

THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGIAN ART GALLERY "SCHAAP CENTER"



CLARIFICATIONS TO STAFF REPORT 10-13-21 PREPARED BY G. LANDSBERG

Item/Description	Clarification	Page
Applicant: City of Grosse Pointe Park	Urban Renewal Initiative Foundation (URIF – 501c3) dba “Schaap Center”. Leadership and Governance of the URIF is displayed on a future slide.	1
Owner: City of Grosse Pointe Park	Parcels H, I and J (14901, 14917, 14927 Jefferson) will be transferred to URIF in accordance with a Purchase Agreement between URIF and Grosse Pointe Park. Transfer of these parcels is expected to occur in Q1 2022.	1
Existing Conditions and Property History: Paragraph 2, Commences with “Until 2015...”	The City of Grosse Pointe Park performed the demolition of the Deck Bar building.	1
Existing Conditions and Property History: Paragraph 5, Commences with” Carefully parsed...”	The City of Grosse Pointe Park approved the construction of a new DPW building and will be relocating in 2022. URIF will be performing demolition of the existing DPW building and is constructing a regional, non-profit center for the arts in accordance with the executed MOU between the City of Detroit, the City of Grosse Pointe Park and the Urban Renewal Initiative Foundation. Please note, pictures of the existing intersection are included for reference.	3

