

City of Detroit

Janice M. Winfrey
City Clerk

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.	2024-320 District
Name of Petitioner	Little Village Marina LLC
Description of Petition	Petition request to Establish Commercial Redevelopment District for 9602 E. Jefferson and 9636 E. Jefferson, Detroit, Michigan
Type of Petition	Tax Abatement for the Establishment of a Commercial Redevelopment District
Submission Date	09/23/2024
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Little Village Marina LLC 660 Woodward Ave, Detroit, MI 48226 P: (313) 465-7308 rbarr@honigman.com

By Email

September 12, 2024

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

Re: *Petition to Establish Commercial Redevelopment District for 9602 E. Jefferson and 9636 E. Jefferson, Detroit, Michigan (P.A. 255 of 1978, as amended)*

Ladies and Gentlemen:

Enclosed please find a Petition to Establish Commercial Redevelopment District from Little Village Marina LLC pursuant to P.A. 255 of 1978, as amended, with respect to the buildings located at 9602 E. Jefferson and 9636 E. Jefferson in the City of Detroit.

Thank you for your assistance.

Very truly yours,

HONIGMAN LLP

By: 

Richard A. Barr

Enc.
cc (w/enc.): David Howell, DEGC
Justus Cook, HRD

Little Village Marina LLC
18633 Mack Avenue
Detroit, MI 48236

September 12, 2024

Detroit City Council
c/o City Clerk
200 Coleman A. Young Municipal Building
2 Woodward Avenue
Detroit, MI 48226

Re: Petition to Establish Commercial Redevelopment District Pursuant to PA 255 of 1978, as amended

Honorable City Council,

Little Village Marina LLC (“Owner”) requests the establishment of a Commercial Redevelopment District pursuant to section 5 of the Commercial Redevelopment Act, PA 255 of 1978, MCL 207.655, to support the planned rehabilitation of buildings located at 9602 E. Jefferson and 9636 E. Jefferson, Detroit, Michigan. The Owner plans to redevelop the property on Jefferson Avenue in the Waterworks Park neighborhood from a service and storage-based facility into a waterfront cultural amenity and mixed-use campus for the City of Detroit. The project, named Stanton Yards, will consist of a cultural and artistic community hub, with a mix of commercial, retail, creative, and educational spaces and the activation of an outdoor plaza.

The proposed district consists of tax parcels 19006137-8 and 19000013-5. The parcels have been zoned B4: General Business District since at least 1968 per the City’s zoning map. Owner owns 100% of the state equalized value of the commercial property located in the proposed district. Across both parcels, the buildings include approximately 65,000 square feet of building space for the mixed-use campus.

The buildings will be rehabilitated for uses eligible for the issuance of a commercial facilities exemption certificate under PA 255 of 1994, as amended.

Please see Attachment A for the parcel legal descriptions and Attachment B for a depiction of the proposed district.

Eligibility of Property

The property is obsolete commercial property which is part of an existing, developed commercial zone which has been zoned commercial for three years before June 21, 1978, and the area is or was characterized by obsolete commercial property and a decline in commercial activity within the meaning of Act 255.

- a) The property is considered obsolete commercial property within the meaning of MCL 207.654(3) because it is commercial property the condition of which is impaired

due to changes in design, construction and technology in recent years. Substantial renovations are required for the existing buildings due to building age and obsolescence.

b) To cure the commercial obsolescence, the Owner proposes to make substantial investments in improvements to the property's exterior and interior, including the following improvements:

The transformation and adaptive reuse of five existing World War II era industrial buildings, which require significant interior and exterior work, including but not limited to strategic building and site demolition, roof replacements, window replacements, updated building façades, significant plumbing and electrical work, new HVAC systems and boilers, interior build out of multiple retail and studio areas, and the conversion of an old gas dock into a restaurant space.

c) The area surrounding the property, particularly to the north and north east of the property, is comprised of obsolete commercial property.

Additional supporting details will be included in the certificate application.

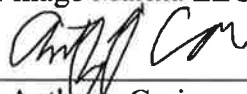
Ownership of Property

The parcel(s) is owned by Little Village Marina LLC

We would appreciate your consideration and approval of this request. Thank you.

