

# NOTICE OF PUBLIC HEARING

Landy Land, LLC

To Establish a Commercial Rehabilitation District in the area of 3117 Woodward Avenue, 3129 Woodward Avenue and 48 Charlotte Avenue (AKA 22, 40, and 48 Charlotte Avenue)

The Planning & Economic Development Standing Committee will hold a **PUBLIC HEARING** on the request of the request of Landy Land, LLC (**Petition #2024-114**), for a Commercial Rehabilitation District in the area of 3117 Woodward Avenue, 3129 Woodward Avenue and 48 Charlotte Avenue (AKA 22, 40, and 48 Charlotte Avenue, Detroit, Michigan, in accordance with Public Act 210 of 2005.

Pursuant to the Michigan Open Meetings Act as amended, which authorizes the continued use of hybrid electronic meetings to provide virtual public participation in accordance with the requirements of MCL 15.263a(2), and in consideration of the ongoing and continuing pandemic, the Detroit City Council will be meeting **in person** at the **City Council Committee of the Whole Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center** on **THURSDAY, MAY 9, 2024 at 10:45 a.m.**

This Public Hearing may be viewed in the following manner.

1. Watch via television
  - Comcast: Channel 10
  - ATT: From Channel 99, click Detroit, then Channel 10
2. Watch online by using <https://detroitmi.gov/government/city-council> and clicking on Channel 10.
3. To attend by phone only, call one of these numbers: +1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782, +1-301-715-8592, or +1-346-248-7799 Enter Meeting ID: 85846903626#
4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

Public Comment:

To participate at the time of Public Comment, please raise your hand within the zoom application.

1. Telephone participants: Raise your hand by pressing \*9
2. Web participants: Raise your hand by clicking **raise hand** in the application or pressing
  - a. Windows computer = [ALT] + [Y]
  - b. Apple computers = [OPTION] + [Y]

To be consistent with how Public Comment has been handled for in-person meetings:

- You will be called on in the order in which your hand is raised

**PLEASE PRINT IN DETROIT LEGAL NEWS ON FRIDAY, MAY 3, 2024**

- All time limits set by the meeting Chair will still be enforced
- Any hands raised after the Chair ends submission of public comments, will not be able to speak at the meeting

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies to the City Clerk's Office [CityClerkHelpDesk@detroitmi.gov](mailto:CityClerkHelpDesk@detroitmi.gov) via e-mail, for the record.

***With advance notice of seven calendar days, the City of Detroit will provide interpreter services at public meetings, including American Sign Language, language translation and reasonable ADA accommodations. Please contact Civil Rights, Inclusion and Opportunity Department at (313) 224-4950, through the TTY number 711, or email [crio@detroitmi.gov](mailto:crio@detroitmi.gov) to schedule these services.***

