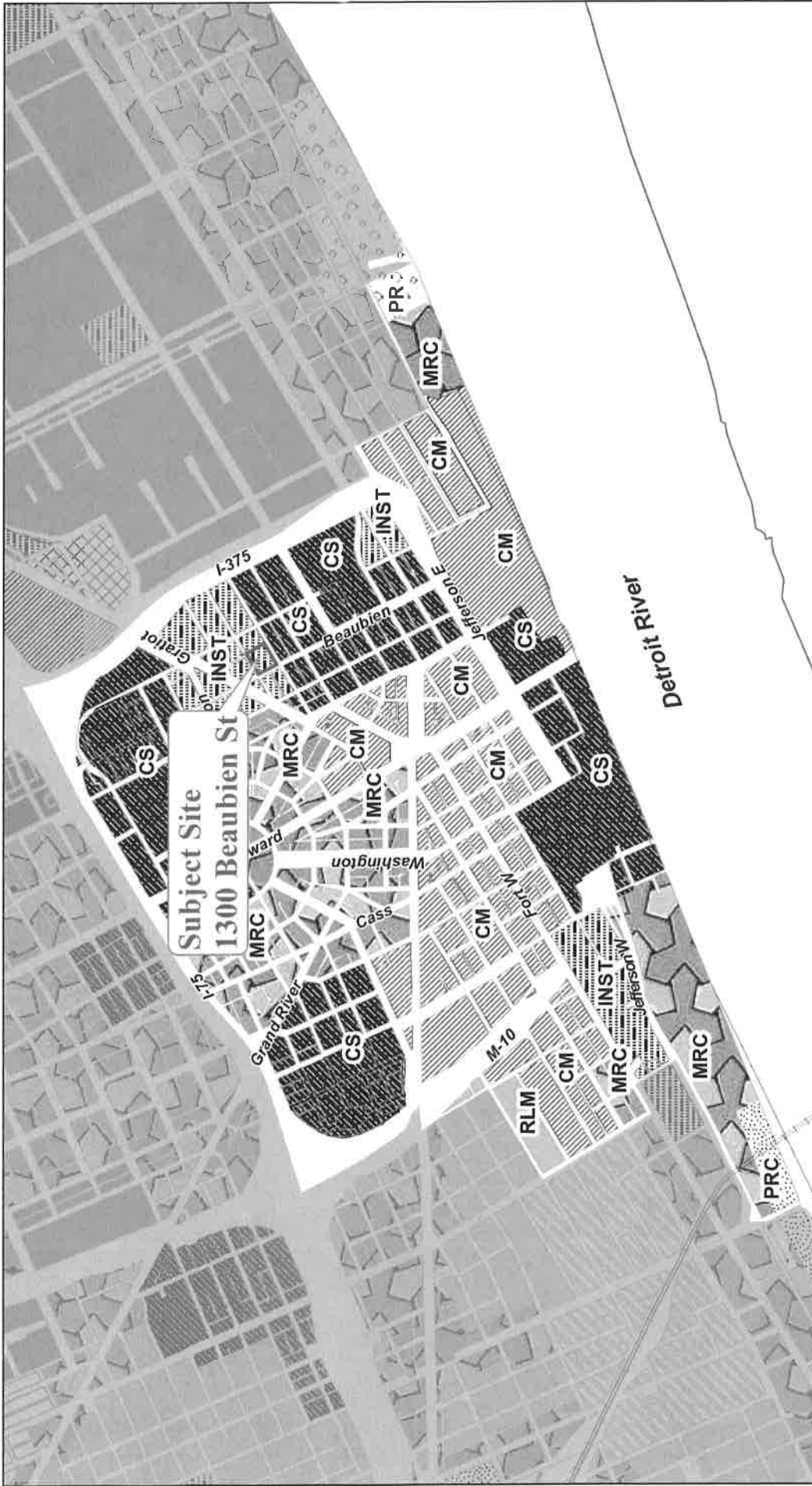
**Existing Site Information:** The project is currently located on the northeast corner of the intersection of Beaubian and Macomb Street in the Greektown district. The building was vacated in 2013 when the Detroit Police Department relocated to its new headquarters on Third Avenue. The building consists of two connected structures: the main building, consisting of a nine-story structure and basement; and the two-story armory gymnasium. Design by Albert Kahn, the entire structure encompasses approximately 243,000 square feet.

#### **Master Plan Interpretation**

The subject site area is currently designated **Institutional (INST)** due to its former use. Institutional status applies to areas of approximately 10 acres or more with educational, religious, health or public uses, including: churches, libraries, museums, public or private schools, hospitals, or government building, structure or land used for public purposes. However, the subject site sits immediately adjacent to areas designated **Special Commercial (CS)**. Special Commercial areas attract people from the City, region and State. These areas may include sport stadia, convention centers, casinos, or compatible uses such as theatres, nightclubs, bars and restaurants. Areas should be accessible to mass transit routes and automobile parking on the street or in structures, Ground level activity should be pedestrian oriented. Ancillary uses may include medium-rise offices, hotels, high density housing, and mixed-use development. The Master Plan Future Land Use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. As Detroit's vacant structures are transforming into new land uses that reflect the current development and adaptive reuse trends, **the proposed development will support adjacent neighborhood activity and conforms to the Future General Land Use characteristics.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Central Business District; Map 4-1B



**Map 4-1B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 4**  
**Central Business District**



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

March 21, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Redevelopment District  
**1300 Beaubien LLC**  
1300 Beaubien Street  
Parcels Number: 03000242-3

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Redevelopment District for the property located at **1300 Beaubien Street** in **Greektown** area of the City of Detroit.

The rationale for creating Commercial Redevelopment Districts under PA 255 of 1978, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant restoration of commercial and former industrial property where the primary purpose and use of which is the operation of a commercial business enterprise and shall include office, engineering, research and development, warehousing parts distribution, retail sales, hotel or motel development, and other commercial facilities. Commercial business enterprise also includes a business that owns or operates a transit-oriented development or a transit-oriented facility. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The district as proposed by **1300 Beaubien LLC** consists of the former City of Detroit Police Department headquarters and jail and the building has been vacant since 2013. The building consists of an eight-story commercial building with 165,600 square feet and a two story garage and armory with 34,928 square feet built in 1921 on 1.469 acres of land. The building is impaired due to all mechanical, electrical, plumbing and life-safety systems are irrevocably deteriorated and non-functional, all elevators are similarly deteriorated, the property has suffered from decay and neglect, and lead and asbestos abatement along with hazardous material removal is needed.

This area meets the criteria set forth under PA 255 of 1978, as amended. It applies to functionally obsolete properties requiring restoration meaning changes to obsolete commercial property other than replacement as may be required to restore the property, together with all appurtenances, to an economically efficient condition.

A field investigation and district request review indicated that the proposed Commercial Redevelopment District located at **1300 Beaubien Street** is eligible as it pertains to the Commercial Redevelopment Act under P.A. 255 of 1978, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



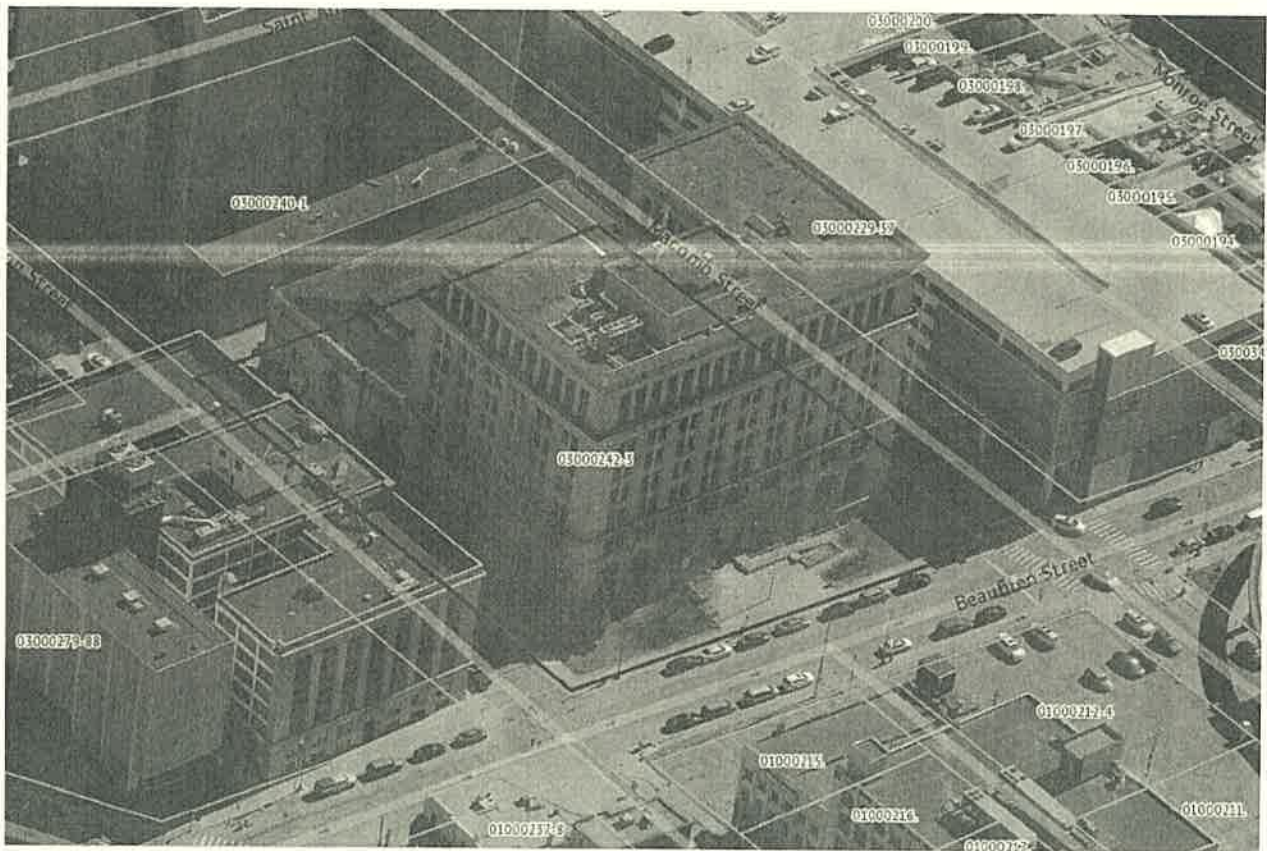
Commercial Redevelopment District Request  
1300 Beaubien Street  
Page 2

Parcel Number: 03000242-3

Property Address: 1300 BEAUBIEN

Property Owner: 1300 BEAUBIEN LLC

Legal Description: S CLINTON W 21.56 FT ON N LINE BG W 28.68 FT ON S LINE OF 8 9 N MACOMB 9 W 29.67 FT ON N LINE BG W 36.79 FT ON S LINE OF 8 AND VAC ALLEY ADJ A BEAUBIEN FARM L27 P197-9 DEEDS, W C R 3/4 143 THRU 146 J,K,L,M AND VAC ALLEY ADJ L BEAUBIEN FARM L6 P475-8 CITY RECORDS, W C R 3/3 63,980 SQ FT







44

October 17, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Request for Public Hearing for Petition #1052 to Establish a Commercial Rehabilitation District for 3820 West End LLC, in the area of 3820 W. Grand River Avenue Detroit, Michigan, in accordance with Public Act 210 of 2005.**

Honorable City Council:

The Housing and Revitalization Department has reviewed the request of **3820 West End LLC** to establish a Commercial Rehabilitation District, and find that it satisfies the criteria set forth by Public Act 210 of 2005 and that it would be consistent with the development and economic goals of the Master Plan.

Per Public Act 210 of 2005, prior to acting upon the resolution to approve a district, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, **said notice to be made not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a public hearing be scheduled on the issue of adopting a resolution to establish a new commercial rehabilitation district. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/ah

cc: S. Washington, Mayor's Office  
M. Cox, PDD  
D. Rencher, HRD  
A.Hill, HRD



**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act No. 210 of 2005 (“the Act”) this City Council may adopt resolution which approves the request to establish a Commercial Rehabilitation District within the boundaries of the City of Detroit; and

**WHEREAS**, **3820 West End LLC**, has requested that a Commercial Rehabilitation District be established as particularly described in the legal description and illustrated in the map attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on **October 24, 2019** in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit, **such notices to be provided not less than 10 days or more than 30 days** before the date of the hearing.

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Monday, August 26, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

HOUSING AND REVITALIZATION    PLANNING AND DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT    LEGISLATIVE POLICY DIVISION

**1052**    *3820 West End LLC, request to establish a Commercial Rehabilitation District at 3820 Grand River Avenue, Detroit, MI 48202*

3820 WEST END, LLC  
52 E. Forest  
Detroit, MI 48201

August 22, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: Request for the Establishment of a Commercial Rehabilitation District at 3820  
Grand River Avenue, Detroit MI 48208**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Development District for the property located at **3820 Grand River Avenue, Detroit MI 48208** and described on Attachment A.

3820 West End LLC, a Detroit-based real estate development company established in 2018, is looking to create *The Osi Art Apartments @ West End* at 3820 Grand River Avenue (formerly 3834 Grand River Ave). This project is the first mixed-use project supporting the creation of the West End Gallery District.

The Development Team is comprised of the development firms URGE Development Group LLC and N'Namdi Holdings led by Roderick Hardamon and George N'Namdi, respectively. The Team is committed to enhancing the City of Detroit by curating unique real estate spaces that focus on the social and economic integration of the surrounding neighborhoods. Building on the momentum along the Grand River Corridor and the Woodbridge, North Corktown and Core City neighborhoods, the West End Gallery District is envisioned as a local and regional destination that celebrates arts and culture and is home to creative entrepreneurs. This district—defined by Grand River Avenue between Canfield and Martin Luther King Jr. Boulevard—will support emerging businesses, development opportunities, and cultural activities.

The Osi @ West End (“The Osi”) development is an exciting opportunity to demonstrate commitment to equitable development throughout the City of Detroit. As such, the standard of this revitalization must honor the architectural roots of Detroit. The Osi will help the Grand River corridor attract a critical mass of activity and customers by improving the aesthetic and focusing on the underserved retail needs of the area.

The Osi will provide residential units that provide a new set of housing options to both existing and new residents to the area. The Osi will consist of 30 units including studios, one bedroom, and

two-bedroom apartments. Built with an emphasis on efficiency and design, The Osi offers new units to the greatest number of people, while creating an attractive, high demand housing product. Our target resident demographic includes university students and faculty from Wayne State University and professionals seeking viable options that are outside, but within a short commute, of the city center and surrounding communities.

The first floor of The Osi will house 5,000 square feet of retail space plaza that activates the Grand River Avenue block between Avery and Commonwealth streets. The Osi will be home to an art gallery and a mix of food options, coffee shops and other amenities that will be attractive to its residents and the surrounding communities.

**Purpose for Establishment of the District**

The purpose of this project is to rehabilitate a blighted vacant parcel. The original structure on the site was ordered to be demolished by emergency order. Construction of this project is estimated to begin in December 2019/January 2020 and be completed by the first quarter of 2021. In order to bring new residential units to this area, a new building must be constructed to meet today’s building code. To complete these renovations, it will cost an estimated \$6.6MM. As shown by the large investment amount, difficult rehabilitation projects, like this one, often incur extraordinary costs both on the construction and operating side. Erecting five new floors in a confined space with limited space for cranes, parking and staging coupled with the challenges of replacing all utility services are a few of the issues that increase construction costs. Additional security and maintenance in order to satisfy the concerns of residents and their sense of safety within the neighborhood will negatively impact operations. These increased costs, along with the burden of high taxes can make a development unworkable. These taxes must be abated in order to make the project economically feasible.

The \$6.6 million capital investment required to develop The Osi Art Apartments will include demolition, site remediation and new assets to support brownfield redevelopment as well as new construction equipment. The site is a commercial property according to the definition in Act 210 of 2005. Rehabilitation of the facility would not be undertaken without receipt of the exemption certificate.

While there are no current full-time employees of the firm, the project is expected to employ ~53 people during the construction phase. The Development team will actively work with the project’s general contractor, Lewand Building, to ensure minority and women subcontractors are utilized to the extent possible.

With respect to the jobs created after construction, the table below describes anticipated future FTE for 3820 West End LLC:

Jobs Available							
Construction				Post Construction			
Professional	Non-professional	Skilled Labor	Non-Skilled Labor	Professional	Non-professional	Skilled Labor	Non-Skilled Labor
2	1	10	40	0			2

The requested number of years requested under the Commercial Rehabilitation Development District Tax Act, PA 210 of 2005, as amended, is 10 years.

Building on the momentum along Grand River Corridor and the Woodbridge, North Corktown and Core City neighborhoods, the Osi Art Apartments project and the broader West End Gallery District effort is envisioned as a local and regional destination that celebrates arts and culture and is home to creative entrepreneurs. The West End will showcase a moderate density mixed-use area where galleries, retail, restaurants, bars, and creative businesses coexist with nearby residential neighborhoods through the utilization of creativity as a driver for sustainable and equitable development. Please see Attachment B for proof of City taxes paid to date.

In addition to an PA 210, 3820 West End LLC is in the process of applying for a Brownfield TIF and a CRP grant as part of its tax incentive financing.

3820 West End, LLC extends our thanks to the City Council for consideration of this matter. Please contact Roderick Hardamon with any questions or comments related to this submission.

Respectfully submitted,

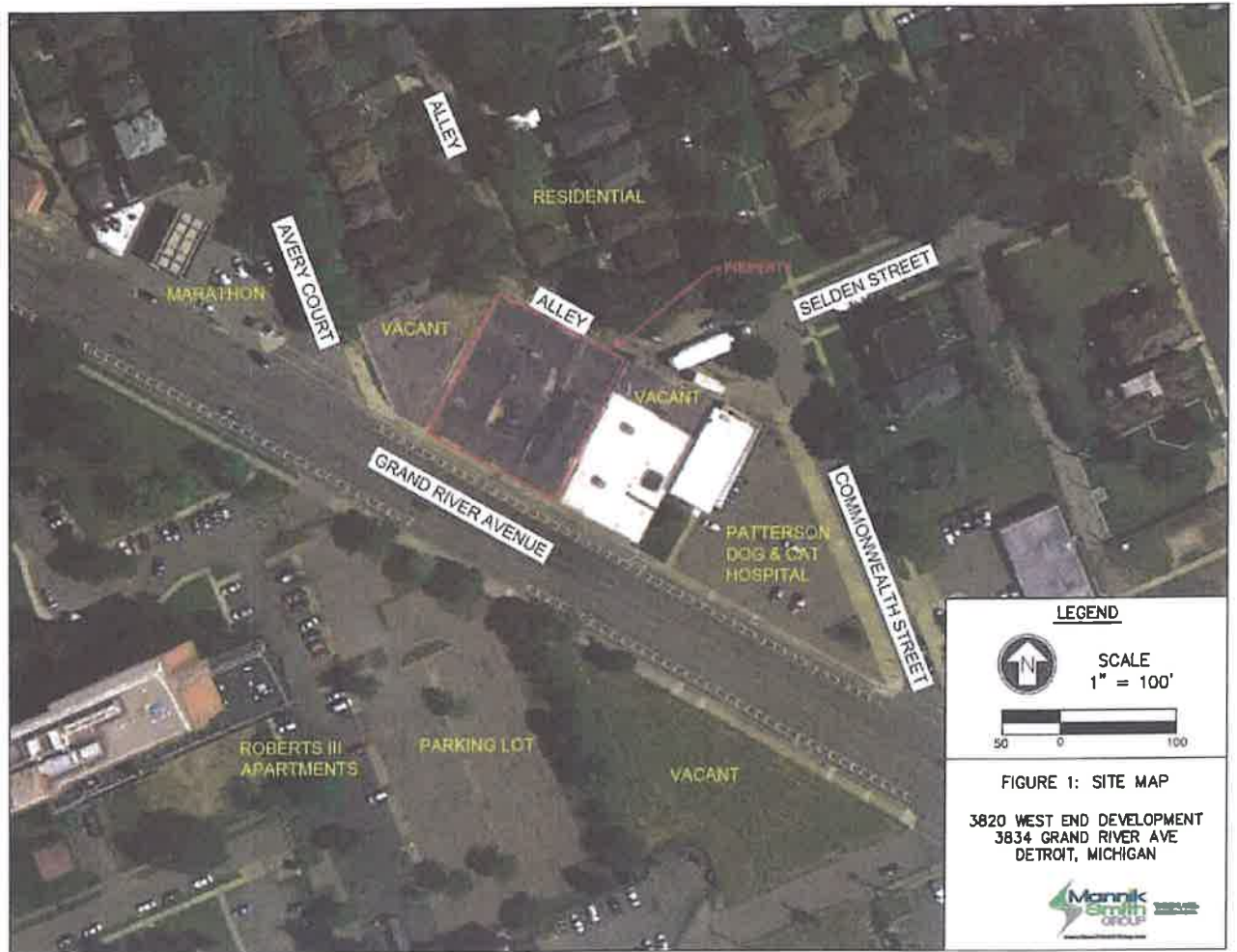
A handwritten signature in black ink, appearing to read 'ROA', followed by a long horizontal line extending to the right.

3820 West End, LLC  
52 East Forest Avenue  
Detroit, Michigan 48201  
Contact Person: Roderick Hardamon  
Phone: (917) 673-2102  
Email: rod@rahardamon.com

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description**  
**Attachment B: Paid Receipt of Current Taxes**

cc: K. Bridges, DEGC  
N. Marsh, DEGC  
V. Farley, HRD

**Attachment A:** Site Map that includes the parcel(s) of property / Legal Description



- (a) General description of the facility (year built, original use, most recent use, number of stories, square footage);

The original building structure was demolished under emergency order by the City of Detroit. It is currently vacant with the exception of the footings.

- (b) General description of the proposed use of the rehabilitated facility;

Mixed-use retail first floor and residential project.

(c) Description of the general nature and extent of the rehabilitation to be undertaken;

The Project is a mixed-use redevelopment of the Property. The Property is vacant with no structure; however, the former foundations remain. These foundations will be removed from the Property to facilitate the redevelopment of the Property. It is currently anticipated construction will begin in December of 2019 and will be completed within 12 – 18 months.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project.

(d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility;

The Property is currently vacant with no structure with former foundations. These foundations will be removed from the site to facilitate the redevelopment of the Property.

(e) A time schedule for undertaking and completing the rehabilitation of the facility

The construction timeframe is estimated at 12-18 months.

(f) The parcel ID(s) and Legal Description(s) of the property

<b>Address</b>	3820 West Grand River Avenue, formerly 3834 West Grand River Avenue
<b>Parcel ID</b>	08001182-4
<b>Owner</b>	3820 West End, LLC
<b>Legal Description</b>	Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows:  Lots 7 through 9, both inclusive, Block 3 of Avery and Murphy's Subdivision of out lots 8 and 9 Lognon Farm and out lots 100, 101, 104, 105 and the northerly 358.64 feet of out lot 106 and westerly 71 feet of out lot 97, according to the plat thereof recorded in Liber 9 of Plats, Page 42 of Wayne County Records.



**Attachment B: Paid Receipt of Current Taxes**

12/13/2018

City of Detroit Tax



[Home](#) [Track My Payments](#) [Manage My Account](#) [View My Account and My Bills](#)

**Step 3: Confirmation and Receipt**

**Result: Payment Authorized**  
**Confirmation Number: 52094415**

Your payment has been authorized successfully and payment will be processed.

The City of Detroit Thanks You for your payment. Thank you for using our bill payment services.

Please save or print a copy of this receipt for record keeping purposes.

**My Bills**

Description	Amount
Winter Tax Payment payment of \$118.54 on Parcel Number 060011B2-4	\$118.54
<b>Subtotal:</b>	<b>\$118.54</b>
<b>Convenience Fee:</b>	<b>\$2.96</b>
<b>Total Payment:</b>	<b>\$121.50</b>

**Customer Information**

First Name: George  
Last Name: Nnamdi  
Address Line 1: 82 FOREST E.  
Address Line 2:  
City: DETROIT  
State: Michigan  
Zip Code: 48201  
Phone Number: 3138318700  
Email Address: arlene.eastforest@gmail.com

**Payment Information**

Payment Date: 12/13/2018  
Card Type: Visa  
Card Number: \*\*\*\*\*9805

Print

Your payment ID is: 52094149

Items Paid For:

Description: Full Summer Tax Payment  
Amount Paid: \$1,048.16  
Parcel Number: 08001182-4

Customer Information:

First Name: George  
Last Name: Nnamdi  
Address Line 1: 52 FOREST E.  
Address Line 2:  
City: DETROIT  
State: Michigan  
Zip Code: 48201  
Phone Number: 3138318700  
Email Address: [arlene.eastforest@gmail.com](mailto:arlene.eastforest@gmail.com)

Payment Information:

Subtotal: \$1,048.16  
Fee Total: \$26.20  
Total: \$1,074.36  
Datetime: 12/13/2018 13:55:17

2019-08-23

**1052**

**1052** *Petition of 3820 West End LLC,  
request to establish a Commercial  
Rehabilitation District at 3820 Grand  
River Avenue, Detroit, MI 48202*

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REFERRED TO THE FOLLOWING DEPARTMENT(S)

HOUSING AND REVITALIZATION PLANNING AND  
DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT LEGISLATIVE POLICY DIVISION



TO: Adena Hill, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 3820 Grand River (Associated to Petition 1052)  
DATE: October 14, 2019  
CC: Katherine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development

In order to ensure that **establishment** of a **Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.843), the Planning and Development Department's Planning Division submits the following interpretation.

