

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENT PETITION REFERENCE COMMUNICATION

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.

Petition No.	2024-114
Name of Petitioner	Landy Land LLC
Description of Petition	Please see request for the Establishment of Commercial Rehabilitation District at 3117 Woodward Avenue, 3129 Woodward Avenue and 48 Charlotte Avenue (AKA 22, 40, and 48 Charlotte Avenue)
Type of Petition	Tax Abatement
Submission Date	4/2/2024
Concerned Departments	Finance Department, Planning and Development, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	George M. Roberts Civic Companies DBA: Landy Land LLC 248-302-8662 george@civiccompanies.com



April 2, 2024

George M. Roberts
Civic Companies
DBA: Landy Land LLC
42 Watson Street, Suite D
Detroit, MI 48201
(248) 302-8662
george@civiccompanies.com

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
3117 Woodward Avenue, 3129 Woodward Avenue and 48 Charlotte Avenue
(AKA 22, 40, and 48 Charlotte Avenue)**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Rehabilitation Development District on behalf of Landy Land LLC, for the property located at 3117 and 3129 Woodward Avenue; and 48 Charlotte Street (AKA 22, 40, 48 Charlotte) and described on Attachment A. Attachment A includes (a) General description of the facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; and (e) A time schedule for undertaking and completing the rehabilitation of the facility; and (f) The parcel ID(s) and Legal Description(s) of the property

Paragraph #02

Landy Land, LLC is the project developer ("Developer"). Civic Companies DBA as Landy Land LLC was founded in 2019 in Detroit, by George Roberts and Adam Kessler, Civic is a place-based real estate development company. Notable Projects in the City of Detroit can be accessed through our website <https://www.civiccompanies.com/> Kevin Kovachevich, with District Capital founded in 2015 in Detroit, DBA, Landy Land LLC provides strategic solutions for real estate capital concerns by leveraging our collective knowledge base, extensive experience, and unsurpassed senior-level lender relationships to offer the most innovative, forward-thinking capital market solutions. <https://www.districtcapital.com/>

The Project contemplated at the Property consists of an infill mixed-use development incorporating retail fronting Woodward and Charlotte, and a mixed-use rental residential development inclusive of integrated multistory parking along Charlotte. The Developer plans to integrate activated alleyways, public art space, and green space, as well as Low Impact Design stormwater management, into the design.

The Developer's model for this project and other future developments is to provide a safe, energy efficient, and economically viable product to the residents in the City of Detroit. This will include, but not be limited to, remediation of environmental contamination at the property, utilizing green assets (such as sustainable stormwater management practices) to reduce the current impact of stormwater to public utilities, and providing affordable housing options so that Detroiters can afford to live *and* work in the City. 100% of the affordable units (20% of the total residential units in the building will be affordable to those earning no more than 55% - 80% Area Medium Income) and will provide for studio, one (1) and two (2) bedroom apartments to this demographic. The Property will include sustainable design and environmental elements not seen in a typical infill downtown development to enhance the community's livability.

Proposed Number of Stories: 7 stories, max 80' to roof surface

Retail : Level 1 – Inclusive of PA 210

Parking: Levels 1 and 2 - Inclusive of PA 210

Residential: Levels 3 to 7 - NEZ

Site Area:

Woodward Lot (Zoned B4): 13,000 sf

Charlotte Lot (Zoned R6): 33,853 sf

Vacated Alley: 2,052 sf

Total: 48,905 sf (1.1 acres)

Proposed Building Area: approx. 205,900 sf Total, excludes vertical circulation

Retail: approx. 13,000 sf – PA 210

Parking: approx. 44,200 sf., 100 parking spaces – PA 210

Additional Retail along Charlotte proposed: approx. 2,000 sf – PA 210

Residential: approx. 145,600 sf, includes circulation and amenities - NEZ

Residential: - Separate of PA 210 – will be covered by an NEZ

Total Number of Units: 154 units

Studios: 13 units

1 bedrooms: 122 units

2 bedrooms: 19 units

Affordable Units: 20% of total = 31 units

Amenities:

Management

Community Room

Fitness
Third floor terrace
Seventh floor terraces (Woodward facing, Charlotte facing)

Paragraph #03

The Property Qualifies as an eligible property as defined in the requirements of 2005 PA 210, MCL 207.841 to 207.856. "Commercial property" means land improvements classified by law for general ad valorem tax purposes as real property including real property assessable as personal property pursuant to sections 8(d) and 14(6) of the general property tax act, 1893 PA 206, MCL 211.8 and 211.14, the primary purpose and use of which is the operation of a commercial business enterprise or multifamily residential use. Commercial property shall also include facilities related to a commercial business enterprise under the same ownership at that location, including, but not limited to, office, retail sales, and other commercial activities. Further, the "Commercial rehabilitation district" or "district" is located in a downtown or business area.