**JANICE M. WINFREY  
City Clerk**

**JMW/cg**

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

**Janice M. Winfrey**  
City Clerk

**Andre P. Gilbert II**  
Deputy City Clerk

April 30, 2024

Mr. Richard Karp, 1202 Griswold Street, LLC, 401 S. Washington Sq/Suite #102, Lansing, MI 48933  
Dr. Nikolai Vitti, Superintendent, Detroit Public Schools, 3011 W. Grand, 14<sup>th</sup> Floor Fisher Building, Detroit, MI 48202-2710  
Board of Wayne County Commissioners, c/o Mr. Tim Johnson, Director of Administration, 500 Griswold St., 8<sup>th</sup> Floor, Detroit, MI 48226  
Mr. Kevin Haney, Deputy CFO, Wayne County Office of Management and Budget, 500 Griswold St., 20<sup>th</sup> Floor, Detroit, MI 48226  
Dr. Curtis L. Ivery, Chancellor, Wayne County Community College, 801 W. Fort St., Detroit, MI 48226  
Dr. Randy Liepa, Superintendent, Wayne County RESA, 33500 Van Born Rd., Wayne, MI 48184-2497  
Mr. Michael Reese, Acting Director, Huron-Clinton Metropolitan Authority, 13000 Highridge Drive, Brighton, MI 48114-9058  
Ms. JoAnne Mondowney, Director, Detroit Public Library, 5201 Woodward Avenue, Detroit, MI 48202  
Mr. Jim Mills, Manager, State of Michigan Treasury/Local Audit and Finance Division, 430 W. Allegan St., Lansing, MI 48922  
Mr. Jeff Evans, CFO, Detroit Zoological Society, 8450 W. 10 Mile, Royal Oak, MI 48007  
Director and CFO, Detroit Institute of Arts, 5200 Woodward Avenue, Detroit, MI 48202  
Mr. Brian Vosburg, Brownfield Redevelopment Manager, Detroit Brownfield Redevelopment Authority  
Mr. John Naglick, Chief Deputy Financial Officer/Finance Director, Finance Department  
Mr. Alvin Horhn, Deputy Chief Financial Officer, Finance Department/Assessments Division  
Mr. Antoine Bryant, Director, Planning and Development Department  
Ms. Julie Schneider, Director, Housing and Revitalization Department  
Mr. David Whitaker, Director, Legislative Policy Division

**RE: PETITION OF LANDY LAND, LLC; TO ESTABLISH A COMMERCIAL REHABILITATION DISTRICT IN THE AREA OF 3117 WOODWARD AVENUE, 3129 WOODWARD AVENUE AND 48 CHARLOTTE AVENUE (AKA 22, 40, AND 48 CHARLOTTE AVENUE, DETROIT, MICHIGAN, IN ACCORDANCE WITH PUBLIC ACT 210 OF 2005. (Related to Petition #2024-114)**

The Planning and Economic Development Standing Committee has scheduled a **PUBLIC HEARING** relative to the above captioned matter for **THURSDAY, MAY 9, 2024 at 10:45 a.m**

Pursuant to the Michigan Open Meetings Act as amended, the Detroit City Council will be meeting **in person** at the **City Council Committee of the Whole Room, 13<sup>th</sup> Floor, Coleman A. Young Municipal Center.**

This Public Hearing may be viewed in the following manner.

1. Watch via television

# City of Detroit

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Deputy City Clerk/Chief of Staff

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+1-929-436-2866, +1-312-626-6799, +1-669-900-6833, +1-253-215-8782, +1-301-715-8592, or +1-346-248-7799 Enter Meeting ID: 330332554##
  4. To attend online: <https://Detroitmi.gov/Online-CC-Meeting>

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# City of Detroit

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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*

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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.

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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	<b>Tax Abatement</b>
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 <a href="mailto:george@civiccompanies.com">george@civiccompanies.com</a>



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](mailto: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: [richmondr@detroitmi.gov](mailto:richmondr@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
EGLI 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
<b>Total</b>	<b>\$66,997,649</b>

**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,



**George M. Roberts**  
Civic Companies

**DBA: Landy Land LLC**  
42 Watson Street, Suite D  
Detroit, MI 48201  
(248) 302-8662

[george@civiccompanies.com](mailto: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:

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 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.