**Location and Project Proposal:** Project seeks to develop a mixed-use project supporting 30 residential units, including studios, one-bedroom, and two-bedroom apartments. The first floor will house 5,000 square feet of retail space plaza and activate the Grand River Avenue block between Avery and Commonwealth Street. The project will be home to an art gallery and a mix of food options, coffee shops, and other community/resident appropriate amenities.

#### **Master Plan Interpretation**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

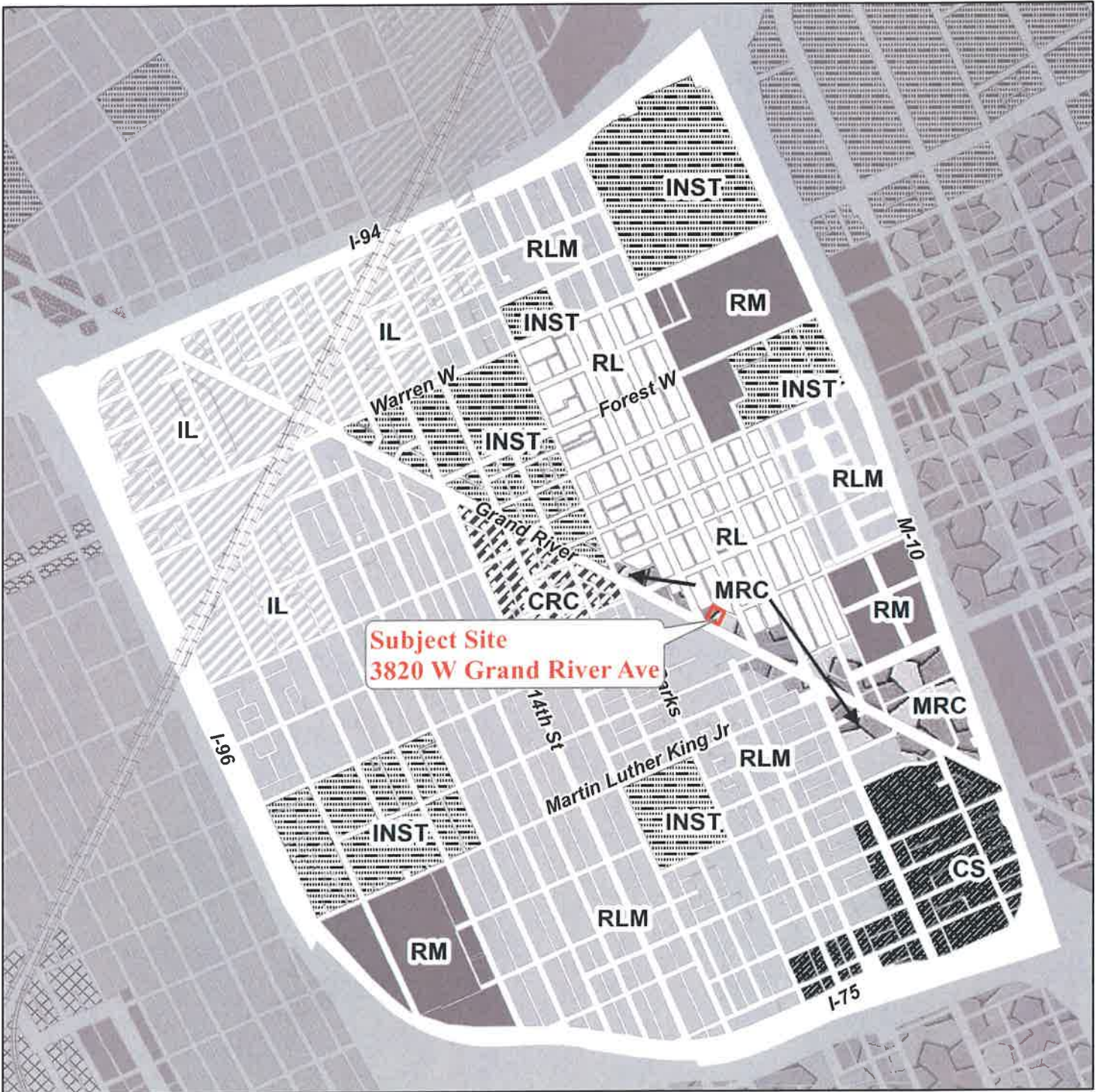
The following policies of the Jeffries neighborhood describe the following recommendations:

- Policy 4.1 – Encourage high-density mixed-use development to replace obsolete commercial properties along Grand River

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Jeffries Map 4-3B



Map 4-3B

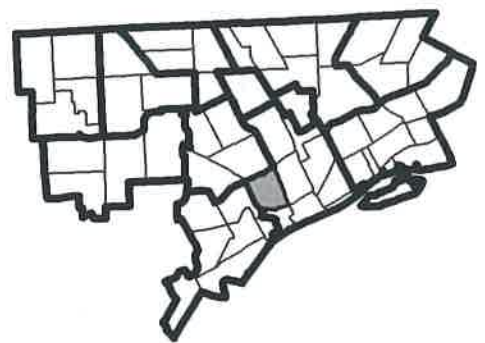
City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Jeffries



### Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)







CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

October 15, 2019

Katy Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Rehabilitation District – **3820 West End LLC**  
Property Address: 3820 W. Grand River  
Parcels Number: 08001182-4

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at **3820 W. Grand River** in the **Woodbridge** area in the City of Detroit.

The rationale for creating Commercial Rehabilitation Districts under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of commercial and former industrial property where the primary purpose and use is the operation of a commercial business enterprise or multifamily residential use. Commercial property also includes facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, engineering, research and development, warehousing, parts distribution, retail sales, and other commercial activities. Commercial property also includes a building or group of contiguous buildings previously used for industrial purposes that will be converted to the operation of a commercial business enterprise.

The district, as proposed by **3820 W. Grand River**, consists of vacant land on which a building was recently demolished on .385 acres of land. The developer plans to construct of a mixed-use five story development including 5,000 square feet of retail space on the first floor and 30 residential units including studios, one bedroom and two bedroom apartments on the remaining floors.

This area meets the criteria set forth under PA 210 of 2005, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Commercial rehabilitation district" or "district" means an area not less than 3 acres in size of a qualified local governmental unit established as provided in section 3. However, if the commercial rehabilitation district is located in a downtown or business area or contains a qualified retail food establishment as determined by the legislative body of the qualified local governmental unit, the district may be less than 3 acres in size. The local government unit may establish by resolution a district that contains 1 or more parcels or tracts of land if at the time the resolution is adopted the parcel or tract of land or portion of a parcel or tract of land within the district is a qualified facility.

A field investigation and application review indicated that the proposed Commercial Rehabilitation District located at **3820 W. Grand River** in the **Woodbridge** area in the City of Detroit is eligible as it pertains to the Commercial Rehabilitation Act under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp





CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

45

October 4, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of Broadway Detroit Development, LLC, in the area of 1308 Broadway Street, Detroit, Michigan 48226, in accordance with Public Act 210 of 2005 (Petition #1236).**

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **Broadway Detroit Development, LLC** and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

D. Scott Brinkmann, Esq.  
Director of Development & Special Projects

SB/ml

Cc: S. Washington, Mayor's Office  
M. Cox, PDD  
D. Rencher, HRD  
M. Langston, HRD





**BY COUNCIL MEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

**WHEREAS**, **Broadway Detroit Development, LLC** has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

**NOW THEREFORE BE IT**

**RESOLVED**, that on October 24, 2019 in the City Council Committee Room, 13<sup>th</sup> floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

**RESOLVED**, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

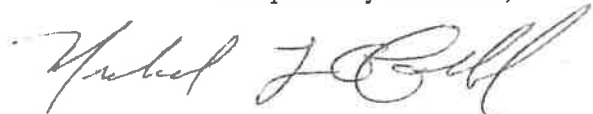
October 9, 2019

To: Maurice Cox, Director  
Planning and Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 908  
Detroit, MI. 48226

Re: Broadway Detroit Development, LLC

Please find attached an application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 1308 Broadway, Detroit, MI 48226. **(RELATED TO PETITION #1263)**

Respectfully submitted,



Michael J. O'Connell,  
Jr. Asst. City Council Committee Clerk  
Office of the City Clerk

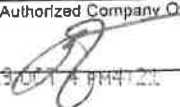
1203

STATE USE ONLY		
Application Number	Date Received	LUCI Code

## Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) <b>Broadway Detroit Development, LLC</b>			NAICS or SIC Code
Facility's Street Address <b>1308 Broadway</b>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48226</b>
Name of City, Township or Village (taxing authority) <b>Detroit</b>	County <b>Wayne</b>	School District Where Facility is Located <b>Detroit</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>09/01/2019</b>	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>03/01/2021</b>		
Estimated Cost of Rehabilitation <b>\$1,280,000</b>	Number of Years Exemption Requested (1-10) <b>10</b>		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input checked="" type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input checked="" type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation <b>56</b>	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption		
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use	<input checked="" type="checkbox"/> Legal description		
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)		
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)		
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) <b>Roger Basmajian</b>		Telephone Number <b>(313) 502-5117</b>	
Fax Number		E-mail Address <b>rogerb@bascomi.com</b>	
Street Address <b>607 Shelby, Site 400</b>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48226</b>
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title <b>manager</b>	Date <b>10-4-19</b>

<b>PART 4: ASSESSOR RECOMMENDATIONS</b> (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	<b>Taxable Value</b>	<b>State Equalized Value (SEV)</b>	
<b>Land</b>			
<b>Building(s)</b>			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
<b>PART 5: LOCAL GOVERNMENT ACTION</b> (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
<b>PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION</b> (clerk of LGU must complete Part 6)			
Clerk's Name (first and last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address		City	State      ZIP Code
LGU Contact Person for Additional Information		LGU Contact Person Telephone Number	Fax Number
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>			
Clerk's Signature			Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission  
P.O. Box 30471  
Lansing, MI 48909

## Instructions for Completing Form 4507 Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

### Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
  - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
  - b. Description of the qualified facility's proposed use
  - c. Description of the general nature and extent of the rehabilitation to be undertaken
  - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
  - e. Time schedule for undertaking and completing the facility's rehabilitation
  - f. Statement of the economic advantages expected from the exemption
  - g. Legal description of the facility
  - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
  - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
  - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
    - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
    - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
    - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

### LGU Assessor Instructions

Complete and sign Part 4 of the application.

### LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
  - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
  - b. All required attachments listed under Part 2
  - c. A copy of the resolution by the LGU establishing the district
  - d. A certified copy of the resolution by the LGU approving the application
  - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

### Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit [www.michigan.gov/propertytaxexemptions](http://www.michigan.gov/propertytaxexemptions) or call 517-335-7491



October 2, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave Suite 1340  
Detroit, MI 48226

**RE: AMENDED: Petition #1236 - Request for the Establishment of a PA 210 Commercial Rehabilitation Act (CRA) Certificate for the Parcel Located at 1308 Broadway Street, Detroit, MI 48226 for Broadway Detroit Development, LLC.**

Honorable City Council:

Please accept this letter as an amended request for an PA 210 CRA Certificate for the parcel located at **1308 Broadway Street, Detroit MI 48226**, which is referred to herein as the "Property" and described on Attachment A.

### **Company Synopsis**

Broadway Detroit Development, LLC (Developer) is an affiliate of Basco of Michigan Inc. (Basco). Basco, along with its group companies, is a local property development and management firm founded in 2001 by Roger Basmajian. Basco's focus is on investing and redeveloping properties in established neighborhoods to transform neglected and underutilized properties into new and creative uses through placemaking. Basco's redevelopment work began in the walkable communities of Royal Oak and Ferndale MI and to date has redeveloped approximately 100,000 square feet of retail mixed use and office space. Basco's ultimate goal was to become involved in the redevelopment of Detroit's beautiful, but neglected, buildings and to slowly bring vibrancy and diversity to Detroit's communities. In 2013, Basco purchased The First State Bank property at 751 Griswold Street and embarked on its first Detroit project. Since then Basco has also redeveloped the property at 607 Shelby back to a mixed-use building and is underway with construction of 220 West Congress. To date, BASCO has purchased multiple properties in and around downtown Detroit totaling over 500,000 square feet. Each project consists of planned rehabilitations that seek to preserve the historical integrity of the buildings and improve walkability and the surrounding area.

### **Project Synopsis**

The project consists of one (1) parcel located at 1308 Broadway Street, Detroit (also known as 1300 Broadway Street). The parcel is bounded by the property line and a parking lot to the north, Gratiot Avenue to the east, Broadway Street to the south, and the property line to the west. The parcel lies on the east side of Detroit's Central Business District (CBD) and within the Broadway Street District. The parcel totals approximately 0.092 acres; 1308 Broadway is improved with an eight-story building. The building is currently underutilized with vacancies and has historically been occupied by retail and office space.

The vision of the development is to create a unique commercial and office space which will include a restaurant on the ground floor and class A office space on the remaining floors. The project will have a historic lobby entrance on the street level as well as maintain the character of

the historic façade. The Broadway Street entrance will be upgraded to meet ADA standards. A combination of open concept and private office spaces will be executed throughout the floors. A spacious lobby provides direct elevator access on each level. Additionally, energy efficiency upgrades will be added throughout the building, which will include lighting, windows, and HVAC systems.

Additional information on the project is included in Attachment A.

### **The Necessity for Tax Relief**

Substantial investment is necessary to rehabilitate the existing building into a viable, long-term development. The rehabilitation projects would not be possible without the receipt of an PA 210 CRA exemption certificate.

The costs associated with the rehabilitation will require multiple funding sources. In order to secure this financing, the operating costs of the proposed renovations and redevelopment needs to be kept as low as possible (including property taxes).

### **PA 210 Request**

This application documents the request for the approval of a PA 210 CRA Certificate. A 10-year abatement is being requested under this application.

### **Economic Advantages of the Rehabilitation**

The proposed project itself with supporting nearby investment will breathe life back into a once productive commercial center on Broadway Street in Downtown Detroit. The potential mix of uses and location will build on the activation of property occurring in the area. Additionally, the project is easily accessible and in close proximity to many Detroit cornerstones such as Campus Martius Park, the Greektown Casino, Ford Field and Comerica Park, the Opera House, and Paradise Valley.

The granting of the PA 210 tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful development, the project will generate an increase in income taxes and aid in the retention of skilled, local talent. The proposed development will encourage and catalyze further development.

On a short-term basis, 56 construction jobs will be created during renovation and construction activities. On a long-term basis, the proposed redevelopment associated with the project is anticipated to create 1 full-time equivalent (FTE) job directly by the Developer associated with building management and maintenance. It is estimated that future tenants will create an additional 20 FTE jobs associated with future office tenants and 18.75 FTE jobs associated with the future restaurant.

Over time, the successful redevelopment and cultural impact will have a meaningful impact on Detroit's CBD.

**Closing**

Basco is eager to play a role in the long-term transformation of Detroit's CBD and to bring underused properties back to a productive use. The Developer is committed to utilizing Detroit-based contractors and Detroit residents on the Project, as evidenced by Basco's proven track record. The Developer is looking forward to pursuing this redevelopment and investing in the burgeoning Detroit CBD.

Respectfully submitted,



Roger Basmajian, **Basco of Michigan**

**Attachments:**

- Attachment A: Detailed Project Description
- Attachment B: Parcel Map
- Attachment C: Paid Receipt of Current Taxes
- Attachment D: Incentive Information Chart



## **Attachment A: Detailed Project Description**



## General Description

The proposed project is located on the east side of Broadway Street between Gratiot Avenue and Grand River Avenue in Downtown Detroit. The project includes one parcel identified as 1308 Broadway Street.

1308 Broadway, commonly referred to as the Breitmeyer-Tobin Building, contains an existing eight-story building built in 1905. The Broadway Corridor was once a commercial corridor with historical occupants including florists, clothiers, barber shops, offices, boutiques and eateries. The corridor is currently undergoing a resurgence which will be supported by this project, nearby Basco developments, and others.



The Beal Building, designed by architects Raseman & Fisher, has an extensive history important to the City of Detroit. In the 1930's the building became the first to rent to African American tenants within the Central Business District. Since, the building has served many office and retail tenants, however is lacking modern efficiencies and is severely underutilized today. The parcel identification number and legal description can be found at the end of this attachment.



## **Description of Proposed Use**

The Developer intends to renovate the eight-story, commercial building located in Detroit's CBD, Paradise Valley Neighborhood and the Broadway Avenue Historic District. Constructed in 1905, the building totals 38,743 square feet.



The development will create a unique commercial and office space which will include a restaurant on the ground floor, utilizing a total of approximately 2,900 square feet. Offices will occupy the stories above, totaling approximately 22,680 square feet. A combination of open concept and private office spaces will be executed throughout the floors. A spacious lobby will provide direct elevator access on each level with the Broadway Street entrance upgraded to meet ADA standards. Additionally, energy efficiency upgrades will be added throughout the building, which will include lighting, windows, and HVAC systems.

Upon completion, this project will address the growing demand office space within downtown Detroit and will further catalyze economic development in the area.

## **Nature and Extent of the Rehabilitation**

The existing building is currently underutilized and in poor condition due to years of neglect. The Developer has plans for major renovations and extensive repairs. In order to bring the property back to successful reuse, a significant portion of investment will be required for complete building restoration, carpentry, doors and windows, fire suppression systems, mechanical, electrical, and interior finishes.

In addition, complete upgrades and new buildout and finishes will be made to the interior spaces of the building to prepare it for its intended uses. The redesign of the building will incorporate the essential considerations specific to today's office tenants. The building will feature Class A interior common area finishes and fixtures. The rehabilitation of the property also includes the repair or replacement of the deteriorated and/or damaged plaster, masonry, brick and stone. Particular attention will be given to the preservation of the historic nature of the property when economically feasible by ensuring that any damaged decorative details will be replaced with material consistent with the current profile, finish and color.

## **Descriptive List of the Fixed Building Equipment/Renovations**

Renovations and new fixed building equipment and materials for the project include;

- Interior demolition and remediation
- Hazardous Materials (Asbestos) Abatement
- Interior HVAC demolition and re-install
- Exterior Restoration
- Window Repairs & Replacement
- Door & Hardware Replacement
- Roof repairs
- Additional entry for restaurant space
- Elevator Equipment Repairs and Replacement
- Plumbing
- Masonry Assemblies
- Steel; structural steel
- Flooring replacement
- Concrete
- Interior build-outs
- Fire protection systems
- Electrical; electrical work and communications

## **Time Schedule**

Renovation activities are anticipated to commence in fall of 2019 and will be completed within an estimated 18 month timeframe.

## **Statement of Economic Advantages**

The proposed project will help meet demand for office space in Detroit's CBD and brings a building to its full potential. Total investment is estimated at \$6.7 million, of which \$1.215 million is hard cost investment. This redevelopment is also part of a larger effort involving the Detroit Downtown Development Authority to bring vibrancy to the Paradise Valley Cultural and Entertainment District in downtown. The district has been created to honor the legacy of the African-American businesses that thrived here until urban renewal programs displaced neighborhood life.

The additional office space within the City will contribute to new income tax for Detroit as a result of the creation of private investment. The project will provide a culinary destination and increase the density of the CBD to further catalyze economic development in the surrounding area. Local businesses in the area will benefit from an influx of new tenants and jobs in the area and an increase in spinoff consumer spending.

On a short-term basis, 56 construction jobs will be created during renovation and construction activities. On a long-term basis, the proposed redevelopment associated with the project is anticipated to create 1 full-time equivalent (FTE) job directly by the Developer associated with building management and maintenance. It is estimated that future tenants will create an additional

20 FTE jobs associated with future office tenants and 18.75 FTE jobs associated with the future restaurant.

The development team will present at a skilled trades task force meeting and utilize the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. If the D2D program is available within the necessary timeframes, the developer will utilize this as an additional procurement source. This has proven successful on Basco's recent developments of 220 West Congress, 607 Shelby and 751 Griswold.

The increase in tenant-based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. This is estimated at approximately \$27,900 more than what is currently collected on an annual basis if 50% of those employed are Detroit residents. This estimate is based on an average annual salary estimate of \$40,000 for the developer created job and the estimated 38.75 FTE tenant employees that are anticipated.

Following the expiration of the 10-year abatement, the building will deliver a significant increase in tax revenue. Over time, successful redevelopment will have a significant impact on Detroit's CBD.

### **Legal Description**

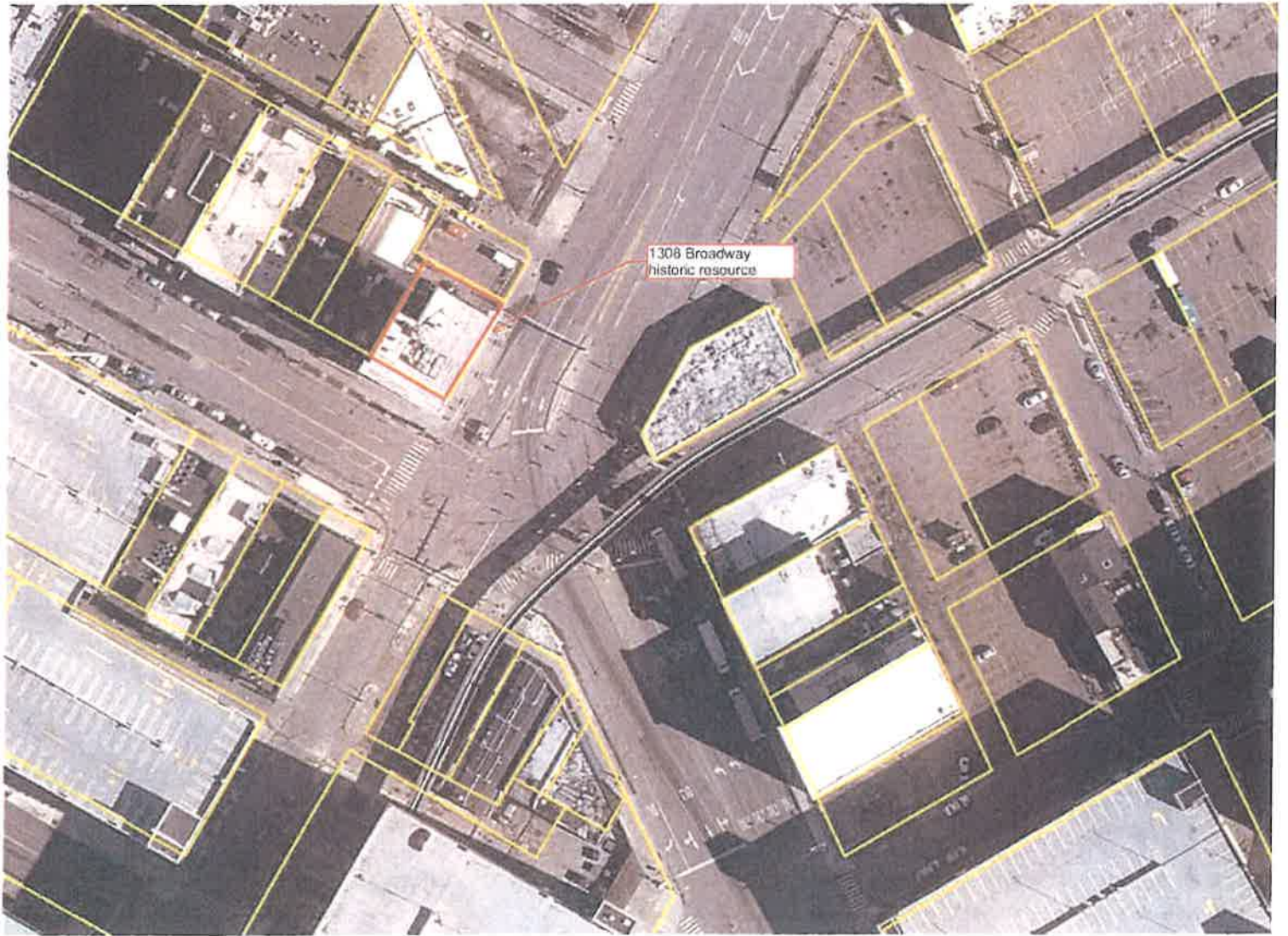
The proposed project consists of the following parcels:

1308 Broadway Street; Parcel Number 01004003:

NE BROADWAY S 56.65 FT OF W 60.85 FT OF 5 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 56.65 X 70.85

**Attachment B: Parcel Map**





**Attachment C: Paid Receipt of Current Taxes**





08192019  
>072410013<  
Chemical Bank  
>072410013<  
\* This endorsement  
added electronically

PAY TO THE ORDER OF  
CHEMICAL BANK  
072410013  
FOR DEPOSIT ONLY  
CITY OF DETROIT  
TREASURER  
5392978500

**Attachment D: Incentive Information Chart**

Incentive Information Chart: 1308 Broadway Street, Detroit

Project Type	Incentive Type	Investment Amount	District
Commercial Use	PA 210 Commercial Rehabilitation Act Certificate	\$1.2 Million Hard Cost Investment \$6.72 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
5	6	15	30	0*	0	0	0

\* It is estimated that future tenants will create an additional 20 FTE jobs associated with future office tenants and 18.75 FTE jobs associated with the future restaurant.

