

# 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*

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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.	2024-226
Name of Petitioner	Old St. Jean Properties LLC
Description of Petition	Please see the attached request for the Establishment of a Plant Rehabilitation District at 521 Old Saint Jean Street, Detroit, MI 48214.
Type of Petition	<b>Tax Abatement</b>
Submission Date	07/05/2024
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Brian V. Hurttienne Old St. Jean Properties, LLC 521 Old Saint Jean Detroit, MI 48214 P: (313) 850-6689 <a href="mailto:brian@cha-c.com">brian@cha-c.com</a>



**OLD ST. JEAN PROPERTIES, LLC**

521 OLD ST. JEAN, DETROIT, MI 48214

**May 16, 2024**

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

**RE: Request for the Establishment of a Plant Rehabilitation District at 521 Old Saint Jean Street, Detroit, MI 48214**

Honorable Members of the City Council:

Please accept this letter as a request to establish a **Plant Rehabilitation District** for the property located at **521 Old Saint Jean Street, Detroit, MI 48214** and described on the enclosed 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/new facility;
- (c) Description of the general nature and extent of the rehabilitation/new construction to be undertaken;
- (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated/new facility; and
- (e) A time schedule for undertaking and completing the rehabilitation/new construction of the facility
- (f) Purchase of adjacent parcels included within the Plant Rehabilitation District
- (g) A brief summary of our company (type of business, years of service etc.) is included with a detailed and thorough synopsis of the project under consideration.

#### The Need for the Abatement

The proposed rehabilitation and use of the site is in desperate need of the tax abatement. Our loan and equity commitment for the project and business plan already fall short of projected costs to complete the project fully. We will need this tax abatement in order to proceed with the project. If we are not granted this Plant Rehabilitation District and subsequent Certificate of Exemption, our loan proceeds will be greatly reduced and we then expect a larger gap in funding the project rehabilitation and operations.

#### Hiring Detroiters

We currently employ 7 Full-Time Employees with our firms Christian Hurttienne Architects and Christian Hurttienne Construction. We will be hiring Detroit residents for this operation on Old Saint Jean to fulfill to light manufacturing process. We anticipate 6 – 12 Full-Time Employees new hires with additional 2 Part-Time Employee new hires. We will be engaging Detroit At Work to provide people we will need for this facility and our future goals of building housing in the City. We will also be moving our architecture firm, the construction firm, and our other companies into this building.



**OLD ST. JEAN PROPERTIES, LLC**

521 OLD ST. JEAN, DETROIT, MI 48214

Who We Are

We are Christian Hurttienne, Architects / Developers / Construction, providing housing in the City of Detroit. We have been in existence for over 9 years, primarily as architects, but with experience in construction and development in the recent 5 years. We want to build new housing in the city, whether single-family or multi-family, affordable and market-rate, recognizing the high cost of construction with the affordable rents and for-sale products currently offered. Purchasing the Old St. Jean properties and rehabilitating the facility will enable us to control costs through manufactured components at the factory prior to delivery to the construction site, avoid supply-chain issues with storage of housing products at the factory, and therefore reduce construction time of the build process saving costs and lowering rents and prices to the new residents. We have control of project sites in Corktown, North Corktown and West Village for 6 projects of infill housing, commonly referred to as 'missing-middle' housing. Our goal is to expand on these sites to create more housing designed, manufactured, and constructed within the City of Detroit.

We are requesting the Exemption to be the maximum of 12 years.

The economic advantages of this proposed District and Tax Exemption include:

- New income taxes from existing and new employees
- A revitalized facility with an increased assessed tax value
- More new hires in future years
- An economical way to provide affordable housing in the City of Detroit

We anticipate a "ripple effect" - long term and short term, which the preceding taxes have on the City of Detroit by continually working toward providing housing, we will then continue to employ residents of the city, assessed values will increase and an abandoned property will be functioning for a long period of time.

Please consider this request formally. We are earnest in our goal to provide housing in the City of Detroit and we know this facility will be of value to us as well as our employees, and the city through our mutual goal of investment in the City of Detroit.

Respectfully submitted,

Brian V. Hurttienne  
Old St. Jean Properties, LLC  
521 Old Saint Jean, Detroit, MI 48214.  
[brian@cha-c.com](mailto:brian@cha-c.com) 313-850-6689  
<http://www.cha-c.com/projects#/old-st-jean/>

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

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



## **ATTACHMENT A**

### REQUEST FOR ESTABLISHMENT – Plant Rehabilitation District

#### General Property Descriptions

There are two buildings included within the requested Plant Rehabilitation District, 521 Old Saint Jean and 609 Old Saint Jean, Detroit, MI 48214.