Paragraph #04

The rehabilitation of the facility would not be undertaken without the applicant's receipt of the establishment of the District and approval of the applicable Exemption Certificate due to the fiscal constraints of redevelopment of a project on a contaminated property with significant fill material due to past operations, adding over \$11 Million to prepare the site for redevelopment. Further, it is necessary to receive tax relief in order to proceed with the project in Detroit, to allow for The Developer's model for this project and other future developments is to provide a safe, energy efficient, and economically viable product to the residents in the City of Detroit. This will include, but not be limited to, remediation of environmental contamination at the property, utilizing green assets (such as sustainable stormwater management practices) to reduce the current impact of stormwater to public utilities, and providing affordable housing options so that Detroiters can afford to live *and* work in the City. 100% of the affordable units (20% of the total residential units in the building will be affordable to those earning no more than 55% - 80% Area Medium Income) and will provide for studio, one (1) and two (2) bedroom apartments to this demographic. The Property will include sustainable design and environmental elements not seen in a typical infill downtown development to enhance the community's livability.

Landy Land LLC is the project developer ("Developer") and the anticipated future owner of the Property. The project will use Executive Order requirements as the basis for all trade contacts in terms of local participation (attached). The Developer will work with local workforce development programs and will participate in reaching out to the City of Detroit's Civil Rights, Inclusion and Opportunity Department (CRIO) regarding connections to job training and vo-tech programs. Renard Richmond: richmond@detroitmi.gov is the point of contact with CRIO and he has a good knowledge about the construction labor market, the various training programs that exist around the City, and how meaningful partnerships can be created.

Construction - Available construction jobs include demolition, site utilities, concrete,

masonry, carpentry, steel work, architectural woodwork, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing and HVAC, and electrical. It is anticipated that 130 FTE construction jobs will be created.

Retailers -Estimated 38-40 Full time equivalent employees from the retail development

- Of the total hired, 6-8 would be management and leadership positions
- Remaining positions will vary depending on final retail establishment identified

Residential Property management – Estimated 4 property management/maintenance, and office management jobs will be created for the residential units.

Total Capital investment is estimated at 66 Million dollars.

The financing for the project is in process and includes equity that will be utilized to complete all predevelopment activities that are ongoing such as environmental studies, geotechnical engineering, civil and structural engineering, and architectural design:

Regional Bank Lender	\$43,150,000
Mezzanine Loan	\$3,250,000
EGLE Grant - proposed	\$1,000,000
Other Loans/Grants	\$1,497,649
Deferred Developer Fees	\$2,200,000
Cash Equity Owner	\$11,900,000
Land/Building Contribution	\$4,000,000
Total	\$66,997,649

Paragraph #05

Landy Land LLC is requesting an exemption for a period of ten (10) years.

Paragraph #06

The Project has undergone a preliminary plan review by the City of Detroit Planning and Development Department and has received a letter of support to proceed with the economic development incentives packages for the Project. It is anticipated that there will be a tremendous economic advantages expected from the District and Exemption to allow for the redevelopment of property off of Woodward Avenue that has been underutilized for surface parking since at least the mid-1980s to present.

This will be one of the first infill projects along this block of Woodward and Charlotte integrating retail frontage along both Avenues and will create future economic development opportunities in the surrounding block that is currently controlled by Landy Land LLC, between Woodward and Cass and Peterborough and Charlotte creating a “ripple effect” for one of the last remaining large blocks in Midtown.

Please note that all City Taxes due on these parcels have been paid to date and are current.

April 2, 2024

Other incentives being sought, other than those identified in Paragraph #4 above include: Brownfield Tax Increment Financing and a NEZ Exemption Certificate on the residential portion of the property being redeveloped for the multi-family apartments.

Paragraph #07

Landy Land LLC is dedicated to providing a quality redevelopment that will add to the further expansion of infill design creating further full-time street presence within this section of Midtown, further adding jobs and secure residential opportunities. Our commitment to providing quality residential and retail space is evidenced based on our portfolio of successful projects completed within the City of Detroit to date <https://www.civiccompanies.com/>.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'George M. Roberts', with a stylized, cursive script.