**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 and 751 Griswold.

Basco of Michigan, Inc (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. Basco has 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 demolition, carpentry, concrete, masonry, roofing, window, painting, flooring, plumbing and HVAC, and electrical.

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

The development does not contain any residential units and therefore will not cause any relocation.

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

Yes. The 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 in association with Basco's investment in the area.

**5. When is construction slated to begin?**

Construction is slated to commence in fall of 2019.

**6. What is the expected completion date of construction?**

Project completion is expected in the spring of 2020.

2667 Montgomery Tier II final.pdf

Citywide Lead Hazard Reduction Tier II's



Activity

Add Task ▾



No Activity Yet

Comment and @mention people to notify them.

Write a comment



@mention users to notify them.



October 15, 2019

Katharine G. Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **Broadway Detroit Development LLC**  
Property Address: 1308 Broadway  
Parcels Number: 01004003.

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation certificate application for the properties located at **1308 Broadway** in the **Downtown** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The proposed project by **Broadway Detroit Development LLC** consists of rehabilitate the 8-story office mixed used building with 38,743 total floor area built in 1908 on .092 acres of land into a unique commercial and office space which will include a restaurant on the ground floor and class A office space on the remaining floors. Rehabilitation will include complete building restoration, carpentry, doors, windows, and fire suppression systems, mechanical electrical and interior finishes. The project is expected to increase commercial activity, create employment, retain employment, prevent loose of employment and revitalize an urban area.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
01004003.	1308 Broadway	\$ 1,227,800	\$ 418,460	\$ 225,100	\$ 76,719

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **1308 Broadway** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp

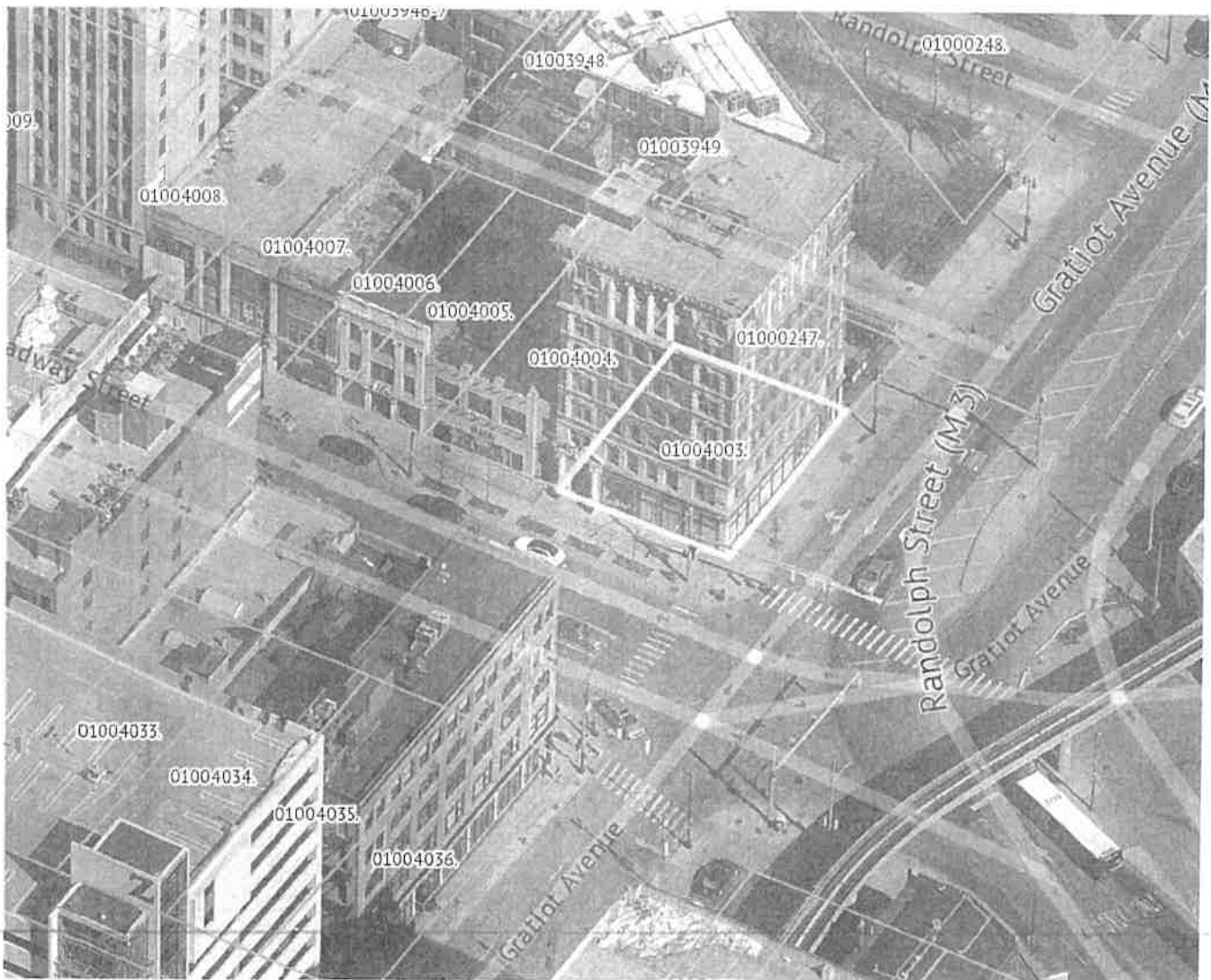


Commercial Rehabilitation Certificate  
Broadway Detroit Development LLC  
Page 2

Property Owner: BROADWAY DETROIT DEVELOPMENT LLC  
Property Address: 1308 BROADWAY  
Parcel Number: 01004003.

Legal Description: NE BROADWAY S 56.65 FT OF W 60.85 FT OF 5 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 56.65 X 70.85

The legal description on the assessment roll matches the legal description on the petition.







TO: Matthew Langston, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 1308  
Broadway (Associated to Petition #1263)  
DATE: October 18, 2019  
CC: Katherine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Garrick Landsberg, PDD Historic, Planning and Development

In order to ensure that the **issuance of a certificate for a Commercial Rehabilitation District** is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.853), the Planning and Development Department's Planning Division submits the following interpretation. The Petitioner is Broadway Detroit Development LLC

**Location and Project Proposal:** Project seeks to rehabilitate property with an eight-story building. The building is currently vacant and has historically housed retail and office space. The project seeks to create commercial and office space which will include a restaurant on the ground floor and a class A office space on the remaining floors. The project will have a historic lobby and entrance on the street level as well as maintain the character of the historic façade.

#### **Master Plan Interpretation**

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

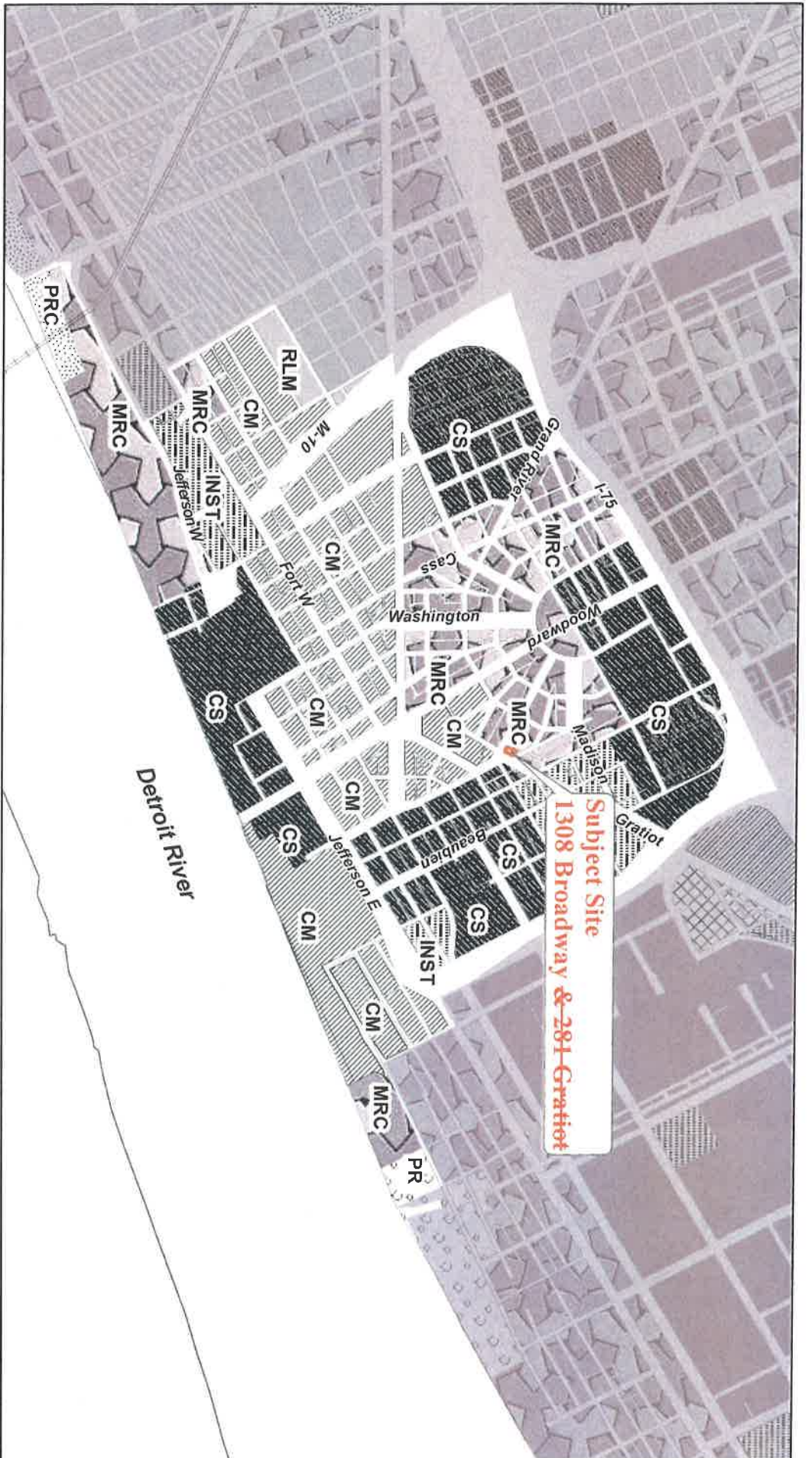
The following policies of the Central Business District neighborhood describe the following recommendations:

- Policy 3.1: Promote the conservation and revitalization of retail nodes through business improvement and retention programs in Greektown, Renaissance Center/Millender Center, Broadway-Randolph and Washington Boulevard
- Goal 6: Improve position as a center for corporate headquarters
- Policy 6.1: Provide incentives to attract businesses to participate in the rehabilitation and occupancy of the Central Business District's major office buildings
- Policy 6.2: Cooperate with business organizations and other city agencies to attract corporate headquarters to the Central Business District

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 4, Central Business District, Map 4-1B



Map 4-1B

City of Detroit  
Master Plan of  
Policies

## Neighborhood Cluster 4 Central Business District



### Future Land Use

	Low Density Residential (RL)		Distribution / Port Industrial (DPI)
	Low / Medium Density Residential (RLM)		Mixed - Residential / Commercial (MRC)
	Medium Density Residential (RM)		Mixed - Residential / Industrial (MRI)
	High Density Residential (RH)		Mixed - Town Center (MTC)
	Major Commercial (CM)		Recreation (PRC)
	Retail Center (CRC)		Regional Park (PR)
	Neighborhood Commercial (CN)		Private Marina (PRM)
	Thoroughfare Commercial (CT)		Airport (AP)
	Special Commercial (CS)		Cemetery (CEM)
	General Industrial (GI)		Institutional (INST)
	Light Industrial (LI)		





CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

46

October 18, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI. 48226

**RE: Request for Public Hearing to Establish an *Industrial Development District* on behalf of the City of Detroit in the area generally bounded by McGraw, Warren, 28<sup>th</sup> Street, Edsel Ford Freeway, bounded on the West by 35<sup>th</sup> Street and the west property line of 5301 Junction, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition #1084)**

The Housing and Revitalization Department has reviewed the application of the **City of Detroit** and find that it satisfies the criteria set forth by P.A. 198 of 1974 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

We request that a Public Hearing be scheduled on the issue of establishing an ***Industrial Development District***. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/ml

cc: S. Washington, Mayor's Office  
M. Cox, PDD  
D. Rencher, HRD  
M. Langston, HRD



**BY COUNCILMEMBER \_\_\_\_\_**

**WHEREAS**, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

**WHEREAS**, the City of Detroit has filed an application for an *Industrial Development District* whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, Act 198 requires that prior to the adoption of an *Industrial Development District*, City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the Twenty-Fourth day of October, 2019, at 10 a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an *Industrial Development District* on the property referred to above and more fully described in the application attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed *Industrial Development District*.

**City of Detroit**  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Andre P. Gilbert II  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Thursday, September 19, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

HOUSING AND REVITALIZATION    PLANNING AND DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT    LEGISLATIVE POLICY DIVISION  
FINANCE DEPARTMENT

**1084**    *City of Detroit, request to establish an Industrial Development District for the area generally bounded by McGraw, Warren, 28th Street, Edsel Ford Freeway, bounded on the West by 35th Street and the west property line of 5301 Junction.*



CITY OF DETROIT  
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 908  
DETROIT, MICHIGAN 48226  
(313) 224-6380 • TTY:711  
(313) 224-1629  
WWW.DETROITMI.GOV

September 12, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave. Suite 1340  
Detroit, Michigan 48226

**RE: Petition to ESTABLISH an Industrial Development District on behalf of the City of Detroit, for the area generally bounded by McGraw, Warren, 28th Street, Edsel Ford Freeway, bounded on the West by 35th Street and the west property line of 5301 Junction, more specifically described in the attached Exhibit A.**

Honorable City Council:

The City of Detroit ("City") is requesting the **establishment** of an Industrial Development District pursuant to Michigan Public Act 198 of 1974, the Plant Rehabilitation and Industrial Development Districts Act ("the Act"). The request encompasses the area described in Exhibit A.

The City intends to create an incentive district to support investment and development in this area. It is expected that investment within the IDD would create new operations that spur employment opportunities for Detroit residents and competitively position the City to take advantage of future advanced manufacturing and/or industrial related investments in this area.

The City recognizes that property tax abatements are necessary to attract and support competitive projects of this nature. To that end, it should be noted that the district does not in itself create a tax abatement. Any future investor[s] will need to apply to the City of Detroit for an Industrial Facilities Exemption Certificate that provides for the actual abatement. All Industrial Facilities Exemption Certificates would be subject to approval by the Detroit City Council and the Michigan State Tax Commission.

This area qualifies for the Industrial Facilities Exemption per statute as follows:

MCL 207.554. Sec. 4. (1) A local governmental unit, by resolution of its legislative body, may establish plant rehabilitation districts and industrial development districts that consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land.

MCL 207.554. Sec. 4. (2) The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local





---

governmental unit.

No construction, alteration, and installation of any new facility has commenced prior to this request.

Should you have any questions or concerns, please do not hesitate to contact me directly.

Thank you for your consideration of this petition.

Sincerely,

A handwritten signature in cursive script, reading "Katharine G. Trudeau", is positioned below the word "Sincerely,".

Katharine G. Trudeau  
Deputy Director  
Planning and Development Department

cc: Veronica Farley, City of Detroit, HRD  
Kenyetta Bridges, Detroit Economic Growth Corporation



---

## **EXHIBIT "A"**

The area generally bounded by McGraw, Warren, 30<sup>th</sup> Street, Edsel Ford Freeway, bounded on the West by 35<sup>th</sup> Street and the west property line of 5301 Junction (16013115.)





**EXHIBIT A-1**

MAP OF AREA

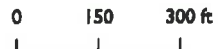
[see next page]



- PA 198 District
- Rail
- Building

**Junction McGraw**

Proposed Industrial Development District  
31.2 acres, more or less



2019-09-19

**1084**

**1084** *Petition of City of Detroit, request to establish an Industrial Development District for the area generally bounded by McGraw, Warren, 28th Street, Edsel Ford Freeway, bounded on the West by 35th Street and the west property line of 5301 Junction.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

HOUSING AND REVITALIZATION PLANNING AND  
DEVELOPMENT DEPARTMENT  
LAW DEPARTMENT LEGISLATIVE POLICY DIVISION  
FINANCE DEPARTMENT



TO: Matthew Langston, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Industrial Development District / Plant Rehabilitation District** (PA 198) in Junction McGraw region (Associated to Petition 1084)  
DATE: October 17, 2019  
CC: Katherine Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.554), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment of an Industrial Development District (IDD)**. The Petitioner is the City of Detroit, Planning and Development

**Location and Project Proposal:** City intends to create an incentive district to competitively position the City to take advantage of future advanced manufacturing and/or industrial related investments in this area.

**Master Plan Interpretation:**

The southwest portion of the subject is designated as **Light Industrial (LI)**. Light Industrial areas should generally consist of industrial uses of low intensity that have minimum undesirable effects on adjacent residential or commercial land uses. Small-scale industrial uses may include machine shops, small scale assembly or packaging, warehousing or technology parks.

The remainder of the subject site is designated as **Medium Density Residential (RM)**. Medium Density Residential areas should have an overall density of 16 to 24 dwelling units per net residential acre. The areas are often characterized by multi-unit apartment buildings with a common entrance and shared parking. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.

The following policies of the Tireman neighborhood describe the following recommendations:

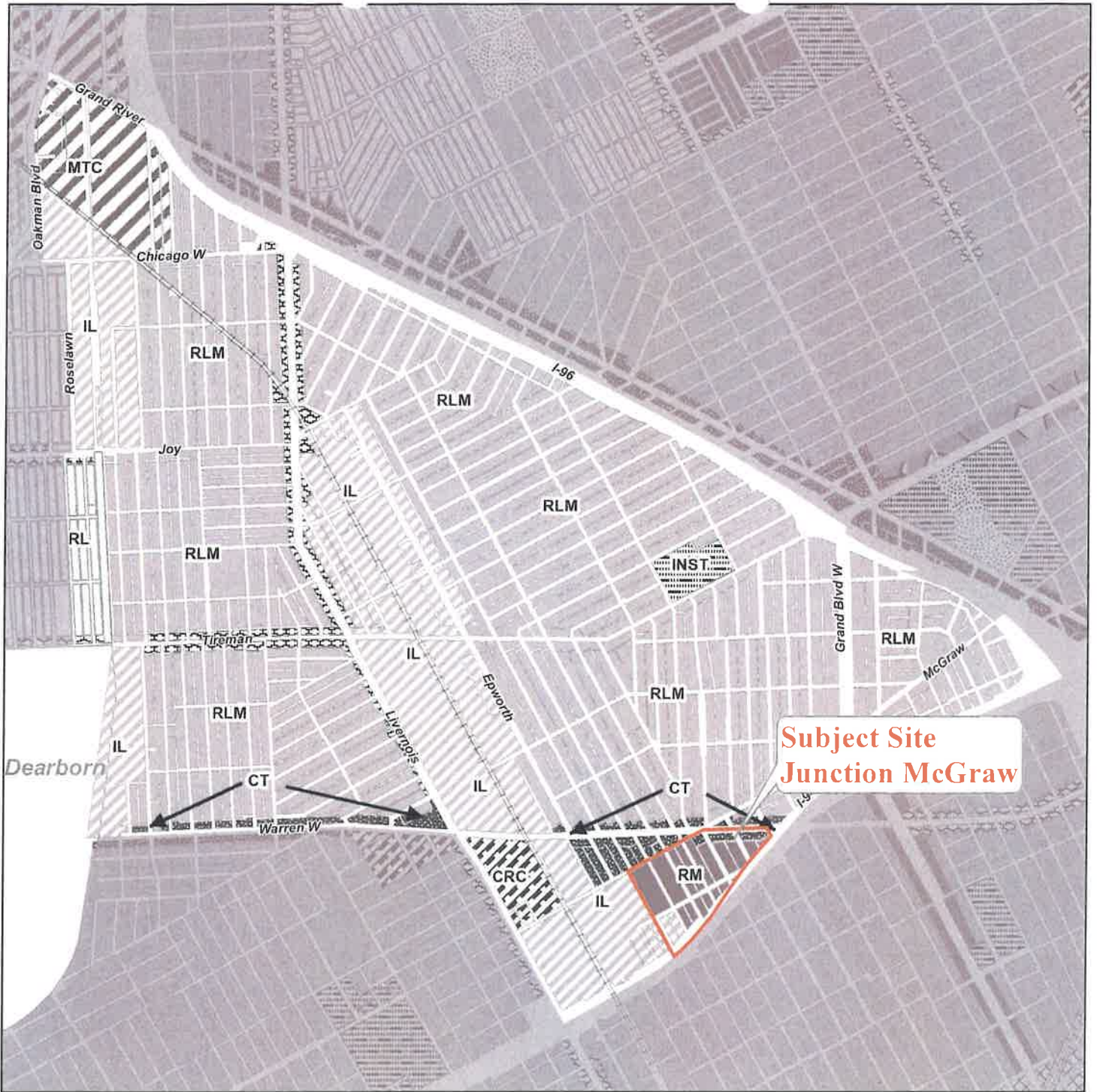
- Policy 8.1 – Redevelopment the under-utilized land in the corridor by attracting new and encouraging existing businesses to use the land for the expansion or relocation of their businesses
- Goal 9 – Reduce conflicts between industrial and residential areas
- Policy 9.1 – Along Epworth, expand industrial area into marginal residential areas
- Policy 9.2 – Establish and enforce designated truck routes to and from Livernois and the Jeffries and Ford Freeways

The proposed industrial zoning and development is inconsistent with the Master Plan's Future General Land Use designation of residential for the majority of the site, and so **a future amendment of the Master Plan of Policies is recommended.**

**Attachments**

Future General Land Use Map: Neighborhood Cluster 6, Tireman; Map 6-3B





**Subject Site  
Junction McGraw**

**Map 6-3B**

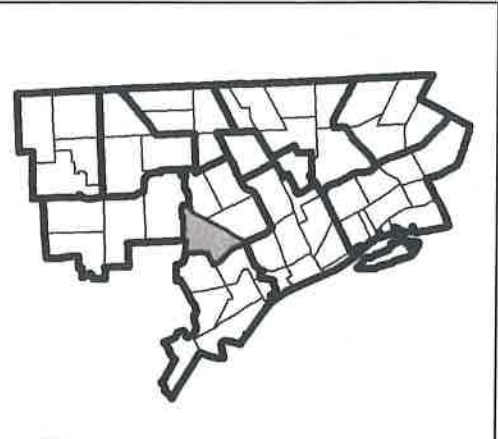
**City of Detroit  
Master Plan of  
Policies**

**Neighborhood Cluster 6  
Tireman**



**Future Land Use**

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





October 9, 2019

Katharine G. Trudeau, Deputy Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: Industrial Development District Request – **City of Detroit**  
Property Address: Generally Bounded by McGraw, Warren, 28<sup>th</sup> Street, Edsel Ford Freeway, 35<sup>th</sup> Street to  
5301 Junction  
Parcel Number: See Attached List

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for the creation of an Industrial Development District for the property generally bounded by McGraw, Warren, 28<sup>th</sup> Street, Edsel Ford Freeway, 35<sup>th</sup> Street to 5301 Junction in the Chadsey Condon area.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

MCL 207.554 Sec. 4 (2) states "The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit."

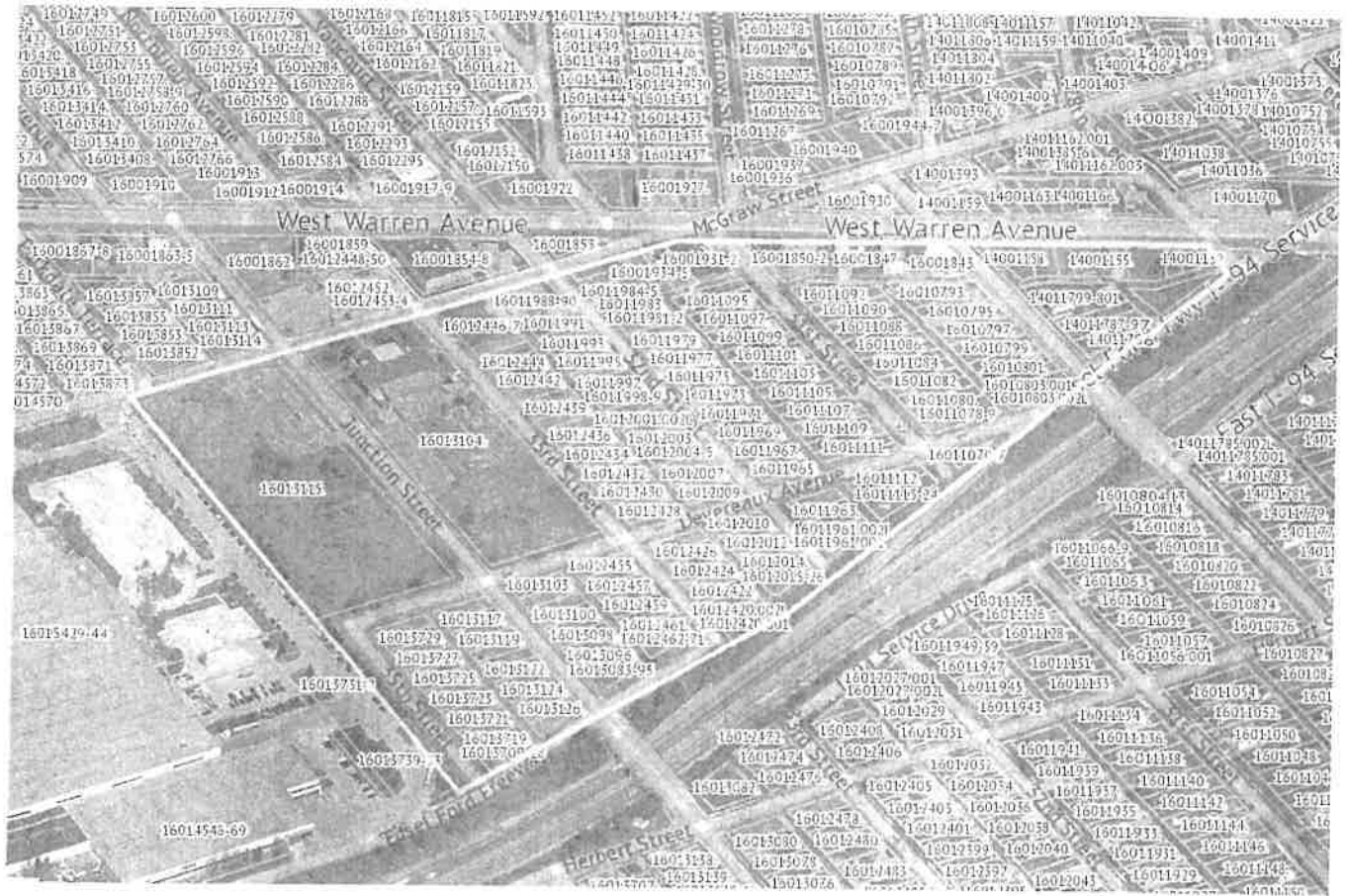
The City intends to create an incentive district to support investment and development in this area. The expected investment within the district would create new operations that spur employment opportunities for Detroit residents and to take advantage of future advanced manufacturing and/or industrial related investments.