521 Old Saint Jean is a one-story building most recently occupied by a Tool & Die facility for many years. The beginnings of the building were in the 1920's when only a portion of the building was constructed. Since then, there have been numerous additions and businesses within the building. The building occupies 21,990 square feet. The property has been vacant for more than one year.

609 Old Saint Jean is a one-story building most recently occupied for storage and accessory space for the adjacent 521 Old Saint Jean building. The original building was constructed in the 1950's with multiple additions over the years to now occupy 15,374 square feet. The building was also utilized for Tool & Die production, a Paint Room, and other assorted functions pertaining to parts manufacturing. The building has been vacant for more than a one year.

#### General Description of the rehabilitated facility's proposed use.

Old St. Jean Properties, LLC, will utilize the proposed facilities for light manufacturing of housing components. Our business model is to procure supplies and manufacture housing components for affordable and market-rate housing in the City of Detroit. We will be rehabilitating the facility to construct and install machinery, equipment, systems, and processes. We will be creating an assembly-line of sorts to create the housing components, with associated supplies stored and then placed within the components. These components will then be shipped to the site for assembly of the housing.

#### Detailed Description of the extent of rehabilitation

The buildings are in good condition but have been stripped of materials and infrastructure necessary for use of the buildings. We will be performing the following reconstruction of the existing buildings.

- Demolition of many of the existing walls within the building.
- Clean-up of the site based on the Phase II Environmental Report.
- Exterior wall renovation of windows, man doors, and overhead door openings in 521 Old Saint Jean.
- New doors and security systems for both buildings.
- New fencing throughout the site.
- The creation of a storm water management bio-swale for the site and building water run-off.
- Patched roof on 521 Old Saint Jean, with a new roof on 609 Old Saint Jean.
- New electrical power to the building with new infrastructure throughout the buildings.
- Refurbished boiler heating system throughout 521 Old St. Jean.
- New ceiling hung forced-air units for 609 Old Saint Jean.
- Reconstructed plumbing facilities throughout both buildings.
- General office walls and spaces for the architecture portion of the building.



### Descriptive List of Fixed Building Equipment

The buildings will be outfitted with the following equipment:

- New Code Compliant Heating and Ventilation Plant
- New and Code Compliant Heating Distribution System
- New and Code Compliant Ventilation Distribution System
- New and Code Compliant Dust Collector and Ventilation System
- Updated and Code Compliant Fire Suppression System
- New In-Coming and Code Compliant Electrical Switch Gear and Distributions Systems
- New Code Compliant Plumbing Distribution and Filtration Systems
- New Stormwater Collection and re-diversion Systems
- New Entry Control and Security Systems
- New Assembly-Line Manufacturing Systems
- New Overhead Lifting, Moving, and Conveyance Systems
- Renovation of existing paint and spray booth finishing systems
- New Code Compliant Restrooms

### Time Schedule to complete the Rehabilitation of the Facilities

We will begin work on rehabilitating the buildings once we know the process parameters of this requested tax abatement process and City of Detroit agency reviews and permitting Plan Review duration. We are in process to receive loans from Invest Detroit to do the renovation and purchase of equipment for our planned business. Our goal is to start renovation work in September 2024, and to be operational within 6 months.

### Purchase of Adjacent Vacant Parcels

We have approached the Detroit Building Authority to acquire vacant lots adjacent to our current property to incorporate a site Storm Water Management system. Being partially in a flood zone, within the Marina District, and the extent of roof water run-off with parking and site impervious surfaces, we want to build a site to current DWSD standards for water management. These lots, along with adjacent already owned lots, are zoned R2. We will be going through the process to rezone to be inclusive of the manufacturing facility use. The Detroit Building Authority has agreed to sell us the vacant parcels and we will be purchasing them in the next two months. These parcels are included with the requested Plant Rehabilitation District.