George M. Roberts
Civic Companies
DBA: Landy Land LLC
42 Watson Street, Suite D
Detroit, MI 48201
(248) 302-8662
george@civiccompanies.com

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

cc: D. Howell, DEGC
J. Cook, HRD

April 2, 2024

Attachment A

Attachment A should include:

As indicated in the Petition for a Commercial Rehabilitation District (Public Act 210 of 2005, as amended), the following details in this attachment are requested by the City of Detroit to assist them with their review of the request. The following information is included in this attachment:

- (a) General description of the facility (year built, original use, most recent use, number of stories, square footage);
- (b) General description of the proposed use of the rehabilitated facility;
- (c) Description of the general nature and extent of the rehabilitation to be undertaken;
- (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; and
- (e) A time schedule for undertaking and completing the rehabilitation of the facility
- (f) The parcel ID(s) and Legal Description(s) of the property

General Description of the facility:

The property comprising the eligible property consists of three parcels, currently used as public parking lots, and associated adjacent alleyways (with public utility easements), and adjacent public road right of ways: 3117 and 3129 Woodward Avenue (~0.295 acres); 48 Charlotte Street (AKA 22, 40, and 48 Charlotte —~ 0.778 acres) totaling just over one (1) acre. All three parcels are considered a qualified facility that includes a commercial property (public parking lots) which preceding was occupied by commercial businesses along Woodward and multi-family rental residential along Charlotte. The public parking lots have been present at all three properties since at least the early 1980s-1999 to present.

The Property is located in Midtown Detroit fronting Woodward Avenue and Charlotte Street. The Property is zoned B4 – General Business District, TMSO (Traditional Main Street Overlay), and R6 – High Density Residential District and is located in an area of Detroit that is characterized by commercial and residential properties.

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

The Project contemplated at the Property consists of an infill mixed-use development incorporating retail fronting Woodward and Charlotte, and the integration of a mixed-use rental residential development inclusive of integrated multistory parking along Charlotte. The Developer plans to integrate activated alleyways, public art space, and green space, as well as Low Impact Design stormwater management, into the design. See paragraph #2 above for further detail.

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

The Property is currently vacant parking lots and will be redeveloped into a mixed-use development with retail, integrating parking and residential. The Property will include sustainable design and environmental elements not seen in a typical infill downtown development to enhance the community's livability.

Proposed Number of Stories: 7 stories, max 80' to roof surface

Retail : Level 1 – Inclusive of PA 210

Parking: Levels 1 and 2 - Inclusive of PA 210

Residential: Levels 3 to 7 - NEZ

Site Area:

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Charlotte Lot (Zoned R6): 33,853 sf

Vacated Alley: 2,052 sf

Total: 48,905 sf (1.1 acres)

Proposed Building Area: approx. 205,900 sf Total, excludes vertical circulation

Retail Woodward: approx. 13,000 sf – PA 210

Parking: approx. 44,200 sf., 100 parking spaces – PA 210

Additional Retail along Charlotte proposed: approx. 2,000 sf – PA 210

Residential: approx. 145,600 sf, includes circulation and amenities - NEZ

Residential: - Separate of PA 210 – will be covered by an NEZ

Total Number of Units: 154 units

Studios: 13 units

1 bedrooms: 122 units

2 bedrooms: 19 units

Affordable Units: 20% of total = 31 units

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

No fixed building equipment is planned other than standard elevators, HVAC, and MEP systems.

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

Following the award of the supporting economic development incentives from the City and State the rehabilitation will commence starting in Spring 2025.

Environmental Cleanup/Site Demo/Site Prep and Infrastructure Prep: Spring 2025 – Fall 2025