Respectfully submitted,

Little Village Marina LLC

By: 

Anthony Curis

Encs.

cc: DEGC

Richard A. Barr, Esq.

ATTACHMENT A

Legal Description of Proposed Commercial Redevelopment District

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

S E JEFFERSON PT OF P C 152 BG E 188.84 FT MEASURED AT R A TO E LINE OF SD P
C 152 LYG SLY OF & ADJ JEFFERSON AVE 19/--- 199 IRREG

Tax parcel 19000013-5.

Commonly known as 9636 E. Jefferson Ave, Detroit, Michigan 48214

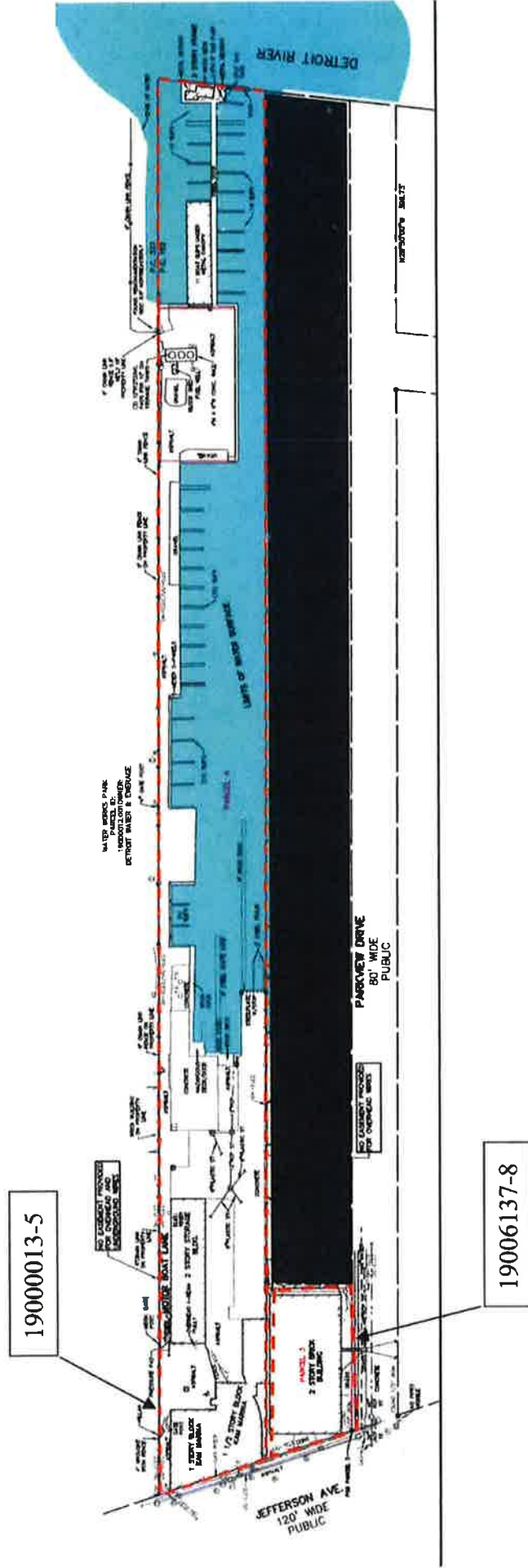
E PARKVIEW ALL THAT PT OF P C 152 DESC AS BEG AT SE COR JEFFERSON AVE
120 FT WD & PARKVIEW DR 80 FT WD TH SLY ALG SD PARKVIEW DR 250 FT TH
ELY AT R A 148.84 FT TH NLY AT R A 299.48 FT TO SLY LINE SD JEFFERSON AVE TH
SWLY ALG SD SLY LINE 156.85 FT TO P O B 19/--- 40,892 SQ FT

Tax parcel 19006137-8.