### Who We Are

We are Christian Hurttienne, Architects / Developers / Construction, providing housing in the City of Detroit. We have been in existence for over 9 years, primarily as architects, but with experience in construction and development in the recent 5 years. We want to build new housing in the city, whether single-family or multi-family, affordable and market-rate, recognizing the high cost of construction with the affordable rents and for-sale products currently offered. Purchasing the Old St. Jean properties and rehabilitating the facility will enable us to control costs through manufactured components at the factory prior to delivery to the construction site, avoid supply-chain issues with storage of housing products at the factory, and therefore reduce construction time of the build process saving costs and lowering rents and prices to the new residents. We have control of project sites in Corktown, North Corktown and West Village for 6 projects of infill housing, commonly referred to as 'missing-middle' housing. Our goal is to expand on these sites to create more housing designed, manufactured, and constructed within the City of Detroit.



**OLD ST. JEAN PROPERTIES, LLC**

521 OLD ST. JEAN, DETROIT, MI 48214

Please see the site plan and site survey plan for location, parcel identification numbers and other site information. Legal Description of the properties is included within the Covenant Deed included with this submission.

Brian V. Hurttienne  
Old St. Jean Properties, LLC  
521 Old Saint Jean, Detroit, MI 48214.  
[brian@cha-c.com](mailto:brian@cha-c.com) 313-850-6689  
<http://www.cha-c.com/projects#/old-st-jean/>

## COVENANT DEED

(Platted/Condominium)

**Drafted By:**

Michael G. Kalil, Court Appointed Receiver

28400 Northwestern Highway Fourth Floor  
Southfield, MI 48034

**Return To:**

Old St. Jean Properties, LLC  
521 Old Saint Jean  
Detroit, MI 48214

**Send Tax Bills To:**

Old St. Jean Properties, LLC  
521 Old Saint Jean  
Detroit, MI 48214

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Recording Fee: \$  
File Number: 996625

State Transfer Tax: \$5,625.00  
County Transfer Tax: \$825.00

Tax Parcel No.: See attached

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*THIS CONVEYANCE* is made this December 13, 2023, *BETWEEN*

**DAH Enterprises, LLC, a Michigan limited liability company, by Michael G. Kalil, solely in his capacity as Authorized Agent for NAI Farbman, a Michigan limited liability company, Court Appointed Receiver of DAH Enterprises, LLC, a Michigan limited liability company, Wayne County Circuit Court Case No. 2023-00418-CB**

whose address is 28400 Northwestern Highway Fourth Floor, Southfield, MI 48034, Grantor, grants and conveys,

**Old St. Jean Properties, LLC, a Michigan limited liability company**

whose address is 521 Old Saint Jean, Detroit, MI 48214, Grantee

The Grantor, for and in consideration of the sum of

**Seven hundred fifty thousand Dollars (\$750,000.00)**

said sum having been paid by the Grantee, the receipt whereof is hereby confessed and acknowledged, all right title and interest in a certain parcel of land known and described as follows as situated in the City of **Detroit**, County of **Wayne**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **609 & 521 St Jean, 540 Engel, Detroit, MI 48214**

**Subject To:**

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



*First American Title*<sup>™</sup>

premises, with the said hereditaments and appurtenances; to have and to hold the premises as before described, with the appurtenances, unto the Grantee, their heirs and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the Grantee, their heirs and assigns, that the Grantor, has not heretofore done, committed or wittingly or willingly suffered to be done or committed any act, matter, or thing whatsoever, whereby the premises hereby granted, or any part thereof, is, or shall or may be charged or encumbered in title, estate or otherwise howsoever.

Dated this December 13, 2023.




**(Attached to and becoming a part of Covenant Deed dated: December 13, 2023 between DAH Enterprises, LLC, a Michigan limited liability company, as Grantor(s) and Old St. Jean Properties, LLC, a Michigan limited liability company, as Grantee(s).)**

**Seller(s):**


DAH Enterprises, LLC, a Michigan limited liability company

By: NAI Farbman, a Michigan limited liability company, as Court Appointed Receiver, Wayne County Circuit Court Case No. 2023-004158-CB

By:   
Name: Michael Kalil  
Title: Authorized Agent

State of Michigan  
County of OAKLAND

The foregoing instrument was acknowledged before me this December 13, 2023 by Michael G. Kalil, Authorized Agent for NAI Farbman, a Michigan limited liability company, Wayne County Circuit Court Case No. 2023-00418-CB, Court Appointed Receiver of DAH Enterprises, LLC, a Michigan limited liability company.