A field investigation indicated that the proposed Junction-McGraw Area Industrial Development District located in the Chadsey Condon area as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp





PARCEL NO.	CLASS	PROPERTY ADDRESS	OWNER NAME	ACRES	LEGAL DESCRIPTION
14001152.	202	5345 28TH ST	City of Detroit P&DD, Care of DBA	0.079	S WARREN 105 CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 32.5 IRREG
14001153.	202	4509 W WARREN	City of Detroit P&DD, Care of DBA	0.063	S.WARREN 104 CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 30 IRREG
14001154.	202	4515 W WARREN	City of Detroit P&DD, Care of DBA	0.150	S WARREN 103-102 CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 60 IRREG
14001158.	202	4557 W WARREN	City of Detroit P&DD, Care of DBA	0.144	S WARREN 77-76 THOMPSONS SUB L3 P69 PLATS, W C R 14/78 84.66 IRREG
14011162.004L	202	5425 28TH ST	City of Detroit P&DD, Care of DBA	0.147	W 28TH 106 THRU 108 EXC S 87.52 FT ON E LINE BG S 22.81 FT ON W LINE CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 6,401 SQ FT
14011798.	402	5334 30TH ST	PAGE, L & E	0.107	E 30TH 87 THOMPSONS SUB L3 P69 PLATS, WCR 14/78 30 X 155.80
14011799-801	401	5344 30TH ST	DETROIT LAND BANK AUTHORITY	0.339	E THIRTIETH 86 THRU 83 THOMPSON SUB L3 P69 PLATS, W C R 14/78 120 IRREG
16001843.	201	4701 W WARREN	MAKING PAPER, LLC	0.101	S W WARREN 59 THOMPSONS SUB OF LOT 56 P C 30 L3 P69 PLATS, W C R 16/98 20 IRREG
16001844-6	201	4703 W WARREN	STILLMON, SAMUEL	0.184	S W WARREN 60 THRU 63 THOMPSONS SUB OF LOT 56 P C 30 L3 P69 PLATS, W C R 16/98 80 X 100
16001847.	201	4721 W WARREN	WASHINGTON, CHARLES E	0.138	S W WARREN 64 THRU 66 THOMPSONS SUB OF LOT 56 P C 30 L3 P69 PLATS, W C R 16/98 60 X 100
16001848.	201	4733 W WARREN	WASHINGTON, CHARLES E	0.046	S W WARREN 67 THOMPSONS SUB OF LOT 56 P C 30 L3 P69 PLATS, W C R 16/98 20 X 100
16001850-2	201	4755 W WARREN	CRONAN, BARBARA	0.240	S W WARREN 29 THRU 26 THOMPSONS SUB OF LOT 56 P C 30 L3 P69 PLATS, W C R 16/98 123.64 IRREG
16001931-2	201	4801 W WARREN	CARTER, FRANCISCA	0.211	S MC GRAW 25&24 FRONTS ON WARREN AVE 23 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 45.18 IRREG
16001933.	201	4815 MCGRAW	LOPEZ, JUAN J	0.150	S MC GRAW 22&21 E 10 FT 20 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 50 X 130.61
16001934-5	202	4829 MCGRAW	DETROIT LAND BANK AUTHORITY	0.090	S MC GRAW W 10 FT 20 19 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 130.61
16010793.	402	5369 30TH ST	DETROIT LAND BANK AUTHORITY	0.182	W 30TH ST 58 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 IRREG
16010794.	402	5363 30TH ST	DETROIT LAND BANK AUTHORITY	0.099	W 30TH ST 57 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010795.	402	5357 30TH ST	DETROIT LAND BANK AUTHORITY	0.099	W 30TH ST 56 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010796.	402	5351 30TH ST	DETROIT LAND BANK AUTHORITY	0.099	W 30TH ST 55 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010797.	402	5345 30TH ST	DETROIT LAND BANK AUTHORITY	0.099	W 30TH ST 54 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61





16010798.	402	5337 30TH ST	DETROIT LAND BANK AUTHORITY	0.099	W 30TH ST 53 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010799.	402	5333 30TH ST	DETROIT LAND BANK AUTHORITY	0.099	W 30TH ST 52 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010802.	401	5315 30TH ST	DETROIT LAND BANK AUTHORITY	0.099	W 30TH 49 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010803.001	402	5309 30TH ST	DETROIT LAND BANK AUTHORITY	0.098	W 30TH 48 EXC FORD EXPWAY AS OP THOMPSONS SUB L3 P69 PLATS, W C R 16/98 26 IRREG
16010803.002L	402	5303 30TH ST	DETROIT LAND BANK AUTHORITY	0.061	W 30TH W 128.50 FT ON N LINE BG W 48.12 FT ON S LINE 47 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 85.80 IRREG
16011070-7	402	5230 31ST ST	DETROIT LAND BANK AUTHORITY	0.042	E THIRTY-FIRST TRIANG PT 43 BG N 7.23 FT ON E LINE AND E 20.64 FT ON N LINE AND E 20.64 FT ON S LINE 44 BG E 91.72 FT ON N LINE HUBBARD & DINGWALLS SUB L18 P19 PLATS, W C R 16/134 40.57 IRREG
16011078-9	402	5300 31ST ST	DETROIT LAND BANK AUTHORITY	0.198	E 31ST 46 & 45 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 60 X 143.61
16011080.	402	5314 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 44 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011081.	402	5320 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 43 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011082.	402	5326 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 42 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011083.	402	5332 31ST ST	MCGRAW-94 LAND, LLC	0.099	E 31ST 41 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011084.	402	5338 31ST ST	City of Detroit P&DD, Care of DBA	0.099	E 31ST 40 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011085.	402	5344 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 39 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011086.	402	5350 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 38 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011087.	402	5354 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 37 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011088.	402	5362 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 36 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011089.	402	5368 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 35 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011090.	402	5374 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 34 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011091.	402	5380 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	E 31ST 33 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011092.	402	5386 31ST ST	City of Detroit P&DD, Care of DBA	0.090	E 31ST 32 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 IRREG
16011093.	402	5390 31ST ST	DETROIT LAND BANK AUTHORITY	0.051	E 31ST 31 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 74.40A
16011094.	401	5405 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 18 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011095.	401	5399 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 17 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011096.	402	5393 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 16 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61



16011097.	402	5387 31ST ST	GONZALEZ, ALEJANDRO S	0.099	W 31ST 15 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011099.	401	5375 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 13 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011100.	402	5369 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 12 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011103.	402	5349 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 9 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011104.	402	5345 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 8 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011105.	402	5339 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 7 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011106.	402	5333 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 6 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011107.	402	5325 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 5 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011108.	402	5321 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 4 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011109.	402	5315 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 3 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011110.	402	5309 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 2 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011111.	402	5301 31ST ST	DETROIT LAND BANK AUTHORITY	0.099	W 31ST 1 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011112.	402	5229 31ST ST	MCGRAW 94 LAND, LLC	0.110	W 31ST 1 HUBBARD & DINGWALLS SUB L18 P19 PLATS, W C R 16/134 33.34 X 143.61
16011113-24	402	5223 31ST ST	DETROIT LAND BANK AUTHORITY	0.182	W 31ST 2 THRU 4 EXC EXPWAY AS OP HUBBARD & DINGWALLS SUB L18 P19 PLATS, W C R 16/134 30 IRREG
16011961.001	402	5208 32ND ST	MCGRAW 94 LAND, LLC	0.026	E 32ND N TRIANG PT OF 5 BG 30 FT ON W LINE & BG 76.68 FT ON N LINE BLK 10-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 IRREG
16011961.002L	402	5210 32ND ST	DETROIT LAND BANK AUTHORITY	0.067	E 32ND 4 EXC TRIANG PT BG E 23.32 FT ON S LINE & S 10 FT ON E LINE BLK 10 FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 19/99 30 IRREG
16011963.	402	5222 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 2 BLK 10-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011964.	402	5228 32ND ST	DETROIT LAND BANK AUTHORITY	0.076	E 32ND 1 BLK 10-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16011965.	402	5300 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 23 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011966.	402	5308 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 22 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011967.	402	5314 32ND ST	City of Detroit P&DD, Care of DBA	0.069	E 32ND 21 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100



16011968.	402	5320 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 20 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011969.	402	5326 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 19 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011970.	401	5332 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 18 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011971.	402	5338 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 17 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011972.	402	5344 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 16 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011973.	402	5350 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 15 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011974.	402	5356 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 14 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011975.	402	5362 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 13 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011976.	402	5368 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 12 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011977.	402	5374 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 11 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011978.	402	5380 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 10 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011979.	402	5384 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 9 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011980.	402	5390 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 8 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011981-2	402	5398 32ND ST	MCGRAW-94 LAND, LLC	0.138	E 32 ND 6 & 7 BLK 9-FYFE BARBOUR & WARREN SUB. L 16 P 42 PLATS, W C R 16/99 60 X 100
16011983.	402	5410 32ND ST	MCGRAW 94-LAND, LLC	0.069	E 32ND 5 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011984-5	402	5416 32ND ST	DETROIT LAND BANK AUTHORITY	0.138	E THIRTY SECOND 4 & 3BLK 9- FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 60 X 100
16011986.	402	5428 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	E 32ND 2 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011987.	402	5434 32ND ST	DETROIT LAND BANK AUTHORITY	0.070	E 32ND 1 BLK 9-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30.61 X 100



16011988-90	402	5421 32ND ST	DETROIT LAND BANK AUTHORITY	0.243	W THIRTY SECOND 46 T HRU 44 N 15 FT OF 43BLK 8 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 105.61 X 100
16011991.	402	5411 32ND ST	DETROIT LAND BANK AUTHORITY	0.103	W 32ND S 15 FT 43 42 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, WCR 16/99 45 X 100
16011992.	402	5403 32ND ST	City of Detroit P&DD, Care of DBA	0.069	W 32ND 41 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011993.	402	5399 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	W 32ND 40 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011994.	402	5393 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 39 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011995.	402	5387 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 38 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011996.	402	5381 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 37 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16011997.	402	5375 32ND ST	DETROIT LAND BANK AUTHORITY	0.103	W 32ND 36 N 15 FT OF 35 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16011998-9	402	5363 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.103	W 32ND S 15 FT OF 35 34 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16012000.	402	5357 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	W 32ND 33 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012001.001	402	5351 32ND ST	DETROIT LAND BANK AUTHORITY	0.034	W 32ND N 15 FT 32 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 15 X 100
16012001.002L	402	5349 32ND ST	DETROIT LAND BANK AUTHORITY	0.034	W 32ND S 15 FT 32 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 15 X 100
16012002.	402	5345 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 31 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012003.	402	5339 32ND ST	DETROIT LAND BANK AUTHORITY	0.103	W 32ND N 15 FT 29 30 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16012004-5	402	5327 32ND ST	DETROIT LAND BANK AUTHORITY	0.103	W 32ND S 15 FT OF 29 28BLK 8 - FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 45 X 100
16012006.	402	5321 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 27 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012007.	402	5315 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 26 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012008.	402	5305 32ND ST	City of Detroit P&DD, Care of DBA	0.069	W 32ND 25 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100



16012010.	402	5229 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.076	W 32ND 44 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16012011.	402	5223 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	W 32ND 43 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012012.	402	5217 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 42 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012013.	402	5211 32ND ST	DETROIT LAND BANK AUTHORITY	0.069	W 32ND 41 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012014.	402	5205 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	W 32ND 40 BLK 11-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012015-26	402	5201 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.103	W 32ND PT OF 39 THRU 37 DESC AS BEG AT A PTE ON NE COR OF LOT 39 TH S 28D E 24.63 FT; TH S 42D 15M 14S W 96.45 FT; TH W 13.04 FT TO A PTE ON W LINE OF LOT 38 LYG 55.55 FT S OF NW COR OF LOT 39 TH ELY ALG NLY LINE 100 FT TO P O B BLK 11-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 24.63 IRREG
16012420.001	402	5180 33RD ST	DETROIT LAND BANK AUTHORITY	0.074	E 33RD N 51 FT ON W LINE BG N 13.8 FT ON E LINE OF LOTS 10 & 9BLK 11; FYFE BARBER & WARRENS SUBL16 P42 PLATS, W C R 16/99 51 IRREG
16012420.002L	402	5186 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD 8 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012421.	402	5192 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 33RD 7 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012422.	402	5198 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD 6 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012423.	402	5204 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD 5 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012424.	402	5210 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD 4 BLK 11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012425.	402	5216 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD 3 BLK11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012426.	402	5222 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 33RD 2 BLK11 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30X100
16012427.	402	5230 33RD ST	DETROIT LAND BANK AUTHORITY	0.076	E 33RD ST 1 BLK 11-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16012428.	402	5300 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 23 BLK 8-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100



16012429.	402	5308 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 33RD ST 22 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012430.	402	5314 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 21 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012431.	402	5320 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 33RD ST 20 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012432.	402	5326 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 19 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012433.	402	5332 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 18 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012434.	402	5338 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 33RD ST 17 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012435.	402	5344 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 16 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012436.	402	5350 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 15 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012437.	402	5354 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 14 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012438.	402	5362 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 13 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012439.	402	5368 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 12 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012440.	402	5372 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 11 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012441.	402	5378 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 10 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012442.	402	5386 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 9 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012443.	402	5392 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 8 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012444.	402	5398 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E 33RD ST 7 BLK 8-FYF E BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012445.	402	5404 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	E THIRTY-THIRD 6 BLK 8 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012446-7	402	5414 33RD ST	DETROIT LAND BANK AUTHORITY	0.347	E THIRTY-THIRD 5 THRU 1 BLK 8 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 150.61 X 100



16012456.	402	5221 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	W 33RD ST 43 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012457.	402	5215 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	W 33RD ST 42 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012458.	402	5211 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	W 33RD ST 41 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012459.	402	5205 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	W 33RD ST 40 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012460.	402	5199 33RD ST	DETROIT LAND BANK AUTHORITY	0.069	W 33RD ST 39 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012461.	402	5193 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	W 33RD ST 38 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012462-71	402	5187 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.103	W 33RD ST 37 N 0.00 FT ON E LINE BG N 29.73 FT ON W LINE 36 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 IRREG
16013083-95	402	5180 JUNCTION	ECONOMIC DEVELOPMENT CORPORATION	0.127	E JUNCTION PART OF 11 THRU 9 BG N 72.20 FT ON W LINE & BG N 38.93 FT ON E LINE BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 72.20 IRREG
16013096.	402	5186 JUNCTION	ECONOMIC DEVELOPMENT CORPORATION	0.069	E JUNCTION 8 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013097.	402	5192 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	E JUNCTION 7 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013098.	402	5198 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	E JUNCTION 6 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013099.	402	5204 JUNCTION	ECONOMIC DEVELOPMENT CORPORATION	0.069	E JUNCTION 5 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013100.	402	5208 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	E JUNCTION 4 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013101.	402	5216 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	E JUNCTION 3 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013102.	402	5222 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	E JUNCTION 2 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013103.	402	5228 JUNCTION	DETROIT LAND BANK AUTHORITY	0.076	E JUNCTION 1 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16013104.	402	5555 MCGRAW	DETROIT PARKS & RECREATION	3.458	E JUNCTION 46 THRU 1 AND VAC ALLEY ADJ BLK 7-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 690.61 IRREG



16013115.	202	5301 JUNCTION	DETROIT PARKS & RECREATION	4.229	W JUNCTION 46 THRU 1 ALSO VAC 35TH ST 50 FT WD ADJ AND VAC ALLEY ADJ BLK 6 FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 18 3,966 SQ FT
16013116.	402	5227 JUNCTION	DETROIT LAND BANK AUTHORITY	0.076	W JUNCTION 44 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
16013117.	402	5221 JUNCTION	ECONOMIC DEVELOPMENT CORPORATION	0.069	W JUNCTION 43 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013118.	402	5215 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 42 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013119.	402	5209 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 41 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013120.	402	5203 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 40 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013121.	402	5197 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 39 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013122.	402	5191 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 38 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013123.	402	5185 JUNCTION	ECONOMIC DEVELOPMENT CORPORATION	0.069	W JUNCTION 37 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013124.	402	5179 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 36 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013125.	402	5173 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 35 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013126.	402	5167 JUNCTION	DETROIT LAND BANK AUTHORITY	0.069	W JUNCTION 34 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013127-37	402	5161 JUNCTION	DETROIT LAND BANK AUTHORITY	0.046	W JUNCTION TRIANG PT 33&32 BG N 40.48 FT ON W LINE & 100 FT ON N LINE BLK 13 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 O IRREG
16013709-18	402	5156 35TH ST	DETROIT LAND BANK AUTHORITY	0.085	E 35TH PT OF 13&14 LYG N OF A LINE BEG AT A PTE S 28D E 17.02 FT FROM N E COR TH S 40D 23M 31S W 75.02 FT TH S 43D 16M 44S W 32.12 FT BLK 13 FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 55.36 IRREG
16013719.	402	5162 35TH ST	DETROIT LAND BANK AUTHORITY	0.069	E 35TH ST 12 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013720.	402	5168 35TH ST	DETROIT LAND BANK AUTHORITY	0.069	E 35TH ST 11 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100





16013721.	402	5172 35TH ST	DETROIT LAND BANK AUTHORITY	0.069	E 35TH ST 10 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013722.	402	5180 35TH ST	DETROIT LAND BANK AUTHORITY	0.069	E 35TH ST 9 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100 .
16013723.	402	5186 35TH ST	DETROIT LAND BANK AUTHORITY	0.069	E 35TH ST 8 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013724.	402	5192 35TH ST	DETROIT LAND BANK AUTHORITY	0.069	E 35TH ST 7 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013725.	402	5198 35TH ST	DETROIT LAND BANK AUTHORITY	0.069	E 35TH ST 6 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013726.	402	5204 35TH ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 35TH ST 5 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013727.	402	5208 35TH ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 35TH ST 4 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013728.	402	5216 35TH ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	E 35TH ST 3 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 30 X 100
16013729.	402	5222 35TH ST	ECONOMIC DEVELOPMENT CORPORATION	0.073	E 35TH ST 2 S 1.50 FT 1 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 31.50 X 100
16013730.	402	5228 35TH ST	ECONOMIC DEVELOPMENT CORPORATION	0.073	E 35TH ST N 31.72 FT 1 BLK 13-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 31.72 X 100
14001155.	202	4531 W WARREN	JAMES EUROPE POST #	0.243	S WARREN 101-100 CROSMAN & CUSHINGS SUB L14 P19 PLATS, W C R 14/74 82 E 6 FT 81 THOMPSONS SUB L3 P69 PLATS, W C R 14/78 106 IRREG
14001156.	202	4541 W WARREN	City of Detroit P&DD, Care of DBA	0.069	S WARREN W 14 FT 81 E 16 FT 80 THOMPSONS SUB L3 P69 PLATS, W C R 14/78 30 X 100
14001157.	202	4545 W WARREN	JAMES EUROPE POST #3080	0.101	S WARREN W 4 FT 80 79-78 THOMPSONS SUB L3 P69 PLATS, W C R 14/78 44 IRREG
16001849.	202	4737 W WARREN	WASHINGTON, CHARLES E	0.092	S W WARREN 68&30 THOMPSONS SUB OF LOT 56 P C 30 L3 P69 PLATS, W C R 16/98 40 X 100
16012009.	202	5303 32ND ST	ECONOMIC DEVELOPMENT CORPORATION	0.069	W 32ND 24 BLK 8-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
16012455.	202	5229 33RD ST	ECONOMIC DEVELOPMENT CORPORATION	0.076	W 33RD ST 44 BLK 12-FYFE BARBOUR & WARRENS SUB L16 P42 PLATS, W C R 16/99 33.22 X 100
14011786.	401	5322 30TH ST	JACKSON, DARNELL	0.104	E 30TH TRIANG PT OF 90 BG N 28.16 FT ON W LINE & W 77.53 FT ON N LINE W 77.53 FT ON S LINE BG W 155.8 FT ON N LINE 89 THOMPSON SUB L3 P69 PLATS, WCR 14/78 58.16 IRREG
14011787-97	401	5328 30TH ST	MEGAR NELSON J & PAREDES, JOCELYN	0.107	E 30TH 88 THOMPSONS SUB L3 P69 PLATS, WCR 14/78 30 X 155.80



16010800.	401	5327 30TH ST	JACKSON, DARNELL	0.099	W 30TH 51 THOMPSON S SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16010801.	401	5321 30TH ST	MILES' FAMILY TRUST	0.099	W 30TH 50 THOMPSON SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011098.	401	5379 31ST ST	GONZALEZ, ALEJANDRO	0.099	W 31ST 14 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011101.	401	5361 31ST ST	Y DO IT YOURSELF CONSTRUCTION	0.099	W 31ST 11 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011102.	401	5357 31ST ST	BUFKIN, LESILY C	0.099	W 31ST 10 THOMPSONS SUB L3 P69 PLATS, W C R 16/98 30 X 143.61
16011962.	401	5216 32ND ST	MCGRAW-94 LAND, LLC	0.069	E 32ND 3 BLK 10-FYFE BARBOUR & WARREN SUB L16 P42 PLATS, W C R 16/99 30 X 100
			<b>TOTAL ACREAGE</b>	<b>24.636</b>	



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October 14, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI. 48226

**RE: Request for Public Hearing to Establish an *Industrial Development District/Plant Rehabilitation District* on behalf of Triple R Trucking, Inc. in the general area of 263 N. Forman St. Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition #1001)**

The Housing and Revitalization Department has reviewed the application of **Triple R Trucking, Inc.** and find that it satisfies the criteria set forth by P.A. 198 of 1974 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

We request that a Public Hearing be scheduled on the issue of establishing an ***Industrial Development District/Plant Rehabilitation District***. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher  
Director

DR/ah

cc: S. Washington, Mayor's Office  
K. Trudeau, PDD  
D. Rencher, HRD  
A. Hill, HRD



**BY COUNCILMEMBER** \_\_\_\_\_

**WHEREAS**, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

**WHEREAS**, Triple R Trucking, Inc. has filed an application for an *Industrial Development District/Plant Rehabilitation District* whose boundaries are particularly described in the map and legal description attached hereto; and

**WHEREAS**, Act 198 requires that prior to the adoption of an *Industrial Development District/Plant Rehabilitation District*, City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

**NOW THEREFORE BE IT**

**RESOLVED**, that on the 31st day of October, 2019, in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an *Industrial Development District/Plant Rehabilitation District* on the property referred to above and more fully described in the application attached hereto; and be it finally,

**RESOLVED**, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed *Industrial Development District/Plant Rehabilitation District*.

Janice M. Winfrey  
City Clerk

**City of Detroit**  
OFFICE OF THE CITY CLERK

Caven West  
Deputy City Clerk/Chief of Staff

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Wednesday, July 31, 2019*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

---

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

---

LEGISLATIVE POLICY DIVISION    PLANNING AND DEVELOPMENT DEPARTMENT  
HOUSING AND REVITALIZATION    LAW DEPARTMENT  
FINANCE DEPARTMENT/ASSESSOR

**1001**    *Triple R Trucking, Inc., request to establish an Industrial Development District for the property located at 263 N. Forman St.*



PHONE (888) 882-1688

1303 WOODSIDE AVENUE  
ESSEXVILLE, MICHIGAN 48732

July 17, 2019

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave., Suite 1340  
Detroit, Michigan 48226

**RE: Request for the Establishment of an industrial Development District at 263 N. Forman St.**

Honorable City Council:

**Paragraph #01**

Please accept this letter as a request to establish an **Industrial Development District** for the property located at **263 N. Forman** and described below.