Permitting: Spring 2025 – Fall 2025

Core and Shell: Fall 2025 – Fall 2026

MEP: Following Core and Shell timeline

Certificate of Occupancy: Spring 2027

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

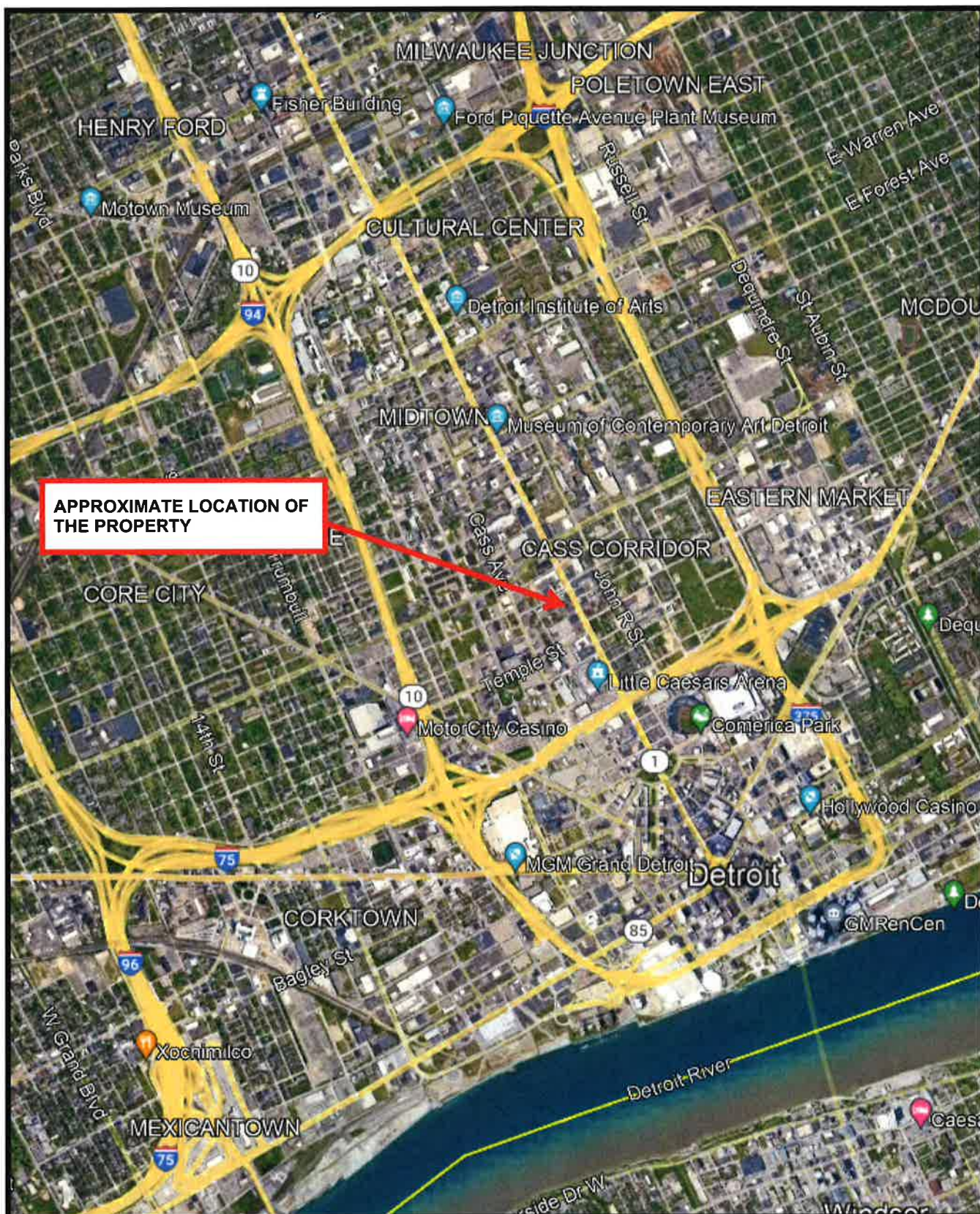
Parcel information is outlined below. The addresses and associate parcel identification numbers are subject to parcel combination at a future date. Landy Land, LLC is both the Development Entity and Owner for the following parcels.

Address	Parcel ID	Legal Description
22 Charlotte Street	02000685.	THE EAST 1/2 OF LOT(S) 8, AND ALL OF LOTS 5, 6 AND 7, ALSO A STRIP 3 FEET WIDE OF VACATED PUBLIC ALLEY ADJOINING LOT 5 ON THE EAST, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
40 Charlotte Street	02000684.	Lot(s) 9 and the West 1/2 of Lot 8, Block 72 of PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 according to the plat thereof recorded in Liber 53 of Deeds, Page 196 of Wayne County Records. LOT(S) 9 AND THE WEST 1/2 OF LOT 8, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
48 Charlotte Street	02000683.	LOT(S) 10 AND THE EAST 1/2 OF LOT 11, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
3117 Woodward Avenue	02001827.	THE SOUTH 33.22 FEET (33.13 FEET, MEASURED) OF LOT(S) 2 AND THE NORTH 29.10 FEET (29.01 FEET, MEASURED) OF LOT 3, EXCEPT WOODWARD AVENUE, AS WIDENED, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.