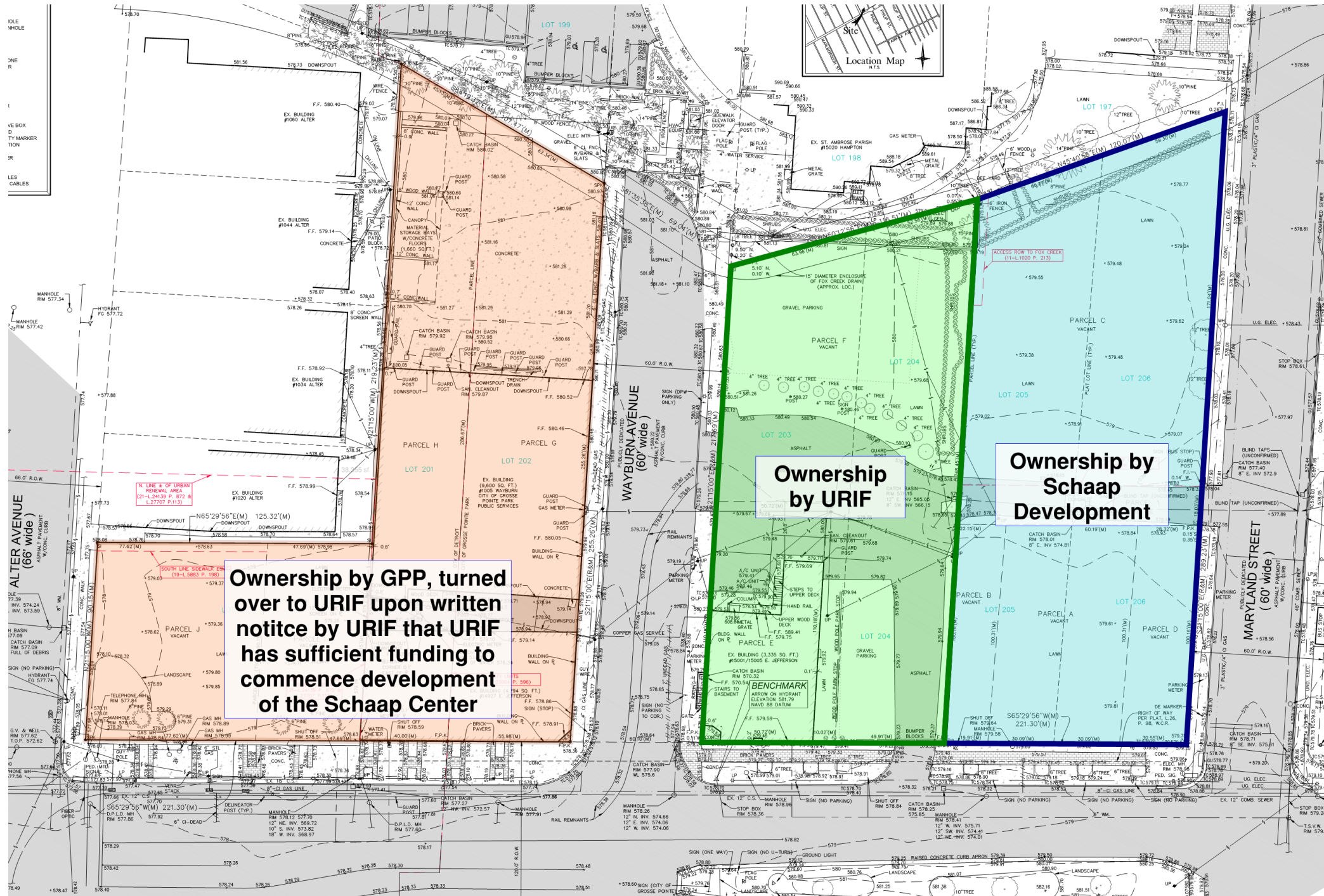
EXISTING PROPERTY CONDITIONS AT INTERSECTION

Proposed NE Parcel



Schaap Center rendering as approved by the City of Detroit.

PARCEL OWNERSHIP



SOLE WHOLE
ONE
R
L
VE BOX
D
TY MARKER
TION
JR
LES
CABLES

MANHOLE
RIM 577.34
MANHOLE
RIM 577.42

ALTER AVENUE
(66' wide)

G.V. & WELL
RM 577.62
TOP 572.62

578.29
578.42
578.26
578.22
578.23
578.33
578.33

N. LINE ± OF URBAN
RENEWAL AREA
(21-L-241.39 P. 872 &
L.27707 P.113)

SOUTH LINE SIDEWALK
(19-L-5883 P. 198)

Ownership by GPP, turned over to URIF upon written notice by URIF that URIF has sufficient funding to commence development of the Schaap Center

Ownership by URIF

Ownership by Schaa Development



LEADERSHIP & GOVERNANCE

URBAN RENEWAL INITIATIVE FOUNDATION ("URIF")

- Organized in 2012
- 501(c)(3) public charity (located in GPP)
- Responsible for the construction of the Schaap Center
- Current Board of Directors:
 - A. Paul Schaap (President)
 - Eugene A. Gargaro, Jr.
 - Paul N. Lavins
 - Mark McCourt
 - Barbara Detwiler
 - Thomas Cliff
 - Carol C. Schaap

DR. A. PAUL AND CAROL C. SCHAAP

- Please note, the Schaap's contributed the first donation (\$5M) to the Grand Bargain Agreement. Additionally, they fund Schaap Scholarships for Merit Academy Graduates.

SPOKESPERSON

- Jaime Rae Turnbull is the spokesperson for the Schaap Center on behalf of the Urban Renewal Initiative Foundation