- (a) 263 N. Forman St. is an abandoned vacant parcel
- (b) We are proposing to construct a new trucking terminal in 2019
- (c) The current abandoned property would be redeveloped with a new pre-cast concrete building with a new concrete parking lot along with the required perimeter screening.
- (d) The fixed building equipment would include all of the necessary electrical, mechanical, plumbing, heating and cooling systems along with an air compressor, power washer & light truck maintenance equipment.
- (e) Due to the construction of the new Gordie Howe Bridge, we are being forced to close or relocate soon. We are hoping to begin construction of a new trucking terminal facility in September, 2019. Our hope is to move into the new facility in July of 2020.

**Paragraph #02**

Triple R Trucking, Inc. has been in the dry bulk transportation business since 1982. We have also been operating in the City of Detroit since 2005 at a leased facility on West Jefferson Ave.

Due to the construction of the Gordie Howe Bridge, we are being forced to move our operation very soon. We have recently purchased abandoned, vacant property at 263 N. Forman St. and we are hoping to construct a new facility to provide a new home for Triple R Trucking, Inc. in the City of Detroit.

### **Paragraph #03**

The necessity for tax relief is based on the following concerns.

Triple R Trucking, Inc. has been operating in the City of Detroit under an operating lease which has been very economical since 2005. The current lease has helped keep us competitive with other transportation companies who have been operating in some of the surrounding communities.

Given the increased cost of constructing and operating a new facility in Detroit as opposed to our current lease along with the additional property taxes would be very challenging. We would like the City of Detroit to consider our request for tax relief to enable our investment in the new facility that would create jobs and an increased tax base to the City.

Our current Detroit operation employs 10 full time employees. We expect that number to increase to 15+ full time employees over the next 3 years.

The proposed project would make use of a currently abandoned property and convert it into a new trucking terminal for Triple R Trucking with an investment of approximately \$2,000,000+.

The project will be primarily financed by PNC Bank along with cash equity by the owners. PNC Bank will provide a commitment letter on their portion of the financing.

### **Paragraph #04**

We are hoping the Detroit City Council will consider our request for the maximum of 12 years of tax relief.

### **Paragraph #05**

The requested economic advantage expected is based on budget numbers with a tax relief of 50% annually, would be approximately \$45,058.00 per year.

The City of Detroit would benefit from the increased property, corporate & employee income taxes.

The short term ripple effect regarding the request for the Industrial Development district would help retain our operation and its employees working within the City of Detroit. The short term effect would also add building permits and fees along with the increased property tax base.

The long term ripple effect would add increased employee income taxes through the addition of new full time jobs and ultimately the additional property taxes after the exemption has expired.

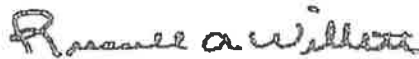
Regarding city taxes, all city taxes are current.

Regarding the disclosure of other requests for public assistance, there are no other requests for public assistance.

**Paragraph #06**

Triple R Trucking is requesting the Detroit City Council to please consider our request for the establishment of an Industrial Development District at 263 N. Forman St. We have operated within the City of Detroit since 2005 at a leased facility that will soon terminate. We would like to remain in Detroit and build a new permanent home for us to grow our operation and create the opportunity for jobs in the near future.

Respectfully submitted,



Russell A. Willett, President  
989-753-6176  
[russ@r-reamymix.com](mailto:russ@r-reamymix.com)

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description**  
**Attachment B: Paid Receipt of Current Taxes**

Cc: K. Bridges, DEGC  
N. Marsh, DEGC  
V. Farley, HRD







**263 N FORMAN 48209** (Property Address)

Parcel Number: 20005998.



Item 1 of 2 1 Image / 1 Sketch

**Property Owner:** WILLET, RUSSELL

**Summary Information**

> Assessed Value: \$174,200 | Taxable Value: \$174,200

> Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	WILLET, RUSSELL 6050 MELBOURNE RD SAGINAW, MI 48604	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**Amount Due**

Current Taxes: **\$13,764.09**

[Pay Now](#)

**Legal Description**

W FORMAN ALL THAT PT OF PC 340 DESC AS FOLS BEG AT PTE IN S LINE FLORA ST 50 FT WD & W LINE FORMAN AVE 60 FT WD TH S 28D 57M 30S E 353.56 FT ALG SD W LINE TH S 61D 25M W 615 FT TH NWLY 354.49 FT TH N 61D 30M 30S E 614.88 FT TO PTE OF BEG 20/-- 217,797 SQ FT

**Recalculate amounts using a different Payment Date**

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property

Enter a Payment Date

**Tax History**

Year	Season	Total Amount	Total Paid	Last Paid	Total Due
2019	Summer	\$13,764.09	\$0.00		\$13,764.09 <a href="#">Pay Now</a>
2018	Winter	\$1,652.36	\$1,652.36	12/26/2018	\$0.00
2018	Summer	\$13,412.21	\$13,412.21	08/22/2018	\$0.00
2017	Winter	\$0.00	\$0.00		\$0.00

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2019-07-26

**1001**

**1001** *Petition of Triple R Trucking, Inc.,  
request to establish an Industrial  
Development District for the property  
located at 263 N. Forman St.*

---

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND  
DEVELOPMENT DEPARTMENT  
HOUSING AND REVITALIZATION LAW DEPARTMENT  
FINANCE DEPARTMENT/ASSESSOR



CITY OF DETROIT  
OFFICE OF THE CHIEF FINANCIAL OFFICER  
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVENUE, SUITE 824  
DETROIT, MICHIGAN 48226  
(313) 224-3011 • TTY:711  
(313) 224-9400  
WWW.DETROITMI.GOV

August 19, 2019

Maurice Cox, Director  
Planning & Development Department  
Coleman A. Young Municipal Center  
2 Woodward Ave, Suite 808  
Detroit, MI 48226

Re: Industrial Development District Request – Triple R. Trucking Inc.  
**Property Address: 263 N. Forman St.**  
Parcel Number: 20005998.

Dear Mr. Cox

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for the creation of an Industrial Development District for the property located at 263 N. Forman Street in the Carbon Works Neighborhood.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

MCL 207.554 Sec. 4 (2) states "The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit."

The project involves constructing a new dry bulk transportation trucking terminal on 5 acres of land with concrete and no building on the site. The expected total investment for the site will be approximately \$2,000,000. The proposed project is expected to create a minimum of 5 jobs, in addition to the 10 current full-time employees at their leased facility, over the next 3 years.

A field investigation indicated that the proposed Forman Area Industrial Development District located in the Carbon Works neighborhood as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors

mmp



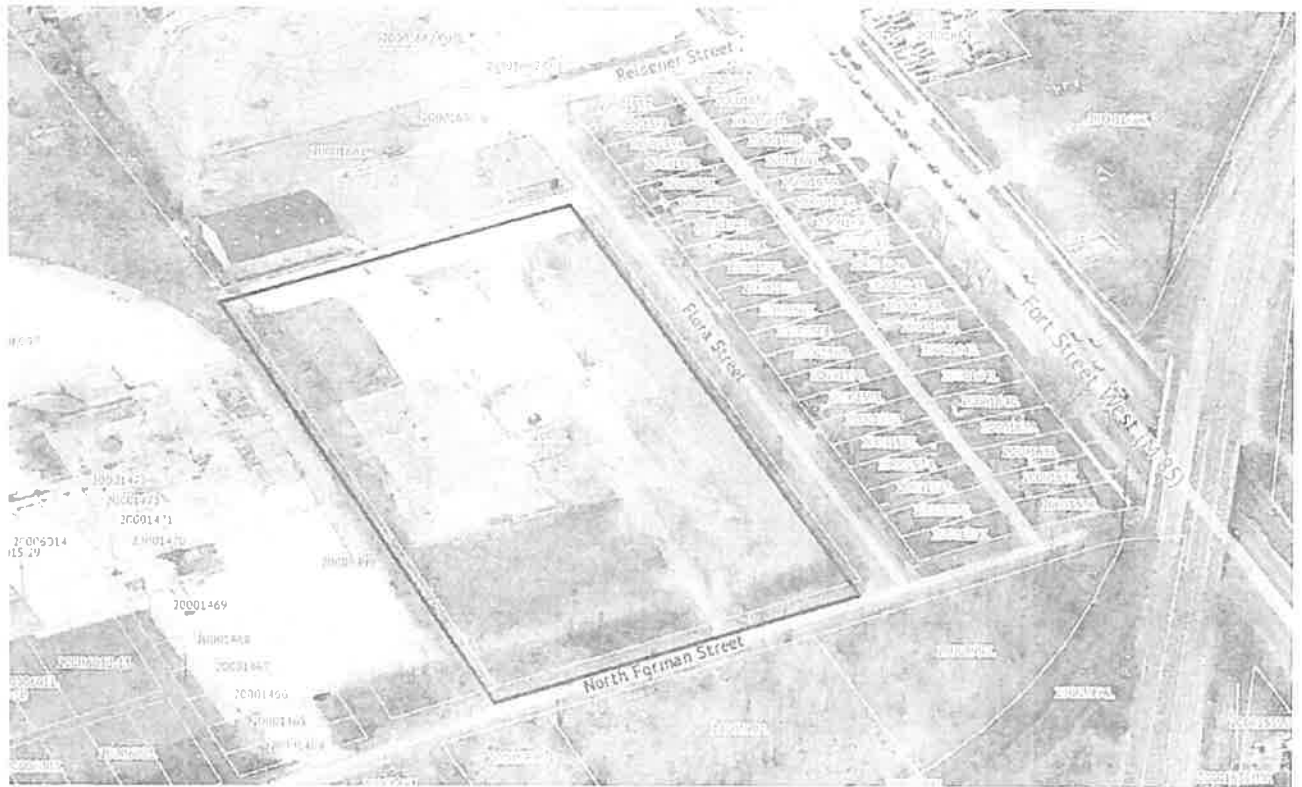
Property Address: 263 N FORMAN

Parcel Number: 20005998.

Property Owner: WILLET, RUSSELL

Legal Description: W FORMAN ALL THAT PT OF PC 340 DESC AS FOLS BEG AT PTE IN S LINE FLORA ST 50 FT WD & W LINE FORMAN AVE 60 FT WD TH S 28D 57M 30S E 353.56 FT ALG SD W LINE TH S 61D 25M W 615 FT TH NWLY 354.49 FT TH N 61D 30M 30S E 614.88 FT TO PTE OF BEG 20/-- 217,797 SQ FT

The legal description matches the OPRA district request.





TO: Adena Hill, Housing and Revitalization  
FROM: Esther Yang, Planning and Development  
RE: Master Plan Interpretation for **Industrial Development District / Plant Rehabilitation District (PA 198)** at 263. N. Forman Street  
DATE: October 8, 2019  
CC: Katy Trudeau, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.554), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment of an Industrial Development District (IDD)**.

**Location and Project Proposal:** Current site is an abandoned vacant parcel and project seeks to construct a new trucking terminal

#### **Master Plan Interpretation**

The subject site area is designated **Distribution / Port Industrial (IDP)**. Distribution / Port Industrial areas should generally consist of areas for uses concerned with the handling, storage, and movement of goods and materials. Goods distribution areas require access to freeways, rails, water (i.e. wharves, docks and piers) on major thoroughfares. Typical uses are transportation terminals, wholesale and warehouse facilities, maintenance and service uses, goods packing and processing uses, and supporting office and service uses.

The following policies of the West Riverfront neighborhood describe the following recommendations:

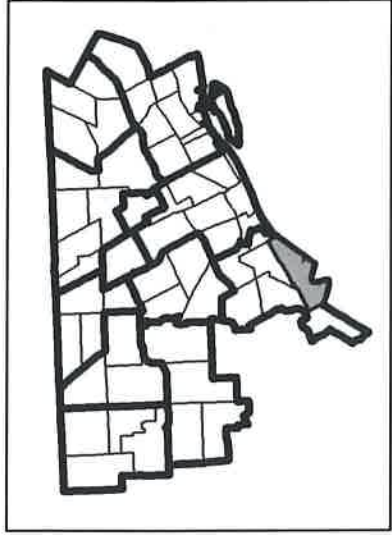
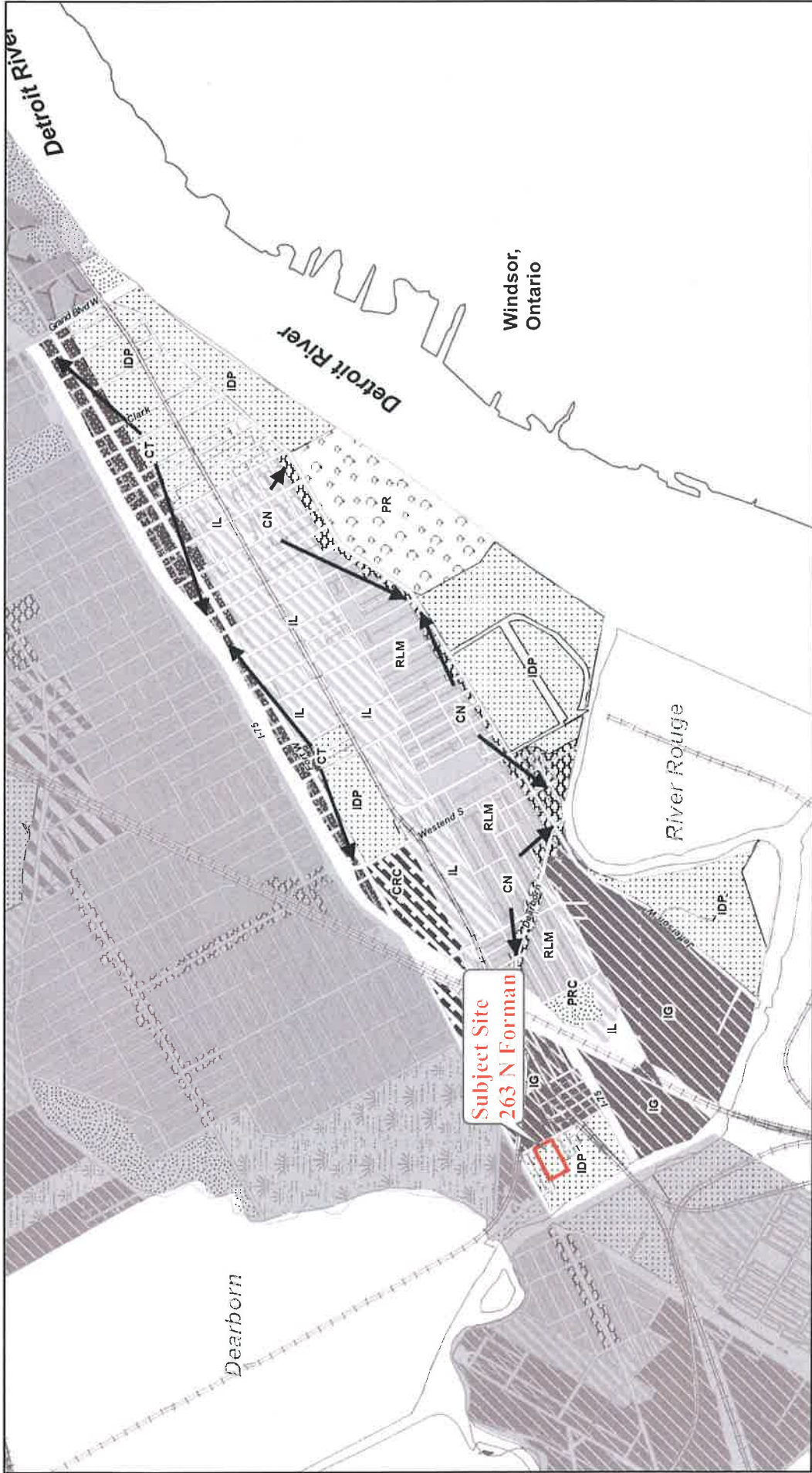
- Policy 3.1 – In conjunction with the retail node at Fort and Dearborn, develop intense commercial uses along Fort
- Policy 3.2 – Take advantage of high traffic volumes to develop intensive commercial uses along Fort Street, catering to truck traffic near Customs facility
- Policy 5.1 – Establish and enforce designated truck routes to and from West Jefferson, Fort, and I-75
- Policy 5.2 – Buffer the negative impacts of industrial land uses upon residential areas north of West Jefferson
- Policy 8.3 – Concentrate environmental cleanup and enforcement along riverfront to maximize development potential and minimize pollution

**The proposed development conforms to the Future General Land Use characteristics of the area.**

#### **Attachments**

Future General Land Use Map: Neighborhood Cluster 5, West Riverfront, Map 5-7B





**Future Land Use**

	Low Density Residential (RL)		Distribution / Port Industrial (IDP)
	Low / Medium Density Residential (RLM)		Mixed - Residential / Commercial (MRC)
	Medium Density Residential (RM)		Mixed - Residential / Industrial (MRI)
	High Density Residential (RH)		Mixed - Town Center (MTC)
	Major Commercial (CM)		Recreation (PRC)
	Retail Center (CRC)		Regional Park (PR)
	Neighborhood Commercial (CN)		Private Marina (PRM)
	Thoroughfare Commercial (CT)		Airport (AP)
	Special Commercial (CS)		Cemetery (CEM)
	General Industrial (IG)		Institutional (INST)
	Light Industrial (LI)		

**Map 5-7B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 5**  
**West Riverfront**



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David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy Manager  
Marcell R. Todd, Jr.  
Senior City Planner  
Janese Chapman  
Deputy Director

# City of Detroit CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

Phone: (313) 224-4946 Fax: (313) 224-4336

John Alexander  
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Elizabeth Cabot, Esq.  
Tasha Cowen  
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Deborah Goldstein

Christopher Gulock, AICP  
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Marcel Hurt, Esq.  
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Jamie Murphy  
Carolyn Nelson  
Kim Newby  
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Sabrina Shockley  
Thomas Stephens, Esq.  
David Teeter  
Theresa Thomas  
Kathryn Lynch Underwood  
Ashley A. Wilson

**TO:** Detroit City Council  
**FROM:** David Whitaker, Director  
Legislative Policy Division  
**DATE:** October 18, 2019  
**RE:** **Disolution of the Detroit Land Bank Authority**

The Legislative Policy Division (LPD) has been requested by Council President Pro-Tempore, Mary Sheffield and Councilman Andre Spivey to provide information regarding the dissolution of the Detroit Land Bank Authority (DLBA) and to address how the City receives assets, particularly the vast swaths of vacant real property in its inventory, back from the DLBA after dissolution.

As indicated in prior LPD reports the DLBA is created under an Intergovernmental Agreement between the City of Detroit and the Michigan Land Bank Fast Track Authority (MLB), pursuant to Public Act 258 of 2003, Land Bank Fast Track Act. Under the Second Amended and Restated Intergovernmental Agreement between the City and the MLB (hereinafter the Agreement ) the "Initial Term" of the agreement will end on or about December 19, 2023. Pursuant to Section 9.01 of the Agreement, after the Initial Term the DLBA shall continue until terminated by joint action of the Parties and the City Council and Mayor or withdrawal by a Party under Section 9.02 which provides:

Either Party may withdraw from this Agreement after the initial term upon six (6) months notice in writing to the City Authority and Parties as provided under Section 9.01; provided, however, that withdrawal by the City requires the approval of the City council and Mayor.

Prior to the DLBA dissolution, Section 9.03 of the Agreement provides that the DLBA must wind up its affairs as follows:

- (a) All of the City Authority's debts, liabilities, and obligations to its creditors and all expenses incurred in connection with termination of the City Authority and distribution of its assets shall be paid first.
- (b) The remaining assets, if any shall be distributed to any successor entity unless otherwise agreed by the Parties, provided, however, that approval by the City requires the approval of City Council. In the event that no successor entity exist, the remaining assets shall be distributed as directed by the City unless otherwise agreed by the Parties.

As provided in the Intergovernmental Agreement, if the City Council and Mayor approve the withdrawal from the Agreement, the DLBA would be required to wind up all its affairs. In doing so, all of the DLBA's obligations to creditors and any expenses incurred in undertaking the DLBA's dissolution must be paid first. If no successor exist, the remaining assets shall go to the City unless otherwise agreed by the Parties. Once the remaining assets are distributed, the DLBA would no longer exist.

LPD notes that should the DLBA be dissolved there is the likely possibility that tens of thousands of parcels of property will remain. Some strong consideration should be given to the fact that clouds may well exist on the title to much of the properties the DLBA will be expected to turn over after dissolution. In addition, one of the main functions of the DLBA includes the assembly, disposition, and quieting of title to property acquired by the DLBA. The DLBA is provided special tools granted under the Land Bank Fast Track Act to quiet-title. The expedited quiet title tool enables the DLBA to provide a clear title to purchasers. This tool allows for the properties to be placed back into productive use in a much more efficient manner than the City could provide. Therefore, a process should be developed to legally clear the titles prior to any mass transfer of properties to the City after dissolution.

LPD has attached its prior report regarding the Dissolution of Quasi Govenmental Authorities for additional reference. If we can be of further assistance please call upon us.

David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy Manager  
Marcell R. Todd, Jr.  
Senior City Planner

LaKisha Barclift, Esq.  
M. Rory Bolger, PhD, AICP  
Timothy Boscarino, AICP  
Elizabeth Cabot, Esq.  
Janese Chapman  
Tasha Cowen  
Richard Drumb  
George Etheridge

# City of Detroit

## CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226

Phone: (313) 224-4946 Fax: (313) 224-4336

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Thomas Stephens, Esq.  
David Teeter  
Theresa Thomas  
Kathryn Lynch Underwood

TO: Detroit City Council

FROM: David Whitaker, Director  
Legislative Policy Division Staff

DATE: September 24, 2018

RE: **Supplemental Report to Dissolution of Quasi-Governmental Authorities  
Created by State Enabling Acts**

On September 20, 2018, the Legislative Policy Division (LPD), submitted a report regarding the method of dissolution of quasi-governmental entities. LPD is submitting this supplemental report to correct and provide further clarification regarding its initial findings regarding the Detroit Land Bank Authority (DLBA).

In the September 20th report, LPD indicated the time provided in the Intergovernmental Agreement in which the City Council and the Mayor could consider the dissolution of the DLBA after the initial term was on or about September 15, 2018. Upon receiving further information and clarification regarding the minimum five-year duration of the Original Intergovernmental Agreement; the minimum five-year duration of the First Amended and Restated Intergovernmental Agreement; and the minimum ten-year duration of the Second Amended and Restated Intergovernmental Agreement, LPD is correcting its initial report to reflect that the correct end of the Initial Term should be on or about December 19, 2023.

LPD initially reported that the City Council and Mayor could consider dissolution of the City Authority (DLBA) with six-month's notice, after the end of the Initial Term of ten years. It was initially believed that the Initial Term which is defined to begin on the Effective Date was the original date of the Intergovernmental Agreement (IGA) between the City of Detroit (City) and the Michigan Land Bank Fast Track Authority, being September 15, 2008. Although that was the effective date of the Original IGA, the "Effective Date" and the Initial Term was changed in the First Amended and Restated IGA, and the Second Amended and Restated IGA.

To further clarify, the Original IGA under Article VIII, Duration of Agreement provides:

This Agreement and the City Authority shall commence on the Effective Date and shall continue in effect for an initial term of five (5) years and after that until terminated by joint action of the Parties and the City Council or withdrawal by a Party under Section 8.02.

Section 1.07 of the Original IGA identifies the Effective Date as the date in which the Agreement is approved and entered by the Parties. The Original IGA was entered into on or about September 15, 2008, which is the Effective Date of that Agreement. The initial term of five years would have expired on September 15, 2013.

On or about July 18, 2013 the Parties entered into the First Amended IGA which provided under Article VIII, Duration of Agreement:

The City Authority shall commence on the effective date of the Original Agreement and this Agreement shall commence on the Effective Date. The City Authority and this Agreement shall continue through the Initial Term and after that until terminated by joint action of the Parties and the City Council and Mayor or withdrawal by a Party under Section 8.02

This provision indicates the City Authority commenced on September 15, 2008, upon the Parties entering the Original IGA. The Effective Date is then identified as a separate and distinct time frame regarding the underlying Agreement (First Amended IGA). The Effective Date here refers to the First Amended IGA's commencement and is defined in Section 1.09.

Section 1.09 of the First Amended IGA identifies the Effective Date as the date that the Agreement (First Amended IGA) is approved and entered by the Parties. The Effective Date of the First Amended IGA is on or about July 18, 2013. The First Amended IGA provides in Section 1.14 that the Initial Term for the Agreement is "the period ending on the date that is five (5) years following the Effective Date. The Initial Term under the First Amended IGA would have expired on or about July 18, 2018. However, on December 19, 2013 the Parties entered the Second Amended IGA.

The Second Amended IGA under Article IX, Duration of Agreement, Section 9.01 provides:

The City Authority shall commence on the effective date of the Original Agreement and this Agreement shall commence on the Effective Date. The City Authority and this Agreement shall continue through the Initial Term and after that until terminated by joint action of the Parties and the City Council and Mayor or withdrawal by a Party under Section 9.02.

Just as provided in the First Amended IGA, the language in the Second Amended IGA makes a distinction between the "effective date of the Original Agreement", the date the City Authority commenced versus the "Effective Date" the date the Second Amended IGA commenced.