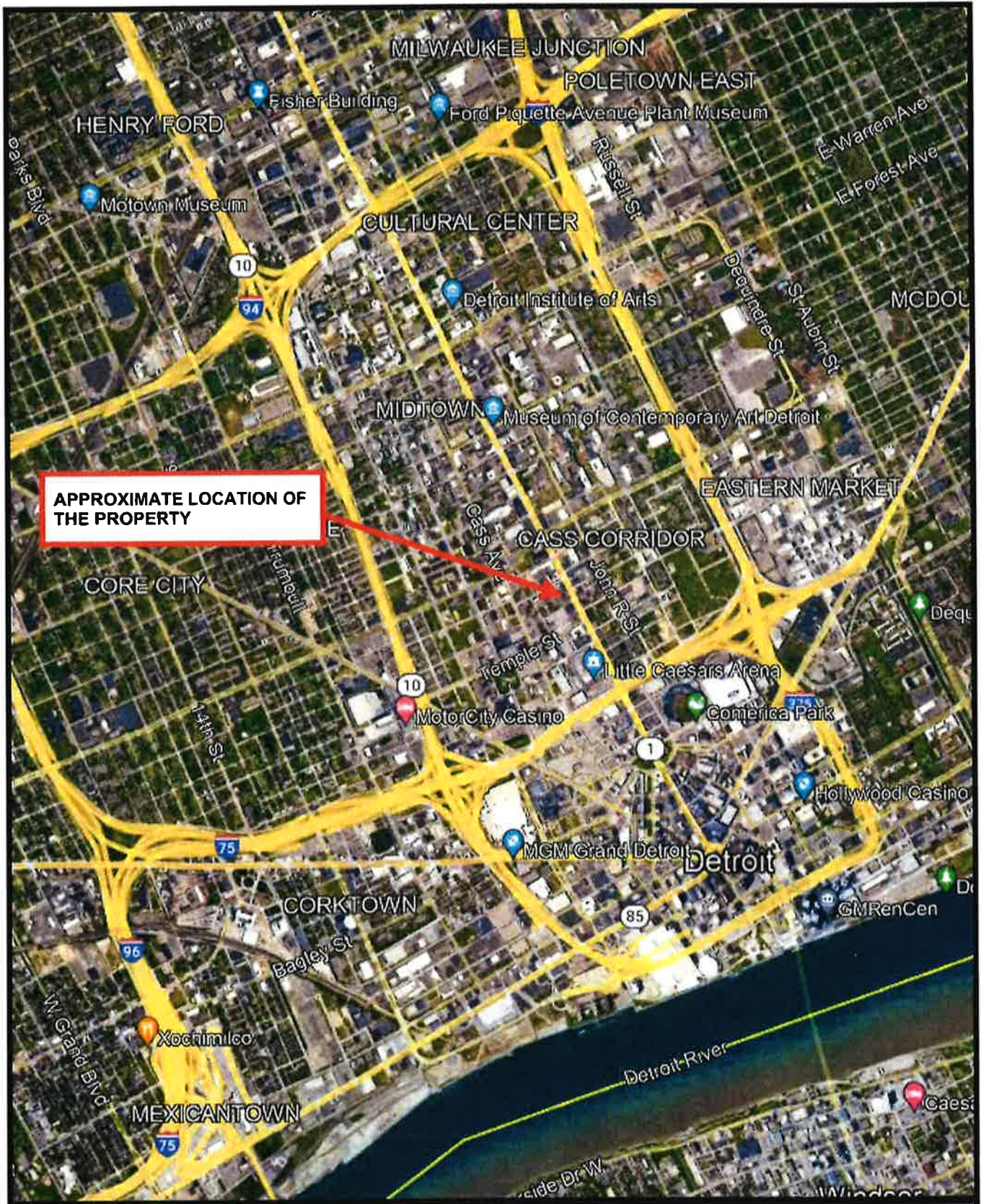
Address	Parcel ID	Legal Description
22 Charlotte Street	02000685.	THE EAST 1/2 OF LOT(S) 8, AND ALL OF LOTS 5, 6 AND 7, ALSO A STRIP 3 FEET WIDE OF VACATED PUBLIC ALLEY ADJOINING LOT 5 ON THE EAST, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED 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**