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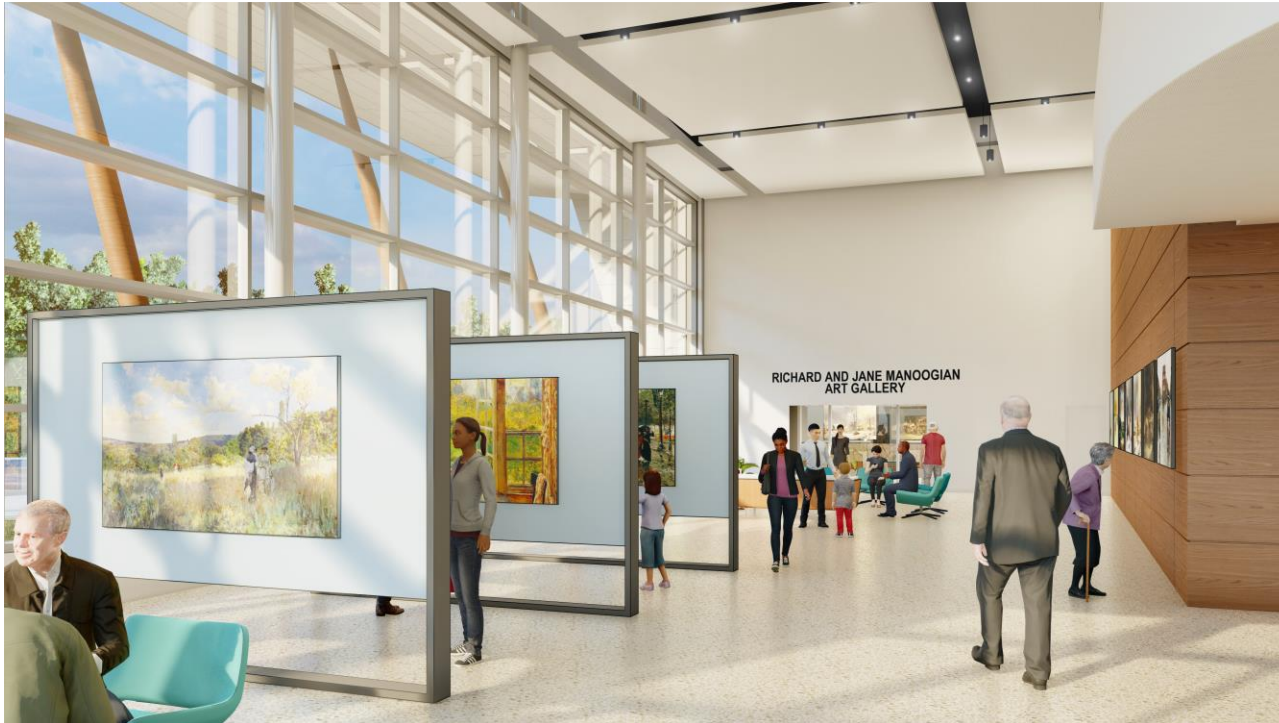
A world-class, performing arts facility which will include:



- 424-seat theater
- State-of-the-art lighting controls, audio and stage lighting
- Orchestra Pit (with lift)
- World-class acoustical treatments
- Concessions and wine bar
- Fly-loft and backstage area
- \$33 Million Construction Costs (Private Donations)
- Catalyst for future Jefferson Chalmer Developments

THE A. PAUL AND CAROL C. SCHAAP CENTER FOR THE PERFORMING ARTS AND THE RICHARD AND JANE MANOOGIAN ART GALLERY

A world-class, performing arts facility which will include:



- The Richard and Jane Manoogian Art Gallery
- Private Permanent Art Collection
- Rotating Exhibits
- Temperature Controlled Atmosphere for the Artwork
- Community Exhibit Space

PROGRAMMING PARTNERS – REGIONAL DESTINATION

LONG-TERM PERFORMANCE HOME FOR:

- Grosse Pointe Theatre
- Grosse Pointe Symphony Orchestra
- Grosse Pointe Community Chorus
- Detroit Concert Choir



PROPOSED COMMUNITY-BASED PARTNERS INCLUDE:

- Detroit Institute of Arts (Art Display)
- Detroit Medical Orchestra
- Detroit Public Television
- Detroit Symphony Orchestra
- Mosaic Youth Theatre of Detroit
- Wayne State University Concert Chorale
- Michigan Opera Theatre
- the Carr Center
- The Sphinx Organization

BUSINESSES IN SUPPORT

(NOT A COMPLETE LIST)

Antonio's in the Park
Arcadia
Atwater in the Park
Bank of America
Belding Cleaners
Brian Abner Culinary
Cabbage Patch Café
Cabbage Patch Saloon
Cellar 313
Cornwall Bakery
Detroit Institute of Ophthalmology
Duffey & Co.
Fairfax Market
First Pointe Place
Flowers by Gabrielle
Grand Marias Professional Centre
Henry Ford Medical Group Ophthalmology
Howlers & Growlers
Hungry Howies
Marathon Gas Station

Marge's Bar
Mimi's Bistro
Mobil Gas Station
Norma G's
Park Grille
Park Place Market
Pointe Park Condominium
Pointe Manor Apartments
Red Crown Restaurant
Rustic Cabins
Structured Settlement Consultant
Sunoco Gas Station
Sweeties Ice Cream
The Barrington Agency
The Bricks Pizzeria
The Charlevoix
Theresa Brennan Klaasen Attorney & Counselor
Village Wine Shop
Windmill Pointe Manor

LETTERS OF SUPPORT

Date: September 18, 2021
To: City of Grosse Pointe Park Planning Commission
Re: Schaap Center – August Plan Review

To the Members of the Planning Commission,

My name is Lester Gouvia and I am the owner & Chef of Norma G's Detroit; a Caribbean sit down restaurant located on E. Jefferson Avenue – two blocks from the proposed Schaap Center.