Section 1.08 of the Second Amended IGA indicates the Effective Date is the date that the Agreement is approved and entered by the Parties. More significant is the language in Section 1.12 which provides:

“Initial Term” means the period ending on the date that is ten (10) years following the Effective Date

The Effective Date would be the date in which the Second Amended IGA was entered, on December 19, 2013. According to Section 1.12 the Initial Term would end ten (10) years after the Effective Date or on December 19, 2023. Understanding that at the time the Second Amended IGA was being executed, the City was anticipating receiving federal dollars under the Hardest Hit Funding (HHF) program and would have wanted to extend the life of the DLBA beyond the minimum five-year term. LPD believes based on the language in the three agreements regarding Duration of Agreement, December 19, 2023 is the correct end date of the Initial Term and not September 15, 2018 as previously reported.

LPD also provides clarification regarding page 2, footnote 1, of the September 20th report in that the 90,000 properties the DLBA received consist of the 53,558 from the City and the 44,402 received from the Wayne County Treasurer, as reflected in the DLBA's July 2018 Quarterly Report.

Finally, LPD provides clarification regarding page 3, footnote 2, of the September 20th report, that the \$2 million provided for title insurance was not delivered to the DLBA, but to an escrow account on the DLBA's behalf.

If we can be of further assistance, please call upon us.



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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October 14, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
5535 Tireman, Detroit MI 48204**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Argentia Group MI, LLC (the “Purchaser”), to purchase certain City-owned real property at 5535 Tireman (the “Property”) for the purchase price of Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$2,750.00).

Argentia Group MI, LLC proposes to utilize the property as parking for their adjacent building at 5555 Tireman. Currently, the property is within a B4 zoning district (General Business District). Argentia Group MI, LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Argentia Group MI, LLC.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 OCT 17 10:58 AM

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 5535 Tireman, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Argentia Group MI, LLC (the "Purchaser") for the purchase price of Two Thousand Seven Hundred Fifty and 00/100 Dollars (\$2,750.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) One Hundred Sixty Five and 00/100 Dollars (\$165.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Thirty Seven 50/100 Dollars (\$137.50) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

S TIREMAN LOT 94 BLK 5-ROBERT M GRINDLEYS SUB L15 P32 PLATS, W C R 16/100  
38.4 X 105.32A

a/k/a 5535 Tireman  
Tax Parcel ID 16001997.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED





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October 15, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
5631 Stanton, Detroit MI 48208**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Mondo Holdings LLC (the “Purchaser”), to purchase certain City-owned real property at 5631 Stanton (the “Property”) for the purchase price of Nine Thousand Six Hundred 00/100 Dollars (\$9,600.00).

Mondo Holdings LLC proposes to rehabilitate the existing vacant apartment building. Currently, the property is within a R3 zoning district (Low Density Residential District). Mondo Holdings LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Mondo Holdings LLC.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 OCT 17 PM 5:04

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 5631 Stanton, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Mondo Holdings LLC (the "Purchaser") for the purchase price of Nine Thousand Six Hundred and 00/100 Dollars (\$9,600.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the quit claim deed for transfer of the Property to Mondo Holdings LLC shall include a condition subsequent such that if the Purchaser does not secure the Property within three (3) months of closing and obtain a certificate of occupancy for the Property within thirty (30) months of closing, then title to the Property may, at the sole discretion of the P&DD Director, or his or her authorized designee, revert back to City of Detroit; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred Eighty 00/100 Dollars (\$480.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

W STANTON S 17 FT OF LOT 930 & LOT 931 STANTONS SUB L16 P26 PLATS, WCR 10/47  
57 X 154

a/k/a 5631 Stanton  
Tax Parcel ID 10006899.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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October 14, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
11810 & 11800 Dexter, Detroit MI 48206**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Sterling Brown (the “Purchaser”), to purchase certain City-owned real property at 11810 and 11800 Dexter (the “Property”) for the purchase price of Sixteen Thousand Three Hundred and 00/100 Dollars (\$16,300.00).

Sterling Brown proposes to rehabilitate the property into a retail store and parking. Currently, the property is within a B4 zoning district (General Business District). Sterling Brown proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Sterling Brown.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 OCT 17 PM 3:50

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 11810 and 11800 Dexter, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Sterling Brown (the "Purchaser") for the purchase price of Sixteen Thousand Three Hundred and 00/100 Dollars (\$16,300.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Eight Hundred Fifteen 00/100 Dollars (\$815.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

E DEXTER LOT 75 TUXEDO ADDITION, A SUB L33 P35 PLATS, W C R 12/195 22 X 120

a/k/a **11810 Dexter**  
Tax Parcel ID 12010507.

**Parcel 2**

E DEXTER LOTS 77 & 76 TUXEDO ADDITION, A SUB L33 P35 PLATS, W C R 12/195 46  
X 120

a/k/a **11800 Dexter**  
Tax Parcel ID 12010506.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



October 14, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
10075 Gratiot, Detroit MI 48213**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Whetstone Holdings, LLC (the “Purchaser), to purchase certain City-owned real property at 10075 Gratiot (the “Property”) for the purchase price of Three Thousand Nine Hundred Fifty and 00/100 Dollars (\$3,950.00).

Whetstone Holdings, LLC proposes to rehabilitate the property into a retail store. Currently, the property is within a B4 zoning district (General Business District). Whetstone Holdings, LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Whetstone Holdings, LLC.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 OCT 17 PM 3:24

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 10075 Gratiot, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Whetstone Holdings, LLC (the "Purchaser") for the purchase price of Three Thousand Nine Hundred Fifty and 00/100 Dollars (\$3,950.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Hundred Thirty Seven and 00/100 Dollars (\$237.00) shall be paid to the DBA from the sale proceeds, 2) One Hundred Ninety Seven 50/100 Dollars (\$197.50) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)



**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N GRATIOT LOTS 28 & 29 BESSENGER & MOORE GRATIOT AVE SUB L26 P55 PLATS,  
W C R 19/422 39.62 X 100

a/k/a 10075 Gratiot  
Tax Parcel ID 19001748.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



October 14, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
8822 & 8826 W McNichols, Detroit MI 48221**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Manning Mechanical PLLC (the “Purchaser”), to purchase certain City-owned real property at 8822 and 8826 W McNichols (the “Property”) for the purchase price of Five Thousand Six Hundred Forty and 00/100 Dollars (\$5,640.00).

Manning Mechanical PLLC proposes to utilize the property as parking for their adjacent business at 8800 W McNichols. Currently, the property is within a B2 zoning district (Local Business and Residential District). Manning Mechanical PLLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Manning Mechanical PLLC.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor’s Office

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 8822 and 8826 W McNichols, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Manning Mechanical PLLC (the "Purchaser") for the purchase price of Five Thousand Six Hundred Forty and 00/100 Dollars (\$5,640.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Eighty Two 00/100 Dollars (\$282.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

**Parcel 1**

N--W MC NICHOLS RD LOT 73 AURORA PARK SUB L44 P56 PLATS, W C R 16/281 20 X  
100

a/k/a 8822 W McNichols  
Tax Parcel ID 16008167.

**Parcel 2**

N--W MC NICHOLS RD LOT 72 AURORA PARK SUB L44 P56 PLATS, W C R 16/281 20 X  
100

a/k/a 8826 W McNichols  
Tax Parcel ID 16008166.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



CITY OF DETROIT  
PLANNING AND DEVELOPMENT DEPARTMENT

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October 14, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale  
70 Pallister, Detroit MI 48202**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from The Wellness Plan Foundation (the “Purchaser”), to purchase certain City-owned real property at 70 Pallister (the “Property”) for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000.00).

The Wellness Plan Foundation proposes to utilize the property as parking and green space for their adjacent building at 138 Pallister. Currently, the property is within a B2 zoning district (Local Business and Residential District). The Wellness Plan Foundation proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to The Wellness Plan Foundation.

Respectfully submitted,

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 OCT 17 PM 3:54

## RESOLUTION

BY COUNCIL MEMBER \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves of the sale of certain real property at 70 Pallister, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to The Wellness Plan Foundation (the "Purchaser") for the purchase price of Sixty Thousand and 00/100 Dollars (\$60,000.00).

**RESOLVED**, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

**RESOLVED**, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Three Thousand Six Hundred and 00/100 Dollars (\$3,600.00) shall be paid to the DBA from the sale proceeds, 2) Three Thousand 00/100 Dollars (\$3,000.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

**RESOLVED**, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

**RESOLVED**, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

**EXHIBIT A**

**LEGAL DESCRIPTION**

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N PALLISTER LOT 90 W 5 FT LOT 91 LEGGETTS SUB L21 P53 PLATS, W C R 2/48 55 X  
139.28A

a/k/a 70 Pallister  
Tax Parcel ID 02001159.

Description Correct  
Engineer of Surveys

By: \_\_\_\_\_  
Basil Sarim, P.S.  
Professional Surveyor  
City of Detroit/DPW, CED



55

October 18, 2019

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Detroit, MI 48226

**RE: Property Sale / Grant of Easement and Licenses  
Former Joe Louis Arena and Joe Louis Arena Garage, Detroit, MI**

Honorable City Council:

The City of Detroit (“City”), Planning and Development Department (“P&DD”) has received an offer from First & Congress Management LLC (“FCM”), a Michigan limited liability company, to purchase the former site of Joe Louis Arena and Joe Louis Arena Garage (together the “Property”) for the purchase price of Fourteen Million One Hundred Thousand and 00/100 Dollars (\$14,100,000.00).

Currently, certain rights to the Property are held by Financial Guaranty Insurance Company (“FGIC”), a New York stock insurance company, as part of a bankruptcy-related development agreement with the City dated December 10, 2014 (the “FGIC Agreement”). If the City approves a sale to FCM, FGIC has agreed to assign its rights in the Property to FCM and the FGIC Agreement will be terminated. It is anticipated that termination of the FGIC Agreement will save the City from the following financial obligations: (1) roughly \$3M in savings for obligated repairs to the Joe Louis Arena Garage and (2) roughly \$4M in savings for obligated environmental remediation of the former site of Joe Louis Arena.

FCM proposes to design and construct a high density mixed-use development on the Property. Currently, the Property is within the PCA zoning district (Public Center Adjacent District). FCM’s use of the Property shall be consistent with the allowable uses for which the Property is zoned. However, as future details of the development are determined, the City anticipates that additional approvals may be required by this Honorable Body, including but not limited to street and alley vacations, rezoning approvals, tax abatements and Brownfield TIF.

Furthermore, ancillary to FCM’s proposed use of the Property, FCM requires certain easements and licenses from the City for vehicular and pedestrian access for FCM to: (a) access and use certain above-ground pedestrian walkways and associated towers to access both the Detroit Regional Convention Facility (formerly known as Cobo Hall and now known as the TCF Center) and the Detroit People Mover Station from the Property, (b) access the Joe Louis Arena Garage from the Lodge Freeway and (c) maintain certain encroachments of the Joe Louis Arena Garage on the proposed easement areas.





At this time, we hereby request that your Honorable Body adopt the attached resolution to authorize the P&DD Director, or his authorized designee, to execute an agreement of purchase and sale, quit claim deeds, easement agreement and such other documents as may be necessary or convenient to: 1) effect a transfer of the Property by the City to FCM, 2) grant certain easements and licenses to FCM in support of FCM's development and use of the Property and 3) terminate the FGIC Agreement.

Respectfully submitted,

A handwritten signature in cursive script, reading "Katharine G. Trudeau", is positioned below the closing phrase.

Katharine G. Trudeau  
Deputy Director

cc: Stephanie Washington, Mayor's Office

## RESOLUTION

**BY COUNCIL MEMBER:** \_\_\_\_\_

**NOW, THEREFORE, BE IT RESOLVED**, that Detroit City Council hereby approves the sale of certain real property formerly known as Joe Louis Arena (the "Arena Property"), as more particularly described in the attached Exhibit A incorporated herein, and the Joe Louis Arena Garage (the "Garage"), as more particularly described in the attached Exhibit B incorporated herein, to First & Congress Management LLC ("Purchaser"), a Michigan limited liability company, for the purchase price of Fourteen Million One Hundred Thousand and 00/100 Dollars (\$14,100,000.00) (the "Purchase Price"); and be it further

**RESOLVED**, that together, the Arena Property and Garage shall be referred to herein as the "Property"; and be it further

**RESOLVED**, that the Planning and Development Department ("P&DD") Director, or his authorized designee, is authorized to execute an agreement of purchase and sale and issue quit claim deeds for the sale of the Property, as well as execute such other documents as may be necessary or convenient to effect the transfer of the Property to Purchaser consistent with this resolution; and be it further

**RESOLVED**, that transfer of the Property to Purchaser may occur in multiple closings, provided that the Garage is conveyed upon Purchaser's payment of a portion of the Purchase Price amounting to Two Million and 00/100 Dollars (\$2,000,000.00) paid at closing and the Arena Property is conveyed upon Purchaser's payment of a portion of the Purchase Price amounting to Twelve Million One Hundred Thousand and 00/100 Dollars (\$12,100,000.00), with One Hundred Thousand and 00/100 Dollars (\$100,000.00) paid at closing and the remainder paid in accordance with the attached Schedule 1 incorporated herein; and be it further

**RESOLVED**, that Detroit City Council hereby approves easements and licenses to Purchaser and its successors, assigns, lessees, employees, agents, customers, licensees and invitees for certain areas identified in the attached Exhibit C incorporated herein (collectively the "Easement Parcels") for Purchaser's vehicular and pedestrian access for Purchaser to: (a) access and use certain above-ground pedestrian walkways and associated towers to access both the Detroit Regional Convention Facility (formerly known as Cobo Hall and now known as the TCF Center) and the Detroit People Mover Station from the Property, (b) access the Garage from the Lodge Freeway and (c) maintain certain encroachments of the Garage in the Easement Parcels; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute an easement agreement with Purchaser, as well as execute such other documents as may be necessary or convenient to effect the grant of easements and licenses of the Easement Parcels to Purchaser and its successors, assigns, lessees, employees, agents, customers, licensees and invitees for the benefit of the Property consistent with this resolution; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the agreement

of purchase and sale, quit claim deeds and easement agreement (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property and grant of the easements and licenses of the Easement Parcels, provided that the changes do not materially alter the substance or terms of the transfer, sale and/or granting of the easements and licenses; and be it further

**RESOLVED**, that Detroit City Council hereby approves the termination of that certain development agreement dated December 10, 2014 that concerns the Property and is by and between the City, the State of Michigan and Financial Guaranty Insurance Company, a New York stock insurance company, (the "FGIC Agreement"). Furthermore, such termination of the FGIC Agreement shall only be effective upon execution by the P&DD Director, or his authorized designee, of an acknowledgment of termination; and be it further

**RESOLVED**, that the P&DD Director, or his authorized designee, is authorized to execute an acknowledgment of termination that terminates the FGIC Agreement, as well as execute such other documents as may be necessary or convenient to effect termination of the FGIC Agreement; and be it finally

**RESOLVED**, that the aforementioned agreement of purchase and sale, quit claim deeds, easement agreement and acknowledgment of termination will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibits A, B and C and Schedule 1)

**EXHIBIT A**

DESCRIPTION OF ARENA PROPERTY





**EXHIBIT B**

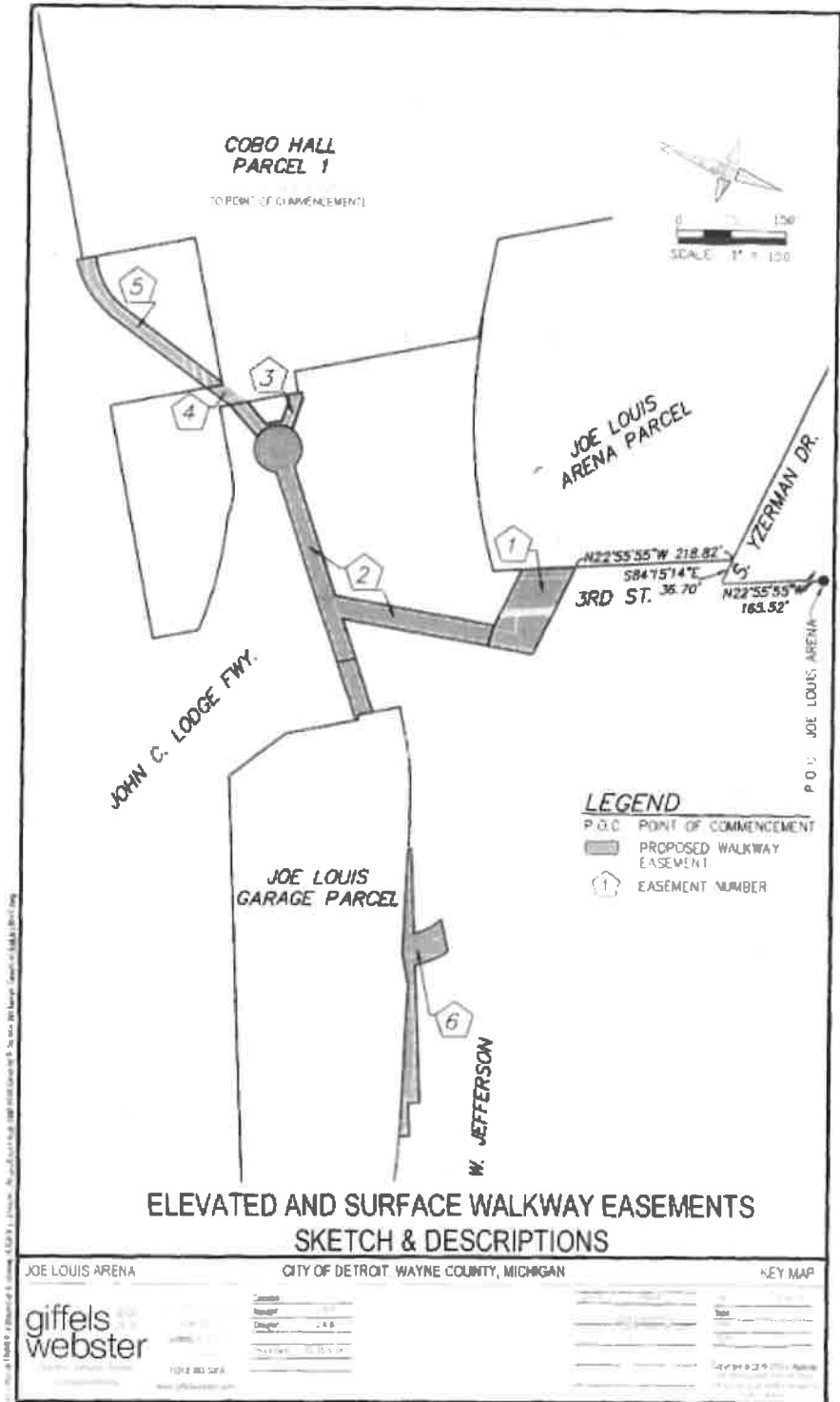
DESCRIPTION OF GARAGE





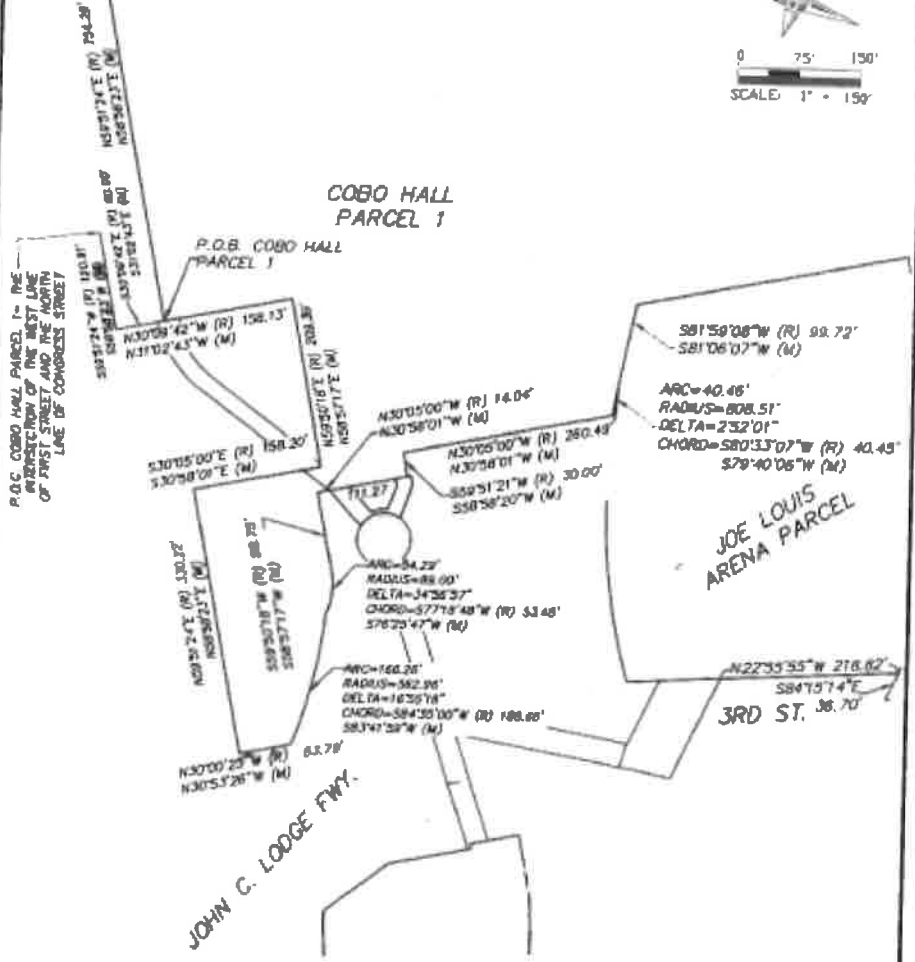
**EXHIBIT C**

**DESCRIPTION OF EASEMENT PARCELS**



**LEGEND**

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT



(M) BEARINGS RELATED TO JOE LOUIS ARENA PARCEL AND JOE LOUIS GARAGE PARCEL  
(R) BEARINGS RELATED TO COBO HALL PARCEL DESCRIPTION

**ELEVATED AND SURFACE WALKWAY EASEMENTS  
SKETCH & DESCRIPTIONS**

JOE LOUIS ARENA		CITY OF DETROIT, WAYNE COUNTY, MICHIGAN		COBO PARCEL DETAIL							
	38 West Adams Road Suite 1200 Detroit, MI 48226 (313) 962-4442 (313) 962-5888 www.giffelswebster.com	Designer: J.M.R. Checker: J.M.R. Draftsman: J.A.B. Quality Control: C.A.A. Printed Date: 01/18/17	<table border="1"> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>01/18/17</td> <td>PRELIMINARY</td> </tr> <tr> <td>01/18/17</td> <td>FINAL</td> </tr> </table>	DATE	DESCRIPTION	01/18/17	PRELIMINARY	01/18/17	FINAL	Job No.: 15-01-01 Date: 01/18/17 Plot: 2 of 4 Files: 150101.DWG	Copyright © 2017 Giffels Webster. No reproduction shall be made without the prior written consent of Giffels Webster.
	DATE	DESCRIPTION									
01/18/17	PRELIMINARY										
01/18/17	FINAL										

**JOE LOUIS ARENA LEGAL DESCRIPTION:**

(PER TITLE COMMITMENT NO. 881218 REVISION C, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED MARCH 17, 2016)  
 THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
 LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 12 THROUGH 20, BOTH INCLUSIVE AND PART OF LOTS 10, 11, AND 21 OF BLOCK D; ALSO ALL OF LOTS 1 THROUGH 30, BOTH INCLUSIVE OF BLOCK E, ALSO PART OF LOTS 3 AND 4 OF BLOCK C; ALSO PART OF LOTS 1 THROUGH 4, BOTH INCLUSIVE, OF BLOCK F; ALSO PART OF LOTS 22 THROUGH 30, BOTH INCLUSIVE, OF BLOCK 4 ALL OF THE MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS, ACCORDING TO THE PLAN THEREOF AS RESTORED ON NOVEMBER 15, 1936, IN LIBER 9 OF CITY RECORDS, PAGE 406, INCLUDING ALL OF THE VACATED STREETS AND ALLEYS ADJACENT TO THE ABOVE DESCRIBED LOTS WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED PARCEL COMMENCING AT HARBOR REFERENCE MONUMENT NO. 39, SAID MONUMENT BEING 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET (60' WIDE) EXTENDED, THENCE NORTH 22 DEGREES 30 MINUTES 00 SECONDS WEST, 165.92 FEET ALONG A LINE PARALLEL TO AND 2.20 FEET WEST OF THE CENTERLINE OF THIRD STREET TO A POINT ON THE NORTH LINE OF STEVE YZERMAN DRIVE (DEDICATED AS CIVIC CENTER DRIVE) EXTENDED; THENCE SOUTH 24 DEGREES 19 MINUTES 14 SECONDS EAST, 38.70 FEET TO THE POINT OF BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THIRD STREET AND THE NORTH LINE OF STEVE YZERMAN DRIVE, THENCE NORTH 22 DEGREES 35 MINUTES 00 SECONDS WEST, 334.28 FEET ALONG SAID EAST LINE OF THIRD STREET TO A POINT ON THE SOUTH LINE OF RELOCATED JEFFERSON AVENUE (VARIABLE WIDTH); THENCE THE FOLLOWING 3 COURSES ALONG THE SOUTH LINE OF JEFFERSON AVENUE AND JOHN C LODGE FREEMAN 1) ALONG A NON-TANGENT CURVE TO THE RIGHT 329.17 FEET, SAID CURVE HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 24 DEGREES 06 MINUTES 00 SECONDS, AND LONG CHORD BEARING NORTH 00 DEGREES 15 MINUTES 00 SECONDS EAST, 328.98 FEET, AND 2) NORTH 75 DEGREES 01 MINUTES 45 SECONDS EAST, 40.50 FEET, AND 3) NORTH 81 DEGREES 08 MINUTES 07 SECONDS EAST, 89.72 FEET; THENCE SOUTH 31 DEGREES 08 MINUTES 22 SECONDS EAST, 338.27 FEET; THENCE SOUTH 83 DEGREES 43 MINUTES 17 SECONDS WEST, 18.10 FEET; THENCE SOUTH 30 DEGREES 25 MINUTES 42 SECONDS EAST, 138.04 FEET TO A POINT ON THE NORTH LINE OF STEVE YZERMAN DRIVE; THENCE THE FOLLOWING 3 COURSES ALONG SAID NORTH LINE 1) SOUTH 87 DEGREES 44 MINUTES 30 SECONDS WEST, 132.14 FEET, AND 2) ALONG A TANGENT CURVE TO THE RIGHT 89.58 FEET, SAID CURVE HAVING A RADIUS OF 142.40 FEET, A CENTRAL ANGLE OF 27 DEGREES 30 MINUTES 40 SECONDS, AND A LONG CHORD BEARING SOUTH 81 DEGREES 44 MINUTES 53 SECONDS WEST, 88.09 FEET AND 3) NORTH 84 DEGREES 18 MINUTES 14 SECONDS WEST, 336.12 FEET TO THE POINT OF BEGINNING