Address	Parcel ID	Legal Description
3129 Woodward Avenue	02001828.	THE SOUTH 18.86 FEET (18.79 FEET, MEASURED) OF LOT(S) 1 AND THE NORTH 12.14 FEET OF LOT 2, EXCEPT WOODWARD AVENUE, AS WIDENED, BLOCK 72 OF SUBDIVISION OF PART OF PARK LOTS ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.

April 2, 2024

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



SITE LOCATION MAP

Woodward and Charlotte Redevelopment



EXISTING CONDITIONS

WOODWARD AVENUE LOOKING WEST



FROM WOODWARD AVE



FROM PETERBORO ST



FROM CHARLOTTE ST

48 CHARLOTTE MI 48201 (Property Address)

Parcel Number: 02000683-5

Property Owner: LANDY LAND LLC**Summary Information**

> Assessed Value: \$902,800 | Taxable Value: \$25,602

> Property Tax information found

No Images Found

Owner and Taxpayer Information

Owner	LANDY LAND LLC 42 WATSON ST STE D DETROIT, MI 48201	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	202 COMMERCIAL-VACANT	Unit	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	Assessed Value	\$902,800
WARD#	02	Taxable Value	\$25,602
COUNCIL#	6	State Equalized Value	\$902,800
PP CODE#	Not Available	Date of Last Name Change	08/14/2023
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
HOPE#	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Land Information

Zoning Code	R6	Total Acres	0.778
Land Value	\$1,805,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	198.00 ft	171.00 ft
Total Frontage: 198.00 ft		Average Depth: 171.00 ft

Legal Description

N CHARLOTTE 5 THRU 10 E 1/2 11 W 3 FT OF PUBLIC ALLEY LYG E OF & ADJ LOT 5 BLK 72--SUB PT PARK LOTS L 53 P196 DEEDS, W C R 2/100 198 X 171.1 33,878 SQ FT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/01/2023	\$0.00	DD	LANDY CASS AVENUE DEVELOPMENT CORP,	LANDY LAND LLC	21-NOT USED/OTHER	2023049129
08/22/1999	\$1.00	PTA	LANDY, JOEL & DONNA	LANDY CASS AVENUE DEVELOPMENT	21-NOT USED/OTHER	
08/22/1999	\$1.00	PTA	LANDY, JOEL & DONNA	LANDY CASS AVENUE	21-NOT USED/OTHER	

3129 WOODWARD AVE 48201 (Property Address)

Parcel Number: 02001827.



Item 1 of 2

2 Images / 0 Sketches

Property Owner: LANDY LAND LLC**Summary Information**

> Assessed Value: \$164,700 | Taxable Value: \$8,753

> Property Tax information found

Owner and Taxpayer Information

Owner	LANDY LAND LLC 42 WATSON ST STE D DETROIT, MI 48201	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	202 COMMERCIAL-VACANT	Unit	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	Assessed Value	\$164,700
WARD#	02	Taxable Value	\$8,753
COUNCIL#	6	State Equalized Value	\$164,700
PP CODE#	Not Available	Date of Last Name Change	09/12/2023
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
HOPE#	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Land Information

Zoning Code	No Data to Display	Total Acres	0.100
Land Value	\$322,200	Land Improvements	\$7,595
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	31.00 ft	139.00 ft
Total Frontage: 31.00 ft		Average Depth: 139.00 ft

Legal Description

W WOODWARD S 18.86 FT 1 N 12.14 FT 2 EXC WOODWARD AVE AS WD BLK 72--SUB PT PARK LOTS L53 P196 DEEDS, W C R 2/100 31 IRREG

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/01/2023	\$132,234.00	DD	WALKER BROTHERS CATERING BUILDING L	LANDY LAND LLC	21-NOT USED/OTHER	2023048596
11/01/1999	\$300,000.00	WD			21-NOT USED/OTHER	30946:00040
06/01/1991	\$15,000.00	WD			21-NOT USED/OTHER	25178:00420

3117 WOODWARD AVE 48201 (Property Address)

Parcel Number: 02001828.