As a member of this community for over 3 years, I am not only excited about the eventual opening of the Center, but for the positive impact I foresee this venue having on both the Grosse Pointe & Detroit neighborhoods surrounding the Center. It has been my goal to bring something special and vibrant to the Jefferson Chalmers Historic district. Now having the Schaap Center be a part of this connection between Grosse Pointe and Detroit, validates the fact that two communities can continue to evolve and share cultural values with each other.

I am also excited to have learned that the funding for this new project is not only strong, but close to being completed. It is vital, in my opinion, to have the Schaap Center come to fruition; to allow everyone to break down the barriers of borders. This Center will also bring “art” to an area sorely in need of revitalization.

Thank you, for allowing me to provide my input. I wish you all the very best and success.

Regards,



Lester Gouvia
Owner / Chef
Norma G's Detroit
313-600-0925

LETTERS OF SUPPORT

TO: City of Grosse Pointe Park Planning Commission
RE: Schaap Center – August 12, 2020 site plan review
DT: August 10, 2020

Dear Members of the Planning Commission,

As a longstanding member of the local business community, I am confident that the Schaap Center will be a significant benefit to our community. The location of the Schaap center is directly across from businesses I have personally owned and operated for several decades including the Marathon Gas station, Mobil Gas station and Windmill Pointe Manor apartments.

The financial investments made by the Urban Renewal Initiative Foundation (URIF) and Paul Schaap have been critical to the continued growth and improvements to the East Jefferson and Alter Road corridors as well as the surrounding neighborhood. The addition of a project of this magnitude will further bridge together the Grosse Pointe and Detroit neighborhoods. The Schaap Center will provide additional economic growth and positive community impact needed for a vibrant and inclusive environment.

As a business owner, I am deeply grateful for the investment made by Paul Schaap and URIF to clean up the blight in our neighborhood. I fully support the approval of the Schaap Center.

Regards,



Moussa Bazzi
313-779-8248
moussabazzi@global.net

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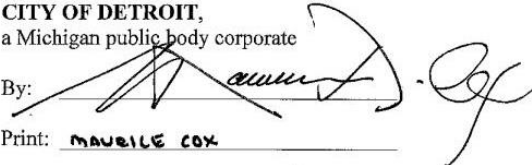
Item/Description	Clarification	Page
Project Description: Paragraph 1, Commences with “ Per the attached...”	Urban Renewal Initiative Foundation (URIF – 501c3) proposes to...not the City of Grosse Pointe Park.	4
Project Description: Paragraph 2, Commences with “The city signed...”	The URIF relied on the executed MOU and City of Detroit Approvals to proceed with the mutually acceptable construction of the Schaap Center in accordance with the MOU. Based upon the City of Detroit Approval, the URIF has spent over \$4 Million in pre-construction costs to date. The City of Detroit has also accepted a \$300K donation from the URIF in compliance with the executed MOU. See approvals on the next slide, which include; the Director of the Planning and Development Department, Detroit City Finance Director, Detroit City Council, Detroit Mayor and Detroit Corporation Counsel.	4

MOU BETWEEN CITY OF DETROIT, GPP AND URIF EXECUTED AGREEMENT

[Signature page to Memorandum of Understanding between the City of Detroit, the Urban Renewal Initiative Foundation and the City of Grosse Pointe Park]

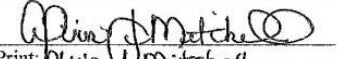
IN WITNESS WHEREOF, the Parties have executed this MOU as of the dates shown below, to be effective as of the Effective Date.

CITY OF DETROIT,
a Michigan public body corporate

By: 
Print: MAURICE COX
Its: DIRECTOR, PLANNING & DEVELOPMENT DEPT.


STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on August 20, 2018 by Maurice Cox, the Director of the Planning and Development Dept. of the City of Detroit, a Michigan public body corporate, on behalf of the City.