  
Notary Public: LATRICE JONES  
Notary County/State: WAYNE, MI  
County Acting In: OAKLAND  
Commission Expires: 9/24/2028

*(Attached to and becoming a part of document dated: December 13, 2023)*

## **EXHIBIT A**

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

### **PARCEL 1**

The East 118.72 feet of the North 200 feet of the South 928.85 feet of that part of Lot 2, lying West of the West line of St. Jean Avenue and North of North line of Freud Avenue, SUBDIVISION OF ST. JEAN FARM, BEING THE WESTERLY PART OF PRIVATE CLAIM NO. 26, according to the plat thereof, as recorded in Liber 1 of Plats, Page 214, Wayne County Records lying South of and adjoining Carpenters First Addition and West of and adjoining St. Jean Avenue.

### **PARCEL 2**

The East 127.22 feet of the North 338.44 feet of the South 728.85 feet of that part of Lot 2, lying West of West line of St. Jean Avenue and North of North line of Freud Avenue, SUBDIVISION OF ST. JEAN FARM, according to the plat thereof, as recorded in Liber 1, page 214, Wayne County Records.

Assessed as: East 118.72 feet of the South 338.85 feet of the North 538.85 feet of Lot 2, lying West and adjacent to St. Jean Avenue as deeded Plat of the SUBDIVISION OF THE ST. JEAN FARM, as recorded in Liber 1, page 214.

### **PARCEL 3**

The South 10 feet of Lot 55, all of Lots 56, 57, 58, 59 and 60, and all that part of the vacated 7.5 foot alley as platted, adjoining thereto, ENGEL AND SCHWARTZ SUBDIVISION, according to the plat thereof, as recorded in Liber 23, page 69, Wayne County Records. Also property described as: being a part of the North-South public alley West of St. Jean and North of Freud Avenues as opened by the City on March 10, 1931; said alley being a part of Lot 2 of the SUBDIVISION OF THE ST. JEAN FARM, being the Westerly part of Private Claim 26, as recorded in Liber 1, page 214 of Plats, Wayne County Records, more properly described as beginning at a point which is North 26 degrees 08 minutes West 390 feet and South 63 degrees 47 minutes West 119.27 feet from the intersection of the North line of Freud Avenue, 60 feet wide and the West line of St. Jean Avenue, 60 feet wide; thence North 25 degrees 56 minutes 17 seconds West 158.89 feet; thence North 26 degrees 08 minutes West 149.98 feet to a point in a line which is 10 feet Northerly (as measured at right angles) extended Easterly to the Southerly line of Lot 55 of ENGEL AND SCHWARTZ SUBDIVISION, as recorded in Liber 23, page 69, thence Westerly along the above described line 8.5 feet; thence South 26 degrees 08 minutes East 149.98 feet; thence South 57 degrees 23 minutes West 7.55 feet thence South 25 degrees 56 minutes 17 seconds East 158.89 feet; thence North 63 degrees 47 minutes East 16 feet to the point of beginning.

Assessed as: Lots 60 thru 56, South 10 feet of 55 and vacated alley adjacent, ENGEL & SCHWARTZ SUBDIVISION, as recorded in Liber 23, Page 69 of Plats, also that part of 16 foot alley described as beginning at the South corner of Lot 60; thence South 25 degrees 56 minutes 17 seconds East 158.89 feet; thence North 63 degrees 47 minutes East 16 feet; thence North 25 degrees 56 minutes 17 seconds West 158.89 feet; thence West 16 feet to the point of beginning.

Tax Parcel Number(s): 044224./Ward 21 and 043604-8/Ward 21 and 044226.000/Ward 21 and 044225.000/Ward 21

**Property Transfer Affidavit**

This form is issued under authority of P.A. 415 of 1994. Filing is mandatory.

This form must be filed whenever real estate or some types of personal property are transferred (even if you are not recording a deed). **The completed Affidavit must be filed by the new owner with the assessor for the city or township where the property is located within 45 days of the transfer.** The information on this form is NOT CONFIDENTIAL.