Item 1 of 1 1 Image / 0 Sketches

Property Owner: LANDY LAND LLC**Summary Information**

> Assessed Value: \$295,800 | Taxable Value: \$80,745

> Property Tax information found

Owner and Taxpayer Information

Owner	LANDY LAND LLC 42 WATSON ST STE D DETROIT, MI 48201	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2023

Property Class	202 COMMERCIAL-VACANT	Unit	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	Assessed Value	\$295,800
WARD#	02	Taxable Value	\$80,745
COUNCIL#	6	State Equalized Value	\$295,800
PP CODE#	Not Available	Date of Last Name Change	09/12/2023
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
HOPE#	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2023	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	Total Acres	0.195
Land Value	\$579,800	Land Improvements	\$12,624
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	62.00 ft	137.00 ft
Total Frontage: 62.00 ft		Average Depth: 137.00 ft

Legal Description

W WOODWARD S 33.22 FT 2 N 29.10 FT 3 EXC WOODWARD AVE AS WD BLK 72--SUB PT PARK LOTS L53 P196 DEEDS, W C R 2/100 62.32 IRREG

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/01/2023	\$300,000.00	PTA	LANDY CASS AVENUE DEVELOPMENT CORP	LANDY LAND LLC	21-NOT USED/OTHER	
04/24/2014	\$395,000.00	WD	BURDALAS,BURDALAS,MOSCHOURIS et al	LANDY CASS AVENUE DEVELOPMEN et al	21-NOT USED/OTHER	2014251569

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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
07/01/1979	\$10,000.00	WD			21-NOT USED/OTHER	20566:08850

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Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
				DEVELOPMENT		
08/22/1999	\$1.00	PTA	LANDY, JOEL & DONNA	LANDY CASS AVENUE DEVELOPMENT	21-NOT USED/OTHER	
08/22/1999	\$1.00	PTA	LANDY, JOEL & DONNA	LANDY CASS AVENUE DEVELOPMENT	21-NOT USED/OTHER	

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April 2, 2024

Attachment B: Paid Receipt of Current Taxes

Inclusive of other property taxes Paid on block

From: Julie Tirony
To: Crystal Kalinowski
Subject: FW: City of Detroit - KIOSK Payment Receipt
Date: Tuesday, April 2, 2024 11:59:46 AM

Got them! There may be other parcels on the receipt but I'm forwarding 3 emails that covers the parcel numbers you sent me. Let me know if you need anything else.

Julie

1 of 3

From: City of Detroit - Payment Services <paymentreceipts@divdat.com>
Sent: Monday, January 15, 2024 2:16 PM
To: Julie Tirony <julie.tirony@peak-management.com>
Subject: City of Detroit - KIOSK Payment Receipt


City of Detroit
PO Box 33193, Detroit MI 48232
(313) 224-3560
www.detroitmi.gov

Date::	01/15/2024 02:14 PM
Payment Method::	eCheck 2007
Payment Confirm ID::	6776992
Payment Auth No::	AUTH
Location::	WEB
Parcel ID:	02001823.
Winter 2023:	\$575.39
Parcel ID:	02001824.

Winter 2023:	\$96.21
Parcel ID:	02001826.003
Winter 2023:	\$36.84
Parcel ID:	02001826.004
Winter 2023:	\$73.84
Parcel ID:	02001826.005L
Winter 2023:	\$82.28
Parcel ID:	02001827.
Winter 2023:	\$82.41
Total Payment:	\$946.97

The information below applies to customers that made a payment with a Credit Card or a Electronic Check (ACH Payment). This is a conditional payment based on The City Of Detroit being able to retrieve the funds from an authorized account. Payments typically process within 3-5 days. Please check with your financial institution to confirm the payment is successful. Rejected payments will result in interest and penalties being applied.

This communication, including any attachments, may contain information that is confidential and may be privileged and exempt from disclosure under applicable law. It is intended solely for the use of the individual or entity to which it is addressed. If you are not the intended recipient, you are hereby notified that any use, disclosure, dissemination, or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender and return to us all delivered data.

From: [Julie Tirony](#)
To: [Crystal Kalinowski](#)
Subject: FW: City of Detroit - KIOSK Payment Receipt
Date: Tuesday, April 2, 2024 11:59:46 AM

2 of 3

From: City of Detroit - Payment Services <paymentreceipts@divdat.com>
Sent: Monday, January 15, 2024 2:09 PM
To: Julie Tirony <julie.tirony@peak-management.com>
Subject: City of Detroit - KIOSK Payment Receipt


City of Detroit
PO Box 33193, Detroit MI 48232
(313) 224-3560
www.detroitmi.gov

Date:: 01/15/2024 02:07 PM
Payment Method:: eCheck 1991
Payment Confirm ID:: 6776940
Payment Auth No:: AUTH
Location:: WEB

Parcel ID: 02000679.
Winter 2023: \$6.41
Parcel ID: 02000680.
Winter 2023: \$371.87
Parcel ID: 02000681.
Winter 2023: \$70.10
Parcel ID: 02000682.