**APPROXIMATE LOCATION OF THE PROPERTY**

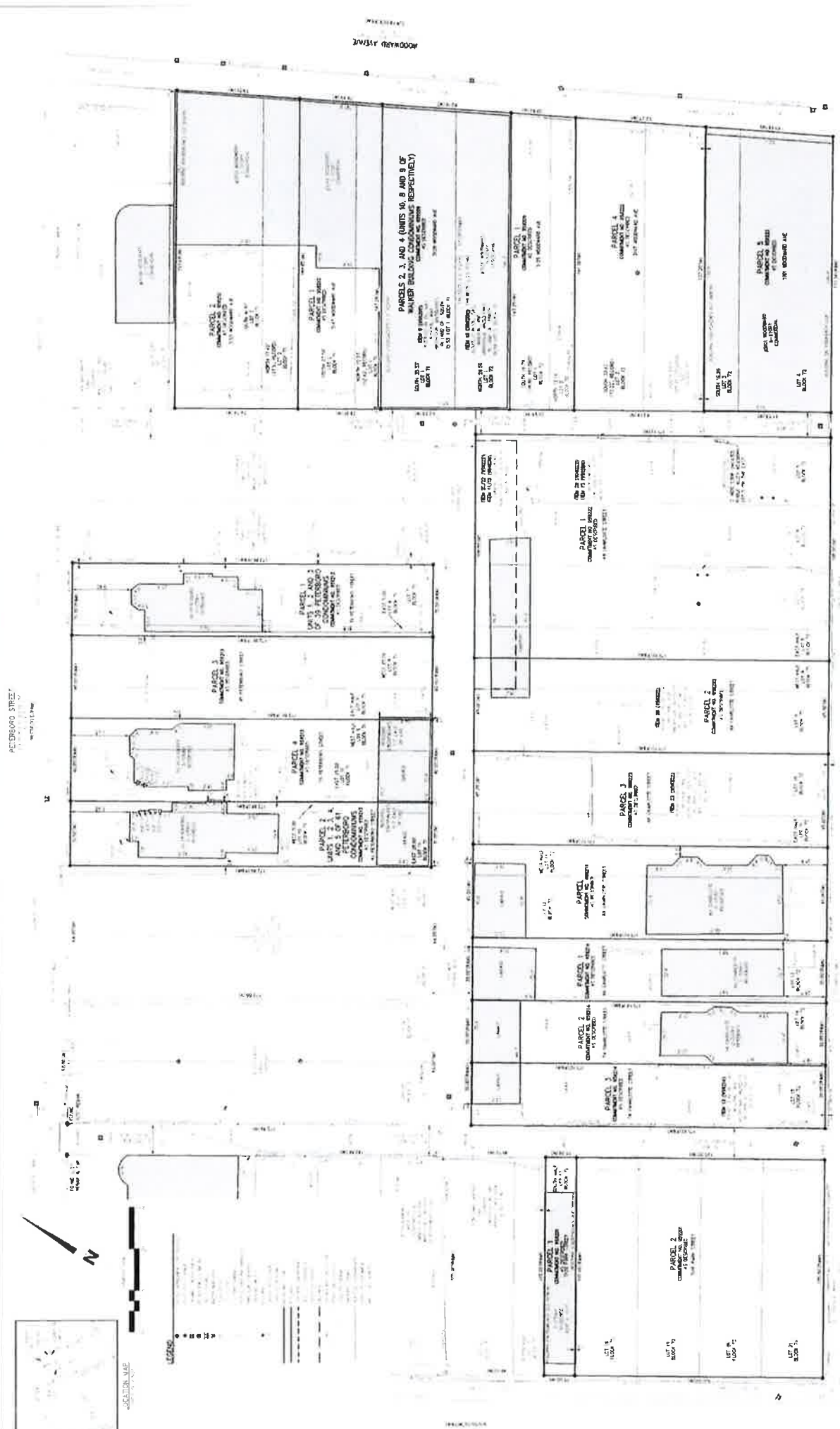
### **SITE LOCATION MAP**

Woodward and Charlotte Redevelopment









O-ROLITE STREET

PIEDMONT STREET



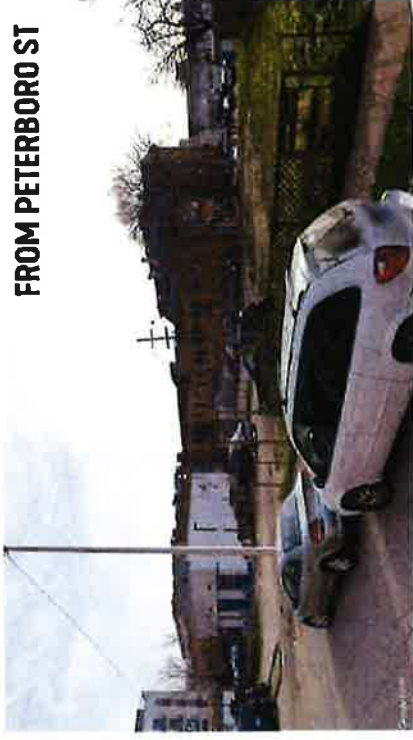
SECTION MAP

# 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**

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

<b>Property Class</b>	202 COMMERCIAL-VACANT	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$902,800
<b>WARD#</b>	02	<b>Taxable Value</b>	\$25,602
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$902,800
<b>PP CODE#</b>	Not Available	<b>Date of Last Name Change</b>	08/14/2023
<b>RELATED #</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>HOPE#</b>	Not Available	<b>Exemption</b>	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**

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

Lot(s)	Frontage	Depth
Lot 1	198.00 ft	171.00 ft
<b>Total Frontage: 198.00 ft</b>		<b>Average Depth: 171.00 ft</b>

**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**

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

<b>Property Class</b>	202 COMMERCIAL-VACANT	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$164,700
<b>WARD#</b>	02	<b>Taxable Value</b>	\$8,753
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$164,700
<b>PP CODE#</b>	Not Available	<b>Date of Last Name Change</b>	09/12/2023
<b>RELATED #</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>HOPE#</b>	Not Available	<b>Exemption</b>	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**

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

Lot(s)	Frontage	Depth
Lot 1	31.00 ft	139.00 ft
<b>Total Frontage: 31.00 ft</b>		<b>Average Depth: 139.00 ft</b>

**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**

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

<b>Property Class</b>	202 COMMERCIAL-VACANT	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$295,800