Print: Alvin J. Mitchell
Notary Public, Wayne County, Michigan
My commission expires: 03/10/2024
Acting in the County of Wayne

ALVIN J. MITCHELL
NOTARY PUBLIC, STATE OF MI
COUNTY OF WAYNE
MY COMMISSION EXPIRES Mar 10, 2024
ACTING IN COUNTY OF WAYNE

Pursuant to § 18-5-4 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.	Approved by City Council on <u>July 7, 2019</u>
	Approved by the Mayor on <u>July 10, 2019</u>

Finance Director 

Approved by Corporation Counsel pursuant to §7.5-206 of the 2012 Charter of the City of Detroit.

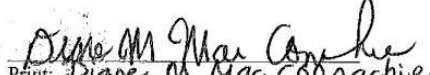

Corporation Counsel

URBAN RENEWAL INITIATIVE FOUNDATION,
a Michigan non-profit corporation

By: A. Paul Schaap
Print: A. PAUL SCHAAP
Its: PRESIDENT

STATE OF MICHIGAN)
)ss.
COUNTY OF Wayne)

The foregoing instrument was acknowledged before me on July 12, 2018 by A. Paul Schaap, the President of the Urban Renewal Initiative Foundation, a Michigan non-profit corporation, on behalf of the corporation.


Print: Diane M. MacConnachie
Notary Public, Wayne County, Michigan
My commission expires: 08/07/2024
Acting in the County of Wayne

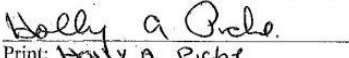
Diane M MacConnachie, Notary Public
State of Michigan, County of Wayne
My Commission Expires 8/7/2024
Acting in the County of Wayne

CITY OF GROSSE POINTE PARK,
a Michigan municipal corporation

By: Robert W. Denner
Print: ROBERT W. DENNER
Its: MAYOR

STATE OF MICHIGAN)
)ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on July 11, 2018 by Robert W Denner, the Mayor of the City of Grosse Pointe Park, a Michigan public body corporate, on behalf of the City.


Print: Holly A Piche
Notary Public, Wayne County, Michigan
My commission expires: 12/15/2024
Acting in the County of Wayne