1. Street Address of Property 609 & 521 St Jean, 540 Engel, Detroit, MI 48214	2. County Wayne	3. Date of Transfer (or land contract signed) December 13, 2023
4. Location of Real Estate (Check appropriate field and enter name in the space below.) <input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village City of Detroit	5. Purchase Price of Real Estate 750,000.00	6. Seller's (Transferor) Name DAH Enterprises, LLC
7. Property Identification Number (PIN). If you don't have a PIN, attach legal description. <b>PIN.</b> This number ranges from 10 to 25 digits. It usually includes hyphens and sometimes includes letters. It is on the property tax bill and on the assessment notice. 044224./Ward 21, 043604-8/Ward 21, 044226.000/Ward 21, 044225.000/Ward 21	8. Buyer's (Transferee) Name and Mailing Address Old St. Jean Properties, LLC 521 Old Saint Jean, Detroit, MI 48214	9. Buyer's (Transferee) Telephone Number 313.408.4280

**Items 10 - 15 are optional. However, by completing them you may avoid further correspondence.**

10. Type of Transfer. <b>Transfers</b> include, but are not limited to, deeds, land contracts, transfers involving trusts or wills, certain long-term leases and business interest. See page 2 for list. <input type="checkbox"/> Land Contract <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Other (specify) _____		
11. Was property purchased from a financial institution? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	12. Is the transfer between related persons? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	13. Amount of Down Payment N/A
14. If you financed the purchase, did you pay market rate of interest? <input type="checkbox"/> Yes <input type="checkbox"/> No	15. Amount Financed (Borrowed)	

**EXEMPTIONS**

Certain types of transfers are exempt from uncapping. If you believe this transfer is exempt, indicate below the type of exemption you are claiming. If you claim an exemption, your assessor may request more information to support your claim.

**CITY OF DETROIT**

**DEC 14 2023**

**OFFICE OF THE ASSESSOR**

- Transfer from one spouse to the other spouse
- Change in ownership solely to exclude or include a spouse
- Transfer between certain family members \*(see page 2)
- Transfer of that portion of a property subject to a life lease or life estate (until the life lease or life estate expires)
- Transfer between certain family members of that portion of a property after the expiration or termination of a life estate or life lease retained by transferor \*\* (see page 2)
- Transfer to effect the foreclosure or forfeiture of real property
- Transfer by redemption from a tax sale
- Transfer into a trust where the settlor or the settlor's spouse conveys property to the trust and is also the sole beneficiary of the trust
- Transfer resulting from a court order unless the order specifies a monetary payment
- Transfer creating or ending a joint tenancy if at least one person is an original owner of the property (or his/her spouse)
- Transfer to establish or release a security interest (collateral)
- Transfer of real estate through normal public trading of stock
- Transfer between entities under common control or among members of an affiliated group
- Transfer resulting from transactions that qualify as a tax-free reorganization under Section 368 of the Internal Revenue Code.
- Transfer of qualified agricultural property when the property remains qualified agricultural property and affidavit has been filed.
- Transfer of qualified forest property when the property remains qualified forest property and affidavit has been filed.
- Transfer of land with qualified conservation easement (land only - not improvements)
- Other, specify: \_\_\_\_\_

**CERTIFICATION**

I certify that the information above is true and complete to the best of my knowledge.

Printed Name

Signature

*Christopher Christian*

Date

12/13/2023

Name and title, if signer is other than the owner  
**Christopher Christian, Authorized Representative**