Winter 2023:	\$194.24
Parcel ID:	02000683-5
Winter 2023:	\$241.14
Parcel ID:	02000688.001
Winter 2023:	\$61.34
Parcel ID:	02000688.002
Winter 2023:	\$60.32
Parcel ID:	02000688.003L
Winter 2023:	\$61.34
Parcel ID:	02000689.
Winter 2023:	\$8.57
Parcel ID:	02000690.
Winter 2023:	\$134.21
Parcel ID:	02000691.001
Winter 2023:	\$76.74
Parcel ID:	02000691.002
Winter 2023:	\$30.65
Parcel ID:	02000691.003
Winter 2023:	\$46.00
Parcel ID:	02000691.004
Winter 2023:	\$76.74
Parcel ID:	02000691.005L
Winter 2023:	\$76.74
Total Payment:	\$1,516.41

The information below applies to customers that made a payment with a Credit Card or a Electronic Check (ACH Payment). This is a conditional payment based on The City Of Detroit being able to retrieve the funds from an authorized account. Payments typically process within 3-5 days. Please check with your financial institution to confirm the payment is successful. Rejected payments will result in interest and penalties being applied.

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From: [Julie Tirony](#)
To: [Crystal Kalinowski](#)
Subject: FW: City of Detroit - KIOSK Payment Receipt
Date: Tuesday, April 2, 2024 11:59:50 AM

3 of 3

From: City of Detroit - Payment Services <paymentreceipts@divdat.com>
Sent: Monday, January 15, 2024 1:02 PM
To: Julie Tirony <julie.tirony@peak-management.com>
Subject: City of Detroit - KIOSK Payment Receipt

City of Detroit
PO Box 33193, Detroit MI 48232
(313) 224-3560
www.detroitmi.gov

Date::	01/15/2024 01:01 PM
Payment Method::	eCheck 2015
Payment Confirm ID::	6776325
Payment Auth No::	AUTH
Location::	WEB
Parcel ID:	02001828.
Winter 2023:	\$760.65
Parcel ID:	02001829.
Winter 2023:	\$3,646.23
Total Payment:	\$4,406.88

The information below applies to customers that made a payment with a

Credit Card or a Electronic Check (ACH Payment). This is a conditional payment based on The City Of Detroit being able to retrieve the funds from an authorized account. Payments typically process within 3-5 days. Please check with your financial institution to confirm the payment is successful. Rejected payments will result in interest and penalties being applied.

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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

April 5th, 2024

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

RE: Commercial Rehabilitation District – **Landy Land LLC**
Property Address: 3117 Woodward Ave, 3129 Woodward Ave & 48 Charlotte Ave
Parcel Number: 02000683-5, 02001827, 02001828

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Rehabilitation District located at **3117 Woodward Ave, 3129 Woodward Ave & 48 Charlotte Ave** in the **Midtown 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 Landy Land LLC consists of three paved vacant lots with a total of 1.1 acres of land, constructing an infill mixed use seven story development incorporating retail fronting on Woodward & Charlotte. Also featuring a mix use rental residential development with 154 units that has integrated multistory parking along Charlotte Ave. The developer plans to integrate activated alleyways, public art spaces and green space as well as low impact design stormwater management.

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.



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

COLEMAN A. YOUNG MUNICIPAL CENTER
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DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

Commercial Rehabilitation District
Landy Land LLC
Page 2

A review of the project details and relevant statutes indicated that the proposed Commercial Rehabilitation District located at **3117 Woodward Ave, 3129 Woodward Ave & 48 Charlotte Ave** in the **Midtown 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