<b>WARD#</b>	02	<b>Taxable Value</b>	\$80,745
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$295,800
<b>PP CODE#</b>	Not Available	<b>Date of Last Name Change</b>	09/12/2023
<b>RELATED #</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>HOPE#</b>	Not Available	<b>Exemption</b>	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**

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

Lot(s)	Frontage	Depth
Lot 1	62.00 ft	137.00 ft
<b>Total Frontage: 62.00 ft</b>		<b>Average Depth: 137.00 ft</b>

**Legal Description**

W WOODWARD S 33.22 FT 2 N 29.10 FT 3 EXC WOODWARD AVE AS WD BLK 72--SU8 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	Libor/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
08/22/1999	\$1.00	PTA	LANDY, JOEL & DONNA	DEVELOPMENT LANDY CASS AVENUE DEVELOPMENT	21-NOT USED/OTHER	
08/22/1999	\$1.00	PTA	LANDY, JOEL & DONNA	DEVELOPMENT 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 Kallnowski  
**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](http://www.detroitmi.gov)**

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

Winter 2023:	\$96.21
<b>Parcel ID:</b>	02001826.003
Winter 2023:	\$36.84
<b>Parcel ID:</b>	02001826.004
Winter 2023:	\$73.84
<b>Parcel ID:</b>	02001826.005L
Winter 2023:	\$82.28
<b>Parcel ID:</b>	02001827.
Winter 2023:	\$82.41
<b>Total Payment:</b>	\$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 Kallinowski](#)  
**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](http://www.detroitmi.gov)

<b>Date::</b>	01/15/2024 02:07 PM
<b>Payment Method::</b>	eCheck 1991
<b>Payment Confirm ID::</b>	6776940
<b>Payment Auth No::</b>	AUTH
<b>Location::</b>	WEB
<b>Parcel ID:</b>	02000679.
Winter 2023:	\$6.41
<b>Parcel ID:</b>	02000680.
Winter 2023:	\$371.87
<b>Parcel ID:</b>	02000681.
Winter 2023:	\$70.10
<b>Parcel ID:</b>	02000682.

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

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