Commonly known as 9602 E. Jefferson Ave, Detroit, Michigan 48214

ATTACHMENT B

Depiction of Proposed Commercial Redevelopment District



Legend

- - - Parcel boundaries



**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: AliReda Jaefar, City Clerk's Office
FROM: Greg Moots, Planning and Development
RE: Master Plan Interpretation for **Commercial Facilities Exemption District** (PA 255) at
9602 and 9636 E Jefferson (Associated with Petition # 2024-320)
DATE: September 27, 2024

In order to ensure that the issuance of a **Commercial Facilities Exemption District** pursuant to State of Michigan, Public Act 255 of 1978 (Section 207.656) is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity through replacement, restoration, or new construction; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:

Little Village Marina LLC

Project Description:

The developer proposes the rehabilitation of buildings located at 9602 E. Jefferson and 9636 E. Jefferson. The Owner plans to redevelop the property on Jefferson Avenue in the Waterworks Park neighborhood from a service and storage-based facility into a waterfront cultural amenity and mixed-use campus for the City of Detroit. The project, named Stanton Yards, will consist of a cultural and artistic community hub, with a mix of commercial, retail, creative, and educational spaces and the activation of an outdoor plaza.

Project Location

9602 E. Jefferson and 9636 E. Jefferson

Interpretation:

The Master Plan Future General Land Use designation of the western half of the site is **Low/Medium density Residential** and the eastern portion is **Institutional**. The definitions of these districts are:

Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on- street parking, or garages with alley access. 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.

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.

The development generally conforms to the Future General Land Use designation and Master Plan Policies for the area, as part of the use is educational and public space, and some intermixture of uses in common.

CC: Antoine Bryant, Director
Karen Gage, Director of Design + Development Innovation
Justus Cook, HRD



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

September 26, 2024

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

RE: Commercial Redevelopment District
Little Village Marina LLC
9602 and 9636 E. Jefferson Ave
Parcel Numbers: 19006137-8 and 19000013-5

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Redevelopment District for the properties located at **9602 and 9636 E. Jefferson Ave** in the **Marina District** 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 **Little Village Marina LLC** consists of two tax parcels. Parcel 19006137-8 features a single-story marina storage facility located at 9602 E. Jefferson. This building, constructed in 1988, spans a total area of 26,442 square feet and sits on a 0.937-acre lot. The second parcel, identified as 19000013-5, features four single-story marina storage buildings situated at 9636 E. Jefferson. These facilities cover a total area of 49,236 square feet and were constructed in 1961, all resting on a 10.622-acre plot of land. The owner plans to redevelop the property on Jefferson Avenue in the Waterworks Park neighborhood from a service and storage-based facility into a waterfront cultural amenity and mixed-use campus for the City of Detroit. The project, named Stanton Yards, will consist of a cultural and artistic community hub, with a mix of commercial, retail, creative, and educational spaces and the activation of an outdoor plaza. Across both parcels, the owner proposes to redevelop buildings include approximately 65,000 square feet of building space for the mixed-use campus. A parcel combination for the two parcels is anticipated in the near future. The transformation and adaptive reuse of five existing commercial buildings, will require significant interior and exterior work, including but not limited to strategic building and site demolition, roof replacements, window replacements, updated building facades, significant plumbing and electrical work, new HVAC systems and boilers, interior build out of multiple retail and studio areas, and the conversion of an old gas dock into a restaurant space.

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.



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
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Commercial Redevelopment District
Little Village Marina LLC
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A review of the project details and applicable statutes indicates that the proposed Commercial Redevelopment District located at **Little Village Marina LLC** 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



Commercial Redevelopment District
 Little Village Marina LLC
 Page 3

Parcels: 19006137-8 and 19000013-5

Parcel Number	Property Address	Property Owner	Legal Description
19006137-8	9602 E. Jefferson	Little Village Marina LLC	E PARKVIEW ALL THAT PT OF P C 152 DESC AS BEG AT SE COR JEFFERSON AVE 120 FT WD & PARKVIEW DR 80 FT WD TH SLY ALG SD PARKVIEW DR 250 FT TH ELY AT R A 148.84 FT TH NLY AT R A 299.48 FT TO SLY LINE SD JEFFERSON AVE TH SWLY ALG SD SLY LINE 156.85 FT TO P O B 19/--- 40,892 SQ FT
19000013-5	9636 E. Jefferson	Little Village Marina LLC	S E JEFFERSON PT OF P C 152 BG E 188.84 FT MEASURED AT R A TO E LINE OF SD P C 152 LYG SLY OF & ADJ JEFFERSON AVE 19/--- 199 IRREG