MOU BETWEEN CITY OF DETROIT, GPP AND URIF EXHIBITS TO THE EXECUTED AGREEMENT

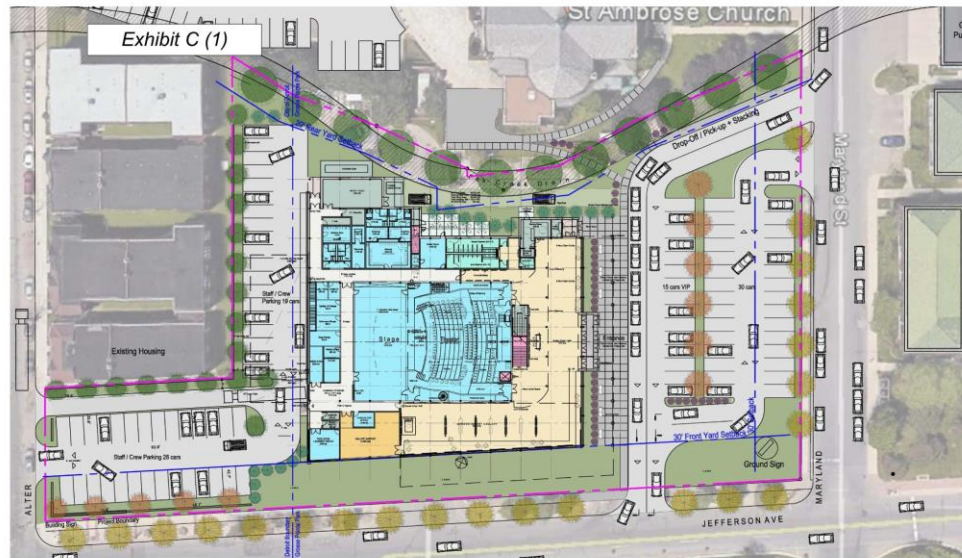


Exhibit C (1) Overall Site Plan Landry | Cekauskas ARCHITECTURE



Exhibit C (3) View of Building Along Jefferson Landry | Cekauskas ARCHITECTURE

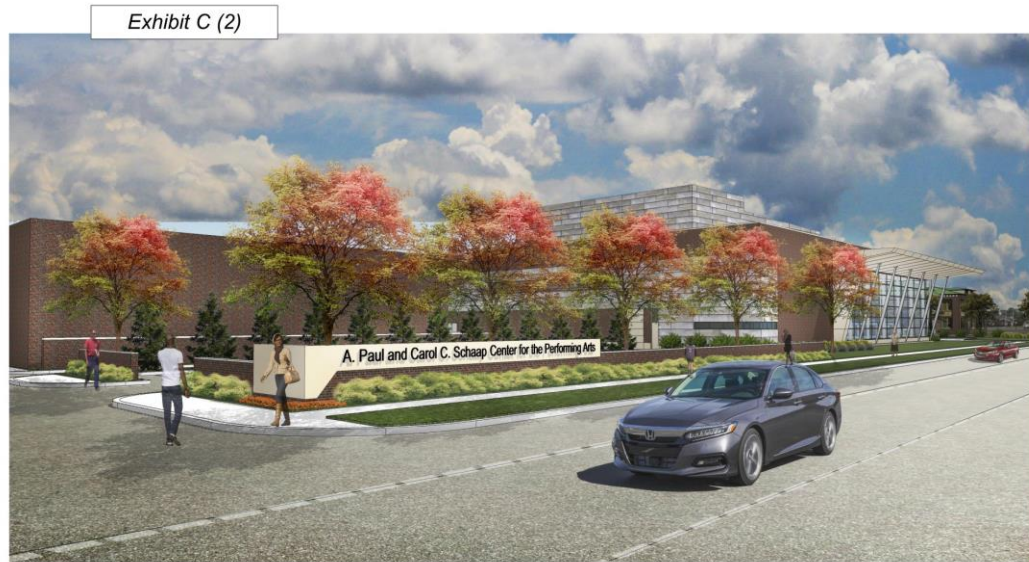


Exhibit C (2) View of Building at Jefferson / Alter Intersection Landry | Cekauskas ARCHITECTURE

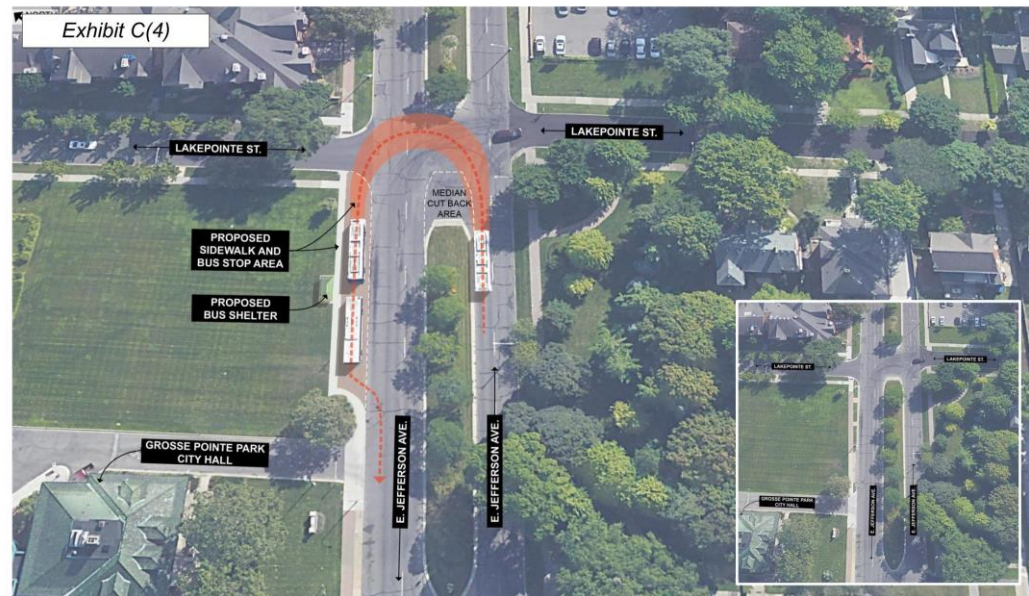


Exhibit C (4) Proposed DDOT Bus Stop Landry | Cekauskas ARCHITECTURE