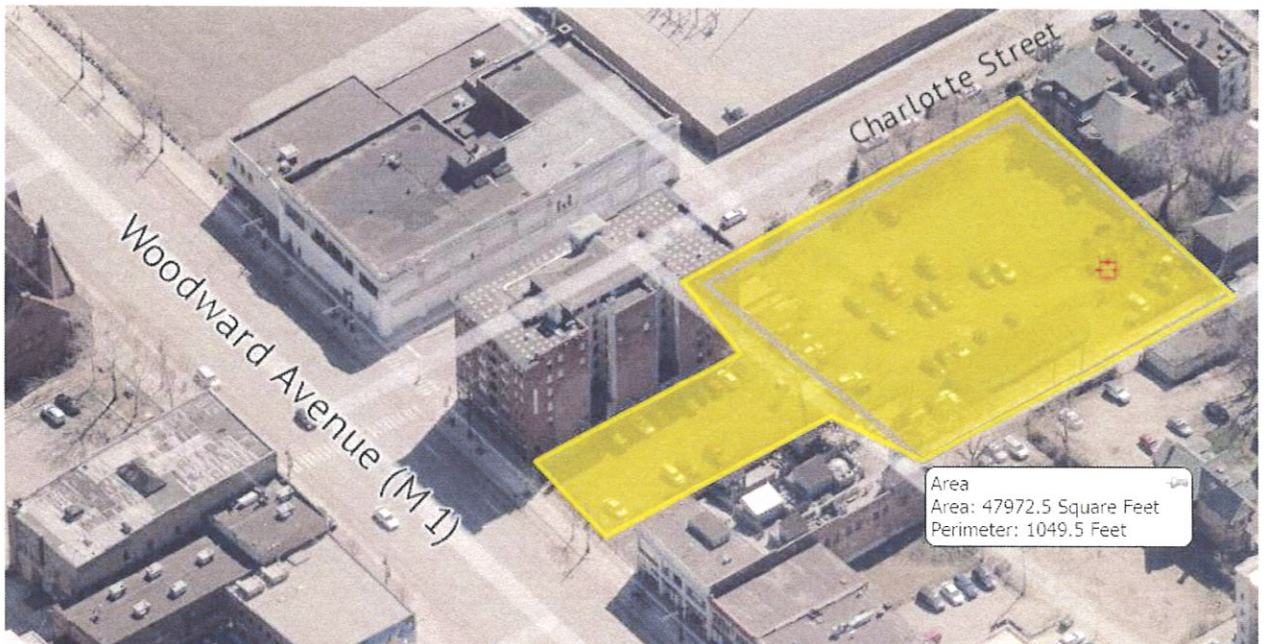


Commercial Rehabilitation District
Landy Land LLC
Page 3

Parcel Number: 02001828
Property Address: 3117 Woodward Ave
Property Owner: Landy Land LLC
Legal Description: W WOODWARD S 33.22 FT 2 N 29.10 FT 3 EXC WOODWARD AVE AS WD BLK 72--SUB PT PARK
LOTS L53 P196 DEEDS, W C R 2/100 62.32 IRREG

Parcel Number: 02001827
Property Address: 3129 Woodward Ave
Property Owner: Landy Land LLC
Legal Description: W WOODWARD S 18.86 FT 1 N 12.14 FT 2 EXC WOODWARD AVE AS WD BLK 72--SUB PT PARK
LOTS L53 P196 DEEDS, W C R 2/100 31 IRREG

Parcel Number: 02000683-5
Property Address: 48 Charlotte Ave
Property Owner: Landy Land LLC
Legal Description: N CHARLOTTE 5 THRU 10 E 1/2 11 W 3 FT OF PUBLIC ALLEY LYG E OF & ADJ LOT 5 BLK 72--SUB PT
PARK LOTS L 53 P196 DEEDS, W C R 2/100 198 X 171.1 33,878 SQ FT





**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

TO: Justus Cook, Housing and Revitalization
FROM: Gregory Moots, Planning and Development Department
RE: Master Plan Interpretation for **Commercial Rehabilitation District** (PA 210) for 3117, 3129 Woodward Avenue and 48 Charlotte Avenue
DATE: April 5, 2024

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. The Petitioner is Landy Land, LLC.

Location and Project Proposal: For 3117, 3129 Woodward Avenue and 48 Charlotte Avenue (AKA 22, 40, and 48 Charlotte Avenue). The proposed project consists of an infill mixed-use development incorporating retail fronting Woodward and Charlotte, and a mixed-use rental residential development inclusive of integrated multistory parking along Charlotte. The Developer plans to integrate activated alleyways, public art space, and green space. The building will be 7 stories tall, including 15,000 sq. ft. of retail on the first floor and 100 parking spaces on the first two levels and residential above, 205,900 sq ft in total.

Current Master Plan (MP) & Zoning: MP Classification – Mixed Residential/Commercial (MRC)
Zoning – B4 (General Commercial) and R6 (High Density Residential District). This project is also located in a local historic district.

Master Plan Interpretation

The subject site area is designated Mixed Residential-Commercial. Such 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 Lower Woodward neighborhood contain the following goal and policy:

- GOAL 3: Increase the vitality of commercial thoroughfares
- Policy 3.1 Along Woodward, encourage high density mixed uses complimentary to the area's cultural anchor.

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