**JOE LOUIS PARKING STRUCTURE LEGAL DESCRIPTION:**

(PER TITLE COMMITMENT NO. 881222, REVISION A PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 19, 2014)  
 THE LAND REFERRED TO IN THIS COMMITMENT, SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:  
 PART OF A PARCEL OF LAND DENOTED AS EXHIBIT "A", "PARKING FACILITY PARCEL", IN INSTRUMENT RECORDED IN LIBER 20414, PAGES 470 THROUGH 490, BOTH INCLUSIVE, REGISTER #0381401, WAYNE COUNTY RECORDS, AND THAT PART OF LARNED STREET, 60 FEET WIDE, BETWEEN W. JEFFERSON AVENUE AND THIRD AVENUE, 80 FEET WIDE, DESCRIBED AS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THIRD STREET, 80 FEET WIDE, AND THE NORTHERLY LINE OF LARNED STREET, 60 FEET WIDE; THENCE SOUTH 59 DEGREES 50 MINUTES 02 SECONDS WEST, ALONG THE NORTHERLY LINE OF LARNED STREET, 83.54 FEET TO THE INTERSECTION WITH THE FACE OF THE STAIR/ELEVATOR TOWER AND THE POINT OF BEGINNING; THENCE 1.29 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH, BEING THE FACE OF THE STAIR/ELEVATOR TOWER WITH A RADIUS OF 25.98 FEET, A DELTA OF 02 DEGREES 51 MINUTES 15 SECONDS AND A LONG CHORD OF 1.29 FEET WHICH BEARS NORTH 57 DEGREES 09 MINUTES 29 SECONDS WEST, THENCE NORTH 30 DEGREES 08 MINUTES 10 SECONDS WEST, 101.90 FEET; THENCE NORTH 56 DEGREES 27 MINUTES 16 SECONDS WEST, 98.44 FEET TO THE NORTHWESTERLY CORNER OF THE JOE LOUIS ARENA PARKING STRUCTURE; THENCE SOUTH 68 DEGREES 35 MINUTES 30 SECONDS WEST, 831.86 FEET ALONG THE NORTHERLY SIDE OF SAID STRUCTURE; THENCE SOUTH 21 DEGREES 24 MINUTES 30 SECONDS EAST, 70.14 FEET; THENCE WESTERLY ALONG FIVE COURSES 10 FEET NORTH OF A SERVICE DRIVE SOUTH 68 DEGREES 35 MINUTES 30 SECONDS WEST, 30.38 FEET; THENCE 82.07 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 75 FEET, A DELTA OF 47 DEGREES 25 MINUTES 11 SECONDS AND A LONG CHORD OF 80.32 FEET, BEARING SOUTH 38 DEGREES 55 MINUTES 28 SECONDS WEST; THENCE 15.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 20 FEET, A DELTA OF 45 DEGREES 08 MINUTES 54 SECONDS AND A LONG CHORD OF 15.36 FEET BEARING SOUTH 35 DEGREES 47 MINUTES 48 SECONDS WEST; THENCE 72.18 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 107 FEET, A DELTA OF 20 DEGREES 59 MINUTES 40 SECONDS AND A LONG CHORD OF 71.78 FEET BEARING SOUTH 47 DEGREES 52 MINUTES 05 SECONDS WEST; THENCE SOUTH 37 DEGREES 23 MINUTES 05 SECONDS WEST, 25.49 FEET; THENCE 32.78 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 90 FEET, A DELTA OF 20 DEGREES 51 MINUTES 13 SECONDS AND A LONG CHORD OF 32.58 FEET BEARING SOUTH 47 DEGREES 48 MINUTES 41 SECONDS WEST TO THE PROPOSED NORTH LINE OF JEFFERSON AVENUE; THENCE NORTH 77 DEGREES 23 MINUTES 05 SECONDS EAST, 23.13 FEET; THENCE SOUTH 80 DEGREES 11 MINUTES 31 SECONDS EAST, 47.38 FEET; THENCE NORTH 77 DEGREES 23 MINUTES 05 SECONDS EAST, 221.16 FEET; THENCE 80.18 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH WITH A RADIUS OF 972 FEET, A DELTA OF 3 DEGREES 32 MINUTES 50 SECONDS AND A LONG CHORD OF 80.17 FEET BEARING NORTH 75 DEGREES 38 MINUTES 40 SECONDS EAST; THENCE NORTH 73 DEGREES 50 MINUTES 15 SECONDS EAST, 188.93 FEET; THENCE NORTH 50 DEGREES 50 MINUTES 52 SECONDS EAST, ALONG THE NORTH LINE OF LARNED STREET, 60 FEET WIDE, 45.50 FEET; THENCE NORTH 73 DEGREES 50 MINUTES 15 SECONDS EAST, 166.12 FEET TO A POINT OF TANGENCY; THENCE 105.92 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 981 FEET, A DELTA OF 8 DEGREES 17 MINUTES 28 SECONDS AND A LONG CHORD OF 105.47 FEET BEARING NORTH 70 DEGREES 41 MINUTES 31 SECONDS EAST; THENCE NORTH 59 DEGREES 50 MINUTES 57 SECONDS EAST, 75.17 FEET; THENCE NORTH 30 DEGREES 09 MINUTES 10 SECONDS WEST, 80.00 FEET; THENCE SOUTH 59 DEGREES 50 MINUTES 52 SECONDS WEST, 390 FEET TO THE POINT OF BEGINNING.  
 PART OF TAX ITEM NOS. 000007-9/WARD 06 & 000084-5/WARD 04

JOE LOUIS ARENA		CITY OF DETROIT, WAYNE COUNTY, MICHIGAN		LEGAL DESCRIPTIONS	
	24 West Adams Road Troy, MI 48063 Phone: 313.487.9400 Fax: 313.487.9401 Website: www.giffelswebster.com	Branch: <u>ADL</u> Station: <u>ADL</u> Study Code: <u>CAS</u> Issue Date: <u>01/20/17</u>	Date: <u>01/20/17</u> Time: <u>09:00 AM</u> Location: <u>ADL</u> Project: <u>000007</u>	User: <u>01/20/17</u> Job: <u>ADL</u> Title: <u>TITLE</u> Project: <u>000007</u>	Copyright © 2017 Giffels Webster All rights reserved.

## COBO HALL LEGAL DESCRIPTION-PARCEL 1:

(PER LEGAL DESCRIPTION AS FIELD SURVEYED, AND REFERENCED TO TITLE COMMITMENT NO. 000008 DRAFT 4, PREPARED BY LANDMOUNT TITLE CORP., DATED APRIL 14, 2008)

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING ALL OF LOTS 1, 2, 4, 11 AND 14, PART OF LOTS 3, 5, 6, 10, 11 AND 12, IN BLOCK 9, ALL OF LOTS 1, 11, 12, 13 AND 14, PART OF LOTS 2, 7, 8, 9 AND 10, IN BLOCK 7, ALL OF LOTS 4 THRU 12, IN BLOCK 6, IN MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MALLETT, SURVEYOR, AS RECORDED IN LIBER 7, PAGE 184 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 7 AND PART OF LOT 8, BIRTH OF LARNED STREET, WEST OF WASHINGTON BLVD., ALL OF LOTS 1 THRU 6 AND PART OF LOT 7, SOUTH OF CONGRESS STREET, WEST OF WASHINGTON BLVD., ALL OF LOTS 1 THRU 6 NORTH OF WOODBRIDGE, PART OF LOTS 3 THRU 5, SOUTH OF WOODBRIDGE, PART OF LOT 7 SOUTH OF WOODBRIDGE, PART OF THE MILITARY RESERVE, AS RECORDED IN LIBER 9, PAGE 218 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO ALL OF A LOT KNOWN AS "OLD SILE LOT" WHICH LIES IN THE PLAN OF SECTION 2 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 549 OF DEEDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 4 OF "SUBDIVISION OF THE OLD MANSION HOUSE LOT", AS RECORDED IN LIBER 12, PAGE 338 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 27, 28, 29 AND AN UNNUMBERED LOT, OF PLAN OF SECTION 2 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 549 OF DEEDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 5, OF "CLARK'S SUBDIVISION ON THE NORTHWEST CORNER OF JEFFERSON AVENUE AND CASS STREET ADJOINING AND EAST OF THE OLD MANSION HOUSE LOT IN THE CITY OF DETROIT", AS RECORDED IN LIBER 1, PAGE 129 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 7, 8 AND 9, ALL OF LOTS 20 THRU 25, 23 THRU 25, PART OF LOTS 16 AND 20, OF PLAN OF THE MILITARY TRACT IN THE CITY OF DETROIT AS Laid OUT INTO LOTS UNDER THE DIRECTION OF MAJOR WHITING, AS RECORDED IN LIBER 6, PAGE 311 OF CITY RECORDS; ALSO ALL OF LOTS 1 THRU 30, IN "AMENDED PLAN OF BLOCK 3, CASS FARM", AS RECORDED IN LIBER 31, PAGE 589 OF DEEDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS 1 THRU 4 OF BLOCK 1, ALL OF LOTS 1 THRU 14 IN BLOCK 1, ALL OF LOTS 1 THRU 10 OF BLOCK 4, PART OF LOTS 1 AND 2 OF BLOCK 11, PART OF LOTS 1 THRU 3 OF BLOCK 11, ALL OF LOTS 1 THRU 3, AND ALL OF LOTS 23 THRU 30, AND PART OF LOTS 8, 10, AND 12, OF MAP OF THE FRONT OF THE CASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS, AS RECORDED IN LIBER 6, PAGE 409 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 1 THRU 6, PART OF LOT 4, ALL OF LOTS 7 THRU 10, ALL OF LOT 11, OF "SCHOOLCRAFT'S SUBDIVISION OF LOTS 1 AND 2, CITY PLAT", AS RECORDED IN LIBER 12, PAGE 622 OF CITY RECORDS, WAYNE COUNTY RECORDS; ALSO ALL OF LOTS A, B, C, D, E, F, G, H AND I, AND PART OF H, ALL IN "RESUBDIVISION OF PART OF WELLS AND MILITARY TRACT BETWEEN JEFFERSON AVE., WOODBRIDGE, WAYNE AND CASS", AS RECORDED IN LIBER 2, PAGE 13 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 28, 29, 73, 74, 80, AND 81 OF THE PLAN OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 548 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOT A, OF "PLAN OF THE JONES PROPERTY KNOWN AS THE BEARD AND GREELY CLAIM, SECTION 3 GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, AS RECORDED IN LIBER 1, PAGE 290 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 4, 5, AND 6 OF THE "SUBDIVISION OF THE HENDERIE CLAIM", AS RECORDED IN LIBER 26, PAGE 233 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF THE "AUGHRAN LOT", "CONANT'S EXCHANGE", THE "DEANWYERS CLAIM" AND THE "J.S. RORY CLAIM" TO PART OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, AS RECORDED IN LIBER 1, PAGE 289 OF PLATS, WAYNE COUNTY RECORDS; ALSO ALL STREETS AND ALLEYS ADJACENT TO ALL OF THE ABOVE, WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (80 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (80 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MALLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 184 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE S89°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°04'32"E, 80.00 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N45°15'24"E, 754.28 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE S30°18'02"E, 508.24 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF CIVIC CENTER DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING THIRTEEN COURSES ALONG THE SOUTH, WEST AND NORTH LINE OF SAID CIVIC CENTER DRIVE: (1) N57°07'26"E, 339.48 FEET, AND (2) ALONG A TANGENT CURVE TO THE RIGHT, 88.29 FEET, SAID CURVE HAVING A RADIUS OF 55.17 FEET, A CENTRAL ANGLE OF 80°07'19", AND A LONG CHORD BEARING S73°03'34"E, 78.44 FEET, AND (3) S30°18'34"E, 56.58 FEET, AND (4) S58°32'26"W, 30.50 FEET, AND (5) S30°18'42"E, 164.26 FEET, AND (6) ALONG A TANGENT CURVE TO THE RIGHT, 28.93 FEET, SAID CURVE HAVING A RADIUS OF 91.83 FEET, A CENTRAL ANGLE OF 28°30'27" AND A LONG CHORD BEARING S11°44'20"E, 57.92 FEET, AND (7) S81°14'51"W, 55.35 FEET, AND (8) ALONG A TANGENT CURVE TO THE LEFT, 72.37 FEET, SAID CURVE HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 23°49'55" AND A LONG CHORD BEARING S21°41'32"E, 71.85 FEET, AND (9) ALONG A NON-TANGENT CURVE TO THE RIGHT, 77.73 FEET, SAID CURVE HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 7°32'53", AND A LONG CHORD BEARING S24°57'13"W, 77.67 FEET, AND (10) S84°43'36"W, 173.64 FEET, AND (11) S72°34'00"W, 147.23 FEET, AND (12) N20°24'43"W, 1.94 FEET, AND (13) S88°36'33"W, 103.52 FEET; THENCE N20°24'43"W, 155.04 FEET; THENCE N44°30'12"E, 18.10 FEET; THENCE N 20°52'21"W, 338.27 FEET TO A POINT ON THE SOUTH BARRIER WALL OF THE LODGE FREEMAN; THENCE THE FOLLOWING TWO COURSES ALONG SAID BARRIER WALL: (1) S88°38'02"W, 98.72 FEET, AND (2) ALONG A TANGENT CURVE TO THE LEFT, 40.48 FEET, SAID CURVE HAVING A RADIUS OF 108.51 FEET, A CENTRAL ANGLE OF 23°50'07" AND A LONG CHORD BEARING S80°53'07"W, 40.45 FEET TO A POINT ON THE CENTERLINE OF VACATED SECOND AVENUE (80 FEET WIDE); THENCE S30°07'00"W, 280.43 FEET ALONG SAID CENTERLINE TO A POINT ON THE NORTH LINE OF VACATED LARNED STREET (80 FEET WIDE); THENCE N05°15'21"W, 30.00 FEET ALONG SAID NORTH LINE TO A POINT ON THE WEST LINE OF SAID VACATED SECOND AVENUE; THENCE N20°16'00"W, 111.27 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH FACE OF THE COBO HALL HELIX BRIDGE; THENCE THE FOLLOWING TWO COURSES ALONG SAID BRIDGE: (1) S20°30'10"W, 68.25 FEET, AND (2) ALONG A TANGENT CURVE TO THE RIGHT, 54.28 FEET, SAID CURVE HAVING A RADIUS OF 80.69 FEET, A CENTRAL ANGLE OF 34°56'07" AND A LONG CHORD BEARING S77°18'45"W, 53.45 FEET TO A POINT ON THE NORTH RETAINING WALL OF THE LODGE FREEMAN; THENCE ALONG SAID WALL ALONG A NON-TANGENT CURVE TO THE RIGHT, 180.26 FEET, SAID CURVE HAVING A RADIUS OF 582.85 FEET, A CENTRAL ANGLE OF 38°33'18" AND A LONG CHORD BEARING S84°30'00"W, 165.68 FEET TO THE EAST LINE OF THIRD AVENUE (80 FEET WIDE); THENCE N30°02'25"W, 63.79 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE N55°17'24"E, 338.22 FEET ALONG SAID SOUTH LINE TO THE CENTERLINE OF VACATED SECOND AVENUE; THENCE S30°18'02"E, 158.20 FEET ALONG SAID CENTERLINE; THENCE N55°07'18"E, 208.39 FEET; THENCE N20°24'43"W, 158.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 27.328 ACRES.

## PROPERTY DESCRIPTION-PARCEL 2

(PER LEGAL DESCRIPTION AS FIELD SURVEYED, AND REFERENCED TO TITLE COMMITMENT NO. 0002098 DRAFT 4, PREPARED BY LANDMOUNT TITLE CORP., DATED APRIL 14, 2008)

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING PART OF LOTS 1, 2, AND 3 OF "PLAN OF THE WELLS OR FOREYER LOTS", AS RECORDED IN LIBER 38, PAGE 1 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 17 AND 37 OF THE PLAN OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN, AS RECORDED IN LIBER 34, PAGE 548 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF LOTS 1, 2, 3, 4, 5, AND 6 OF THE "SUBDIVISION OF THE HENDERIE CLAIM", AS RECORDED IN LIBER 26, PAGE 233 OF DEEDS, WAYNE COUNTY RECORDS; ALSO PART OF THE "AUGHRAN LOT" AND "CONANT'S EXCHANGE", OF PART OF SECTION 3 OF THE GOVERNOR AND JUDGES PLAN OF THE CITY OF DETROIT, AS RECORDED IN LIBER 34, PAGE 549 OF PLATS, WAYNE COUNTY RECORDS; ALSO PART OF LOT 1 SOUTH OF JEFFERSON AND PART OF LOT 1 NORTH OF WOODBRIDGE OF "PLAN OF THE SUBDIVISION OF THE COOPER PROPERTY, BEING PART OF THE ROBERTSON AND SEER OR WELDRUM LOTS, ALSO OTHER PROPERTY SITUATED BETWEEN JEFFERSON AVENUE AND WOODBRIDGE STREET, BROADWAY AND SHELBY STREETS", AS RECORDED IN LIBER 9, PAGE 311 OF PLATS, WAYNE COUNTY RECORDS; ALSO ALL STREETS AND ALLEYS ADJACENT TO ALL OF THE ABOVE, WITHIN THE BOUNDS OF THE FOLLOWING MORE PARTICULARLY DESCRIBED PARCEL:

COMMENCING AT THE INTERSECTION OF WEST LINE OF FIRST STREET (80 FEET WIDE) WITH THE NORTH LINE OF SAID CONGRESS STREET (80 FEET WIDE), SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 12 OF BLOCK 13 OF "MAP OF THE WESTERN ADDITION TO THE CITY OF DETROIT AS SURVEYED INTO LOTS BY JOHN MALLETT, SURVEYOR", AS RECORDED IN LIBER 7, PAGE 184 OF CITY RECORDS, WAYNE COUNTY RECORDS; THENCE S89°51'24"W, 120.91 FEET ALONG THE NORTH LINE OF SAID CONGRESS STREET; THENCE S30°04'32"E, 80.00 FEET TO A POINT ON THE SOUTH LINE OF SAID CONGRESS STREET; THENCE S89°51'24"E, 754.28 FEET ALONG SAID SOUTH LINE TO A POINT ON THE WEST LINE OF WASHINGTON BOULEVARD (VARIABLE WIDTH); THENCE S30°18'02"E, 731.29 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF JEFFERSON AVENUE (210 FEET WIDE) EXTENDED; THENCE N59°50'26"E, 92.16 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING; THENCE CONTINUING N05°15'21"E, 339.48 FEET ALONG SAID LINE; THENCE S30°18'34"E, 118.87 FEET TO A POINT ON THE NORTH LINE OF CIVIC CENTER DRIVE (VARIABLE WIDTH); THENCE THE FOLLOWING FOUR COURSES ALONG SAID NORTH LINE: (1) ALONG A NON-TANGENT CURVE TO THE LEFT, 128.49 FEET, SAID CURVE HAVING A RADIUS OF 65.88 FEET, A CENTRAL ANGLE OF 84°36'29", AND A LONG CHORD BEARING N77°31'21"W, 113.31 FEET, AND (2) S25°30'28"W, 243.80 FEET, AND (3) ALONG A TANGENT CURVE TO THE RIGHT, 15.64 FEET, SAID CURVE HAVING A RADIUS OF 10.66 FEET, A CENTRAL ANGLE OF 88°37'07" AND A LONG CHORD BEARING N17°20'34"W, 14.10 FEET, AND (4) N30°31'44"W, 31.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.150 ACRES.

JOE LOUIS ARENA

CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

LEGAL DESCRIPTIONS

**giffels webster**  
 Michigan Surveyors Association  
 License # 27834

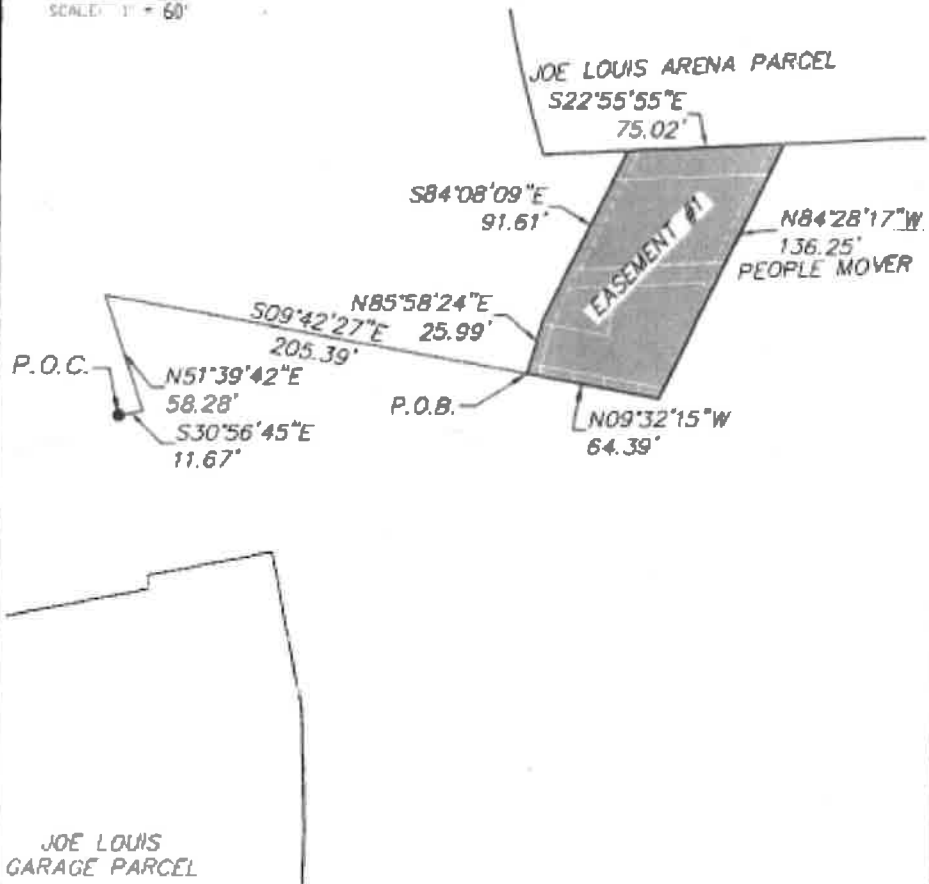
12 West Adams Road  
 Suite 700  
 Detroit, MI 48202  
 (313) 487-6444  
 (313) 487-6100

Scale: 1"=40'  
 Date: 2/28/11  
 Project: 11-011  
 County: Wayne  
 Plan: 20-18-4-240

DATE	DESCRIPTION	BY	SCALE
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02/28/11	11-011-001-002	AW	1"=40'
02/28/11	11-011-001-003	AW	1"=40'

11-011-001-001  
 11-011-001-002  
 11-011-001-003

EASEMENT EXHIBIT NO. 1  
(ELEVATED WALKWAY)



**LEGEND**

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

THE LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING PART OF W. JEFFERSON AVENUE (VARIABLE WIDTH PUBLIC), 3RD STREET (VARIABLE WIDTH PUBLIC) AND PART OF LOTS 1 THROUGH 3 OF BLOCK 4 OF THE MAP OF THE FRONT OF THE GASS FARM AS SUBDIVIDED INTO LOTS FOR THE PROPRIETORS, RECORDED IN LIBER 9 OF CITY RECORDS, PAGE 409, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THIRD STREET, 80 FEET WIDE, AND THE NORTHERLY LINE OF LARNED STREET, 60 FEET WIDE, THENCE SOUTH 30 DEGREES 56 MINUTES 45 SECONDS EAST, 11.67 FEET; THENCE NORTH 51 DEGREES 39 MINUTES 42 SECONDS EAST, 58.28 FEET; THENCE SOUTH 09 DEGREES 42 MINUTES 27 SECONDS EAST, 205.39 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 58 MINUTES 24 SECONDS EAST, 25.99 FEET; THENCE SOUTH 84 DEGREES 08 MINUTES 09 SECONDS EAST, 91.61 FEET; THENCE SOUTH 22 DEGREES 55 MINUTES 55 SECONDS EAST, 75.02 FEET; THENCE NORTH 84 DEGREES 28 MINUTES 17 SECONDS WEST, 136.25 FEET; THENCE NORTH 09 DEGREES 32 MINUTES 15 SECONDS WEST, 64.39 FEET TO THE POINT OF BEGINNING.

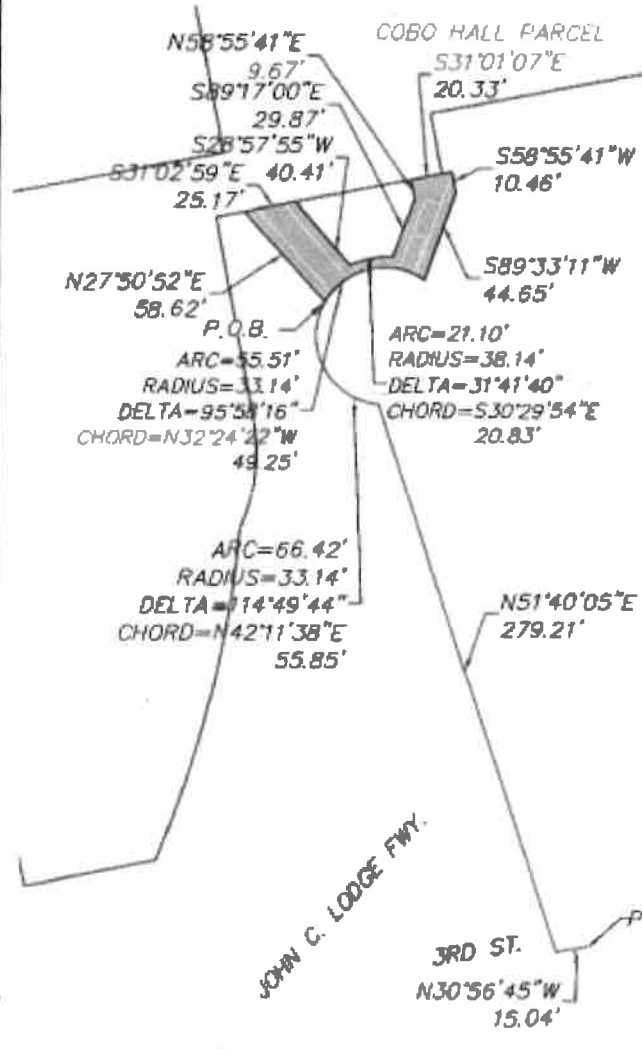
JOE LOUIS ARENA	CITY OF DETROIT, WAYNE COUNTY, MICHIGAN	EXHIBIT 1								
	28 West Adams Road Suite 100 Detroit, MI 48201 (313) 867-4441 www.giffelswebster.com	<table border="1"> <tr> <td>Client</td> <td>JLA</td> </tr> <tr> <td>Project</td> <td>JLA</td> </tr> <tr> <td>Drawn/Checked</td> <td>C.A.A.</td> </tr> <tr> <td>Plot/Date</td> <td></td> </tr> </table>	Client	JLA	Project	JLA	Drawn/Checked	C.A.A.	Plot/Date	
	Client	JLA								
Project	JLA									
Drawn/Checked	C.A.A.									
Plot/Date										
<table border="1"> <tr> <td>Date</td> <td>10/11/11</td> </tr> <tr> <td>Scale</td> <td>1" = 60'</td> </tr> <tr> <td>Sheet</td> <td>1 of 1</td> </tr> <tr> <td>Project</td> <td></td> </tr> </table>		Date	10/11/11	Scale	1" = 60'	Sheet	1 of 1	Project		No reproduction shall be made without the written consent of Giffels Webster.
Date	10/11/11									
Scale	1" = 60'									
Sheet	1 of 1									
Project										



# EASEMENT EXHIBIT NO. 3 (SURFACE WALKWAY)



30 60  
SCALE 1" = 60'



## LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

THE LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING PART OF THE JOHN C. LODGE FREEWAY (VARIABLE WIDTH PUBLIC) DESCRIBED AS FOLLOWS COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THIRD STREET, 60 FEET WIDE, AND THE NORTHERLY LINE OF LARNED STREET, 60 FEET WIDE, THENCE NORTH 30 DEGREES 50 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF 3RD STREET 15.04 FEET, THENCE NORTH 51 DEGREES 40 MINUTES 05 SECONDS EAST, 279.21 FEET, THENCE 48.43 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 33.14 FEET, A DELTA OF 174 DEGREES 49 MINUTES 44 SECONDS AND A LONG CHORD OF 55.85 FEET BEARING NORTH 47 DEGREES 11 MINUTES 38 SECONDS EAST TO THE POINT OF BEGINNING, THENCE NORTH 27 DEGREES 50 MINUTES 52 SECONDS EAST, 58.62 FEET, THENCE SOUTH 30 DEGREES 50 MINUTES 05 SECONDS EAST, 25.17 FEET, THENCE SOUTH 28 DEGREES 57 MINUTES 52 SECONDS WEST, 40.41 FEET, THENCE 21.10 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 38.14 FEET, A DELTA OF 31 DEGREES 41 MINUTES 40 SECONDS AND A LONG CHORD OF 20.83 FEET BEARING SOUTH 30 DEGREES 29 MINUTES 54 SECONDS EAST, THENCE SOUTH 89 DEGREES 11 MINUTES 00 SECONDS EAST, 29.87 FEET, THENCE NORTH 28 DEGREES 55 MINUTES 41 SECONDS EAST, 9.67 FEET, THENCE SOUTH 58 DEGREES 55 MINUTES 41 SECONDS WEST, 10.46 FEET, THENCE 44.65 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 33.14 FEET, A DELTA OF 95 DEGREES 58 MINUTES 16 SECONDS AND A LONG CHORD OF 49.25 FEET BEARING NORTH 37 DEGREES 24 MINUTES 22 SECONDS WEST TO THE POINT OF BEGINNING.

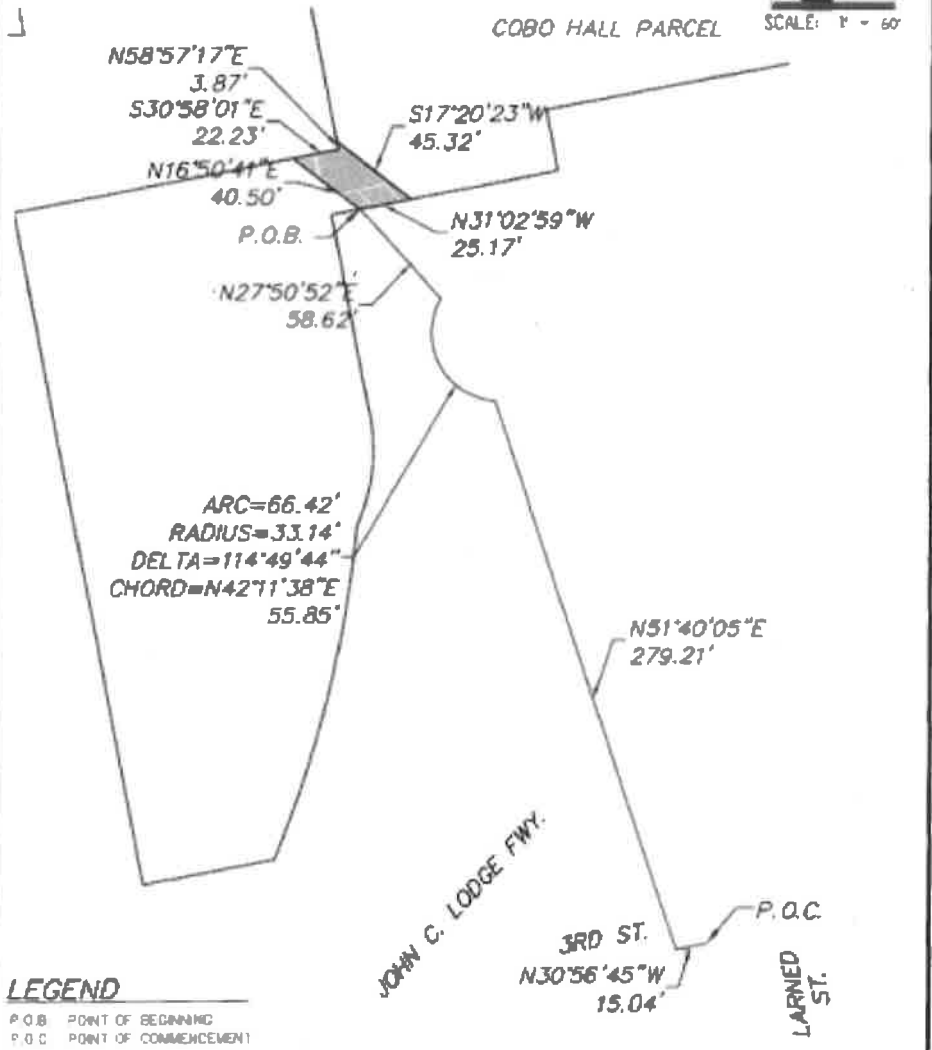
JOE LOUIS ARENA		CITY OF DETROIT, WAYNE COUNTY, MICHIGAN		EXHIBIT 3		
<p>Giffels &amp; Webster Surveyors, Engineers, Planners 12718 40th Ave Detroit, MI 48213 313-921-4441</p>	<p>Author: J.A.P.</p> <p>Date: 1/10</p> <p>Revised: 1/10</p> <p>Scale: 1" = 60'</p>	<p>Sheet No. 1 of 1</p> <p>Scale: 1" = 60'</p>		<p>Copyright © 2010 Giffels &amp; Webster All Rights Reserved. No part of this publication may be reproduced without the written permission of Giffels &amp; Webster.</p>		
	<p>Project: JOE LOUIS ARENA</p> <p>Client: CITY OF DETROIT</p>		<p>Drawn: J.A.P.</p> <p>Checked: J.A.P.</p>		<p>Scale: 1" = 60'</p>	
	<p>Project: JOE LOUIS ARENA</p> <p>Client: CITY OF DETROIT</p>		<p>Drawn: J.A.P.</p> <p>Checked: J.A.P.</p>		<p>Scale: 1" = 60'</p>	
	<p>Project: JOE LOUIS ARENA</p> <p>Client: CITY OF DETROIT</p>		<p>Drawn: J.A.P.</p> <p>Checked: J.A.P.</p>		<p>Scale: 1" = 60'</p>	



EASEMENT EXHIBIT NO. 4  
(SURFACE WALKWAY)



SCALE: 1" = 60'



**LEGEND**  
 P.O.B. POINT OF BEGINNING  
 P.O.C. POINT OF COMMENCEMENT

THE LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, BEING PART OF THE JOHN C LODGE FREEWAY (VARIABLE WIDTH PUBLIC), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THIRD STREET, 80 FEET WIDE, AND THE NORTHERLY LINE OF LARNED STREET, 80 FEET WIDE, THENCE NORTH 30 DEGREES 36 MINUTES 45 SECONDS WEST, ALONG THE WESTERLY LINE OF THIRD STREET, 15.04 FEET; THENCE NORTH 51 DEGREES 40 MINUTES 05 SECONDS EAST, 279.21 FEET; THENCE 66.42 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH MAKING A RADIUS OF 33.14 FEET, A DELTA OF 114 DEGREES 49 MINUTES 44 SECONDS AND A LONG CHORD OF 55.85 FEET BEARING NORTH 42 DEGREES 11 MINUTES 38 SECONDS EAST; THENCE NORTH 27 DEGREES 50 MINUTES 22 SECONDS EAST, 58.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 50 MINUTES 41 SECONDS EAST, 40.50 FEET; THENCE SOUTH 30 DEGREES 38 MINUTES 01 SECONDS EAST, 22.23 FEET; THENCE NORTH 58 DEGREES 02 MINUTES 17 SECONDS EAST, 3.87 FEET; THENCE SOUTH 17 DEGREES 20 MINUTES 23 SECONDS WEST, 45.32 FEET; THENCE NORTH 31 DEGREES 02 MINUTES 59 SECONDS WEST, 25.17 FEET TO THE POINT OF BEGINNING.

JOE LOUIS ARENA CITY OF DETROIT, WAYNE COUNTY, MICHIGAN EXHIBIT 4

	11 West Square Blvd Suite 200 Detroit, MI 48202 (313) 962-4400 (313) 962-4400 www.giffelswebster.com	Address: 11 WEST SQUARE BLVD City: DETROIT, MI County: WAYNE State: MI Zip: 48202	Date: 06.08.18 Scale: 1" = 60' Plot: 1 OF 1 Page: 0000.000
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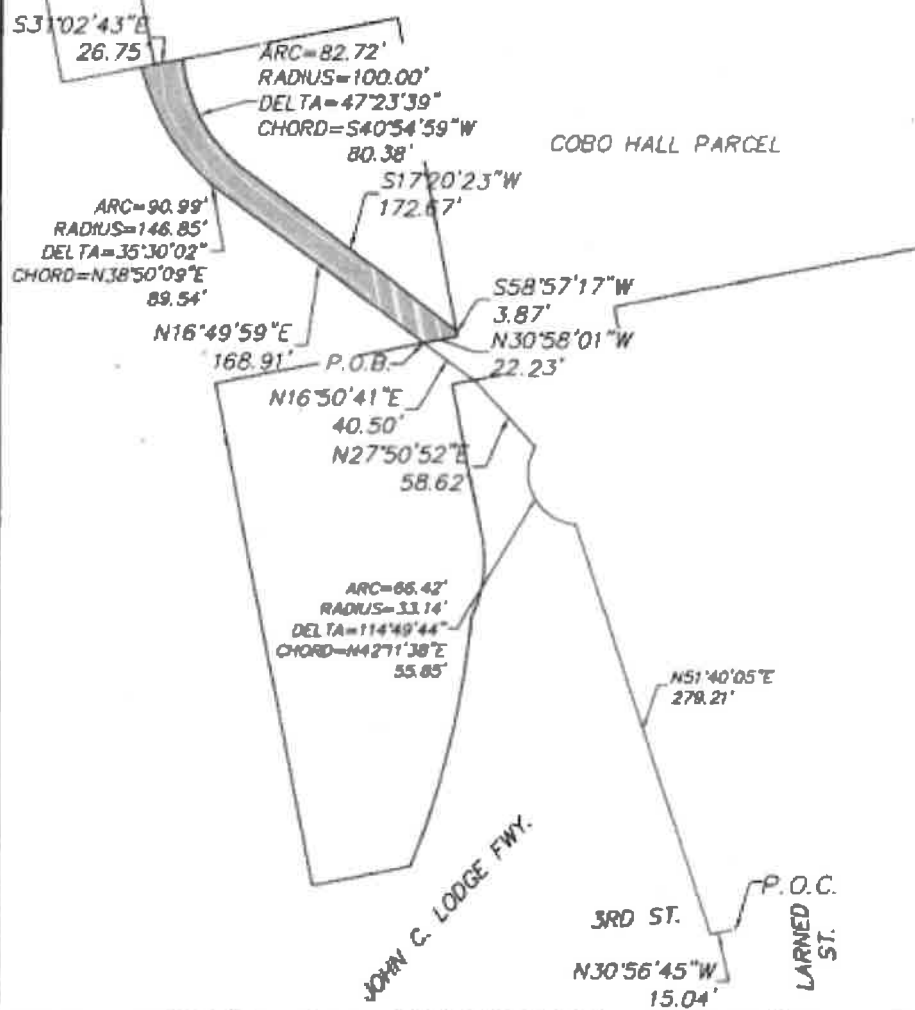
# EASEMENT EXHIBIT NO. 5 (SURFACE WALKWAY)

## LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

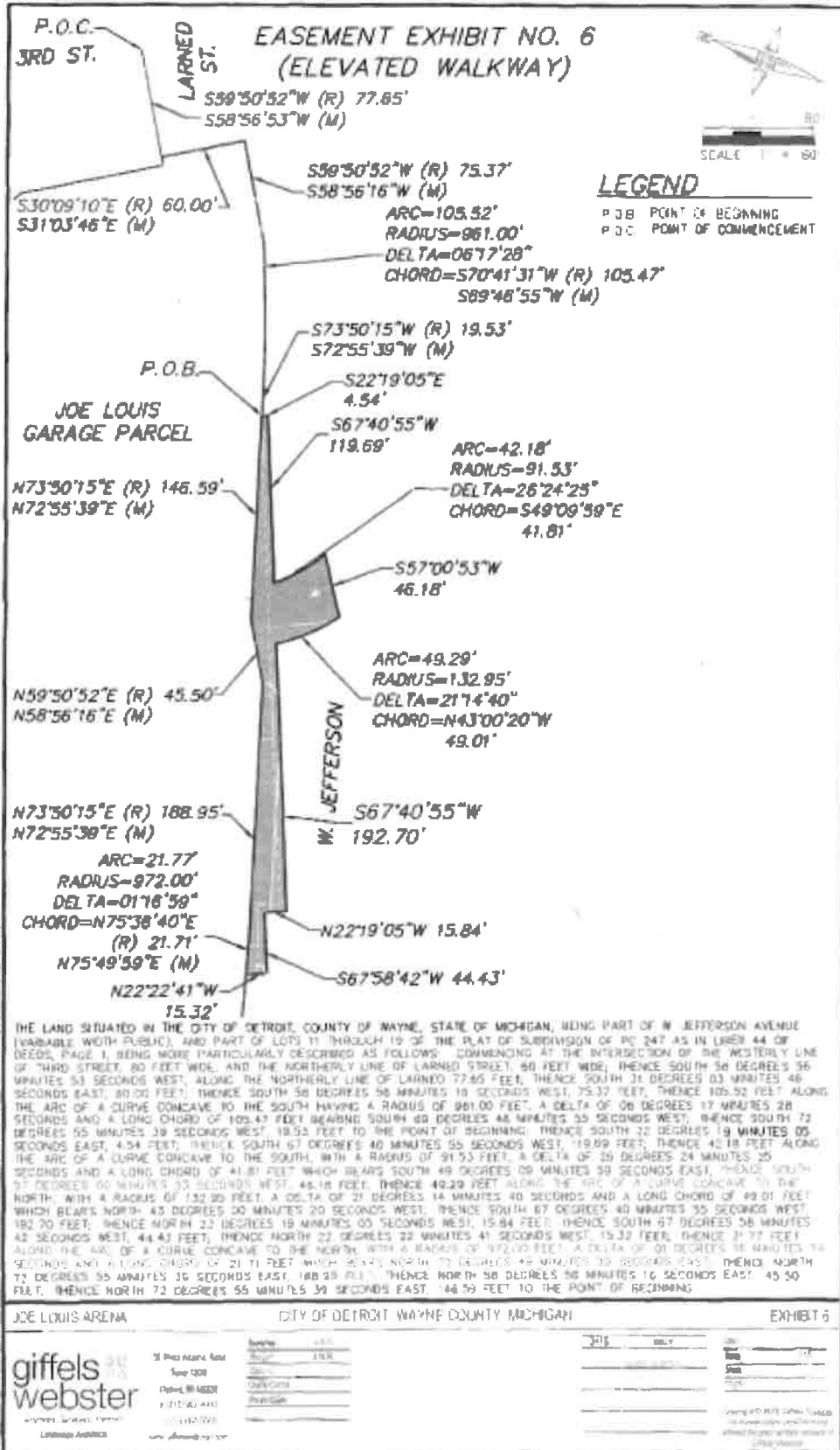


0 40' 80'  
SCALE: 1" = 80'



THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, BEING PART OF JOHN C. LODGE FREEWAY (VARIABLE WIDTH PUBLIC) AND PART OF W. CONGRESS STREET (60 FEET WIDE, PUBLIC), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF THIRD STREET, 80 FEET WIDE, AND THE NORTHERLY LINE OF LARNED STREET, 60 FEET WIDE; THENCE NORTH 30 DEGREES 58 MINUTES 01 SECONDS WEST, ALONG THE WESTERLY LINE OF THIRD STREET, 15.04 FEET; THENCE NORTH 51 DEGREES 40 MINUTES 05 SECONDS EAST, 279.21 FEET; THENCE 86.42 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 33.14 FEET, A DELTA OF 114 DEGREES 49 MINUTES 44 SECONDS AND A LONG CHORD OF 55.85 FEET BEARING NORTH 42 DEGREES 11 MINUTES 38 SECONDS EAST; THENCE NORTH 27 DEGREES 50 MINUTES 52 SECONDS EAST, 58.62 FEET; THENCE NORTH 16 DEGREES 49 MINUTES 59 SECONDS EAST, 40.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16 DEGREES 49 MINUTES 59 SECONDS EAST, 168.91 FEET; THENCE SOUTH 02 DEGREES 02 MINUTES 43 SECONDS EAST, 26.75 FEET; THENCE 82.72 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 100.00 FEET, A DELTA OF 47 DEGREES 23 MINUTES 39 SECONDS AND A LONG CHORD OF 80.38 FEET BEARING SOUTH 40 DEGREES 54 MINUTES 59 SECONDS WEST; THENCE SOUTH 17 DEGREES 20 MINUTES 23 SECONDS WEST, 172.67 FEET; THENCE NORTH 30 DEGREES 58 MINUTES 01 SECONDS WEST, 22.23 FEET TO THE POINT OF BEGINNING.

JOE LOUIS ARENA		CITY OF DETROIT, WAYNE COUNTY, MICHIGAN		EXHIBIT 5	
	38 Third Avenue Road Suite 1100 Detroit, MI 48226 p 313 885-4400 f 313 885-5588 www.giffelswebster.com	Designer: J.A.B. Manager: J.A.B. Quality Control: C.A.B. Issue Date: 03.18.2017	DATE: 03-13-2016 DRAWN BY: J.A.B. CHECKED BY: J.A.B.	Date: 02.28.15 Title: 1710 Sheet: 9 OF 10 Project: 14480-K02	Copyright © 2015 Giffels Webster No reproduction shall be made without the prior written consent of Giffels Webster.



**SCHEDULE 1**

**PAYMENT SCHEDULE FOR ARENA PROPERTY**

<b>Payment Date</b>	<b>Amount</b>
Arena Property Closing	100,000.00
12/1/2020	100,000.00
12/1/2021	755,555.56
12/1/2022	744,444.45
12/1/2023	733,333.34
12/1/2024	722,222.23
12/1/2025	711,111.12
12/1/2026	700,000.00
12/1/2027	688,888.89
12/1/2028	677,777.78
12/1/2029	666,666.67

<b>Payment Date</b>	<b>Amount</b>
12/1/2030	655,555.56
12/1/2031	644,444.45
12/1/2032	633,333.34
12/1/2033	622,222.23
12/1/2034	611,111.12
12/1/2035	600,000.00
12/1/2036	588,888.89
12/1/2037	577,777.78
12/1/2038	566,666.59
	12,100,000.00



**MEMORANDUM**

**TO:** Hon. James Tate, Chair, Planning & Economic Development

**FROM:** Hon. Scott Benson, City Council District 3

**CC:** Hon. Gabe Leland, Member, Planning & Economic Development  
Hon. Janice Winfrey, City Clerk  
Marcell Todd, Director, CPC  
Tonja Long, Law Department  
Stephanie Washington, City Council Liaison

**VIA:** Hon. Brenda Jones, City Council President

**DATE:** 17 Oct 2019

**RE: MODIFICATION OF THE DRAFT SIGN ORDINANCE**

Please make the following modifications to the draft sign ordinance:

1. Remove line items: Section 4-1-1(6) & 4-1-1(7). This modification removes landscaped rights-of-way from advertising sensitive areas.
2. Modify Section 4-4-123 to allow for automatic renewal of an advertising permit after ten years if there is no other entity requesting the permit, the land owner is in compliance with all City codes and the permit fee is paid. This eliminates the mandate that the existing sign has to be removed at the end of ten years if the applicant successfully renews the advertising permit.
3. Modify section 4-4-128(d) to increase the number of super advertising signs to 45. This increases the total number of authorized signs to 70 from 60.

If you have any questions do not hesitate to contact my office at, 313-224-1198

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*City of Detroit*

**GABE LELAND**  
COUNCIL MEMBER

**MEMORANDUM**

**TO:** Lawrence Garcia

**THRU:** Planning and Economic Development Committee  
Councilman James Tate, Chairperson  
Councilman Scott Benson, Vice Chairperson

**FROM:** Gabe Leland *GL*  
Councilman District 7

**DATE:** October 18, 2019

**RE:** Community Advisory Council District 7

**Background**

According to Article 9 in the 2012 City Charter, Community Advisory Councils were established and used upon the ordinance of city residents to improve citizen access to city government.

During formal session on October 8<sup>th</sup>, a constituent raised a question during public comment regarding the resources that community advisory councils have access to. With that in mind, do CAC's have the ability to be promoted on the City of Detroit's website just as other elected officials?

**Cc:** Honorable Colleagues  
Stephanie Washington/ Gail Fulton, Mayor's Liasons  
Janice Winfrey, City Clerk

CITY CLERK 2019 OCT 18 PM 10:13