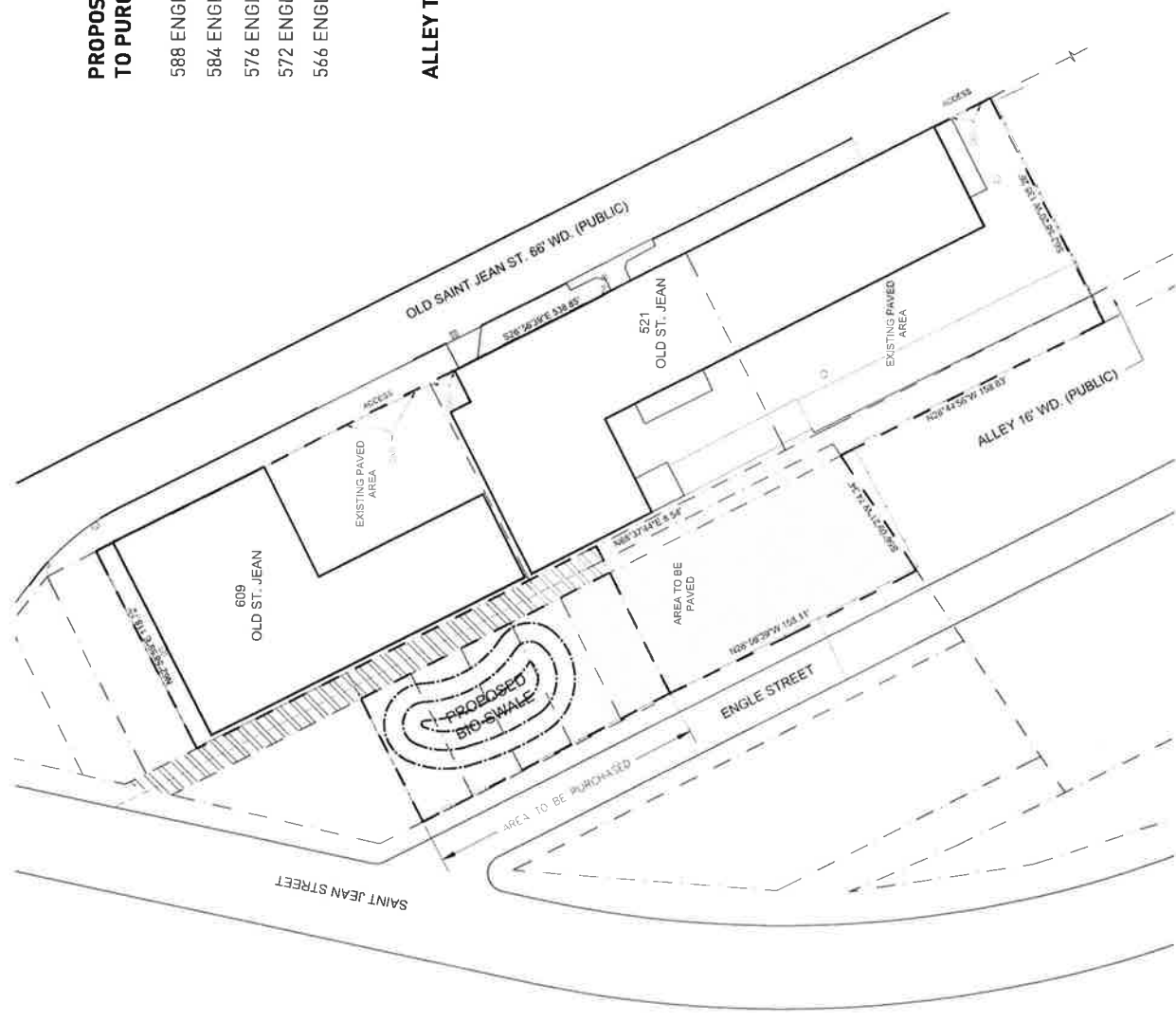
Daytime Phone Number  
**313.408.4280**

E-mail Address  
**chris@cha-c.com**

PROPOSED PROPERTIES TO PURCHASE	P.I.D.	SQUARE FEET
588 ENGLE STREET	21043613	2,220 S.F.
584 ENGLE STREET	21043612	2,220 S.F.
576 ENGLE STREET	21043611	2,220 S.F.
572 ENGLE STREET	21043610	2,220 S.F.
566 ENGLE STREET	21043609	1,480 S.F.



ALLEY TO BE VACATED:



SCALE: 1" = 40'

VICINITY MAP



BASIS OF BEARING

Bearings of all property lines of AS Surveyed Division are based on State Plane North... bearing system. True to true primary meridian, at true sea level of equal weight.

SIGNIFICANT OBSERVATIONS

- The following list of encumbrances is only the names of the survey and should not be interpreted as complete titles.
A) Easements appurtenant from subject property as to 6.8 acres of subject property.
B) Easement appurtenant from subject property as to 6.3 acres of subject property.
C) Easement appurtenant from subject property as to 1.3 acres of subject property.
D) Easement appurtenant from subject property as to 0.31 acres of subject property.
E) Easement appurtenant from subject property as to 0.31 acres of subject property.
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X) Easement appurtenant from subject property as to 0.31 acres of subject property.
Y) Easement appurtenant from subject property as to 0.31 acres of subject property.
Z) Easement appurtenant from subject property as to 0.31 acres of subject property.

ZONING INFORMATION table with columns for Zoning District, Zoning Description, and Zoning Code.

FLOOD INFORMATION table with columns for Flood Hazard, Flood Hazard Description, and Flood Hazard Code.

UTILITY NOTE table with columns for Utility Name, Location, and Depth.

LAND AREA table with columns for Parcel ID and Area.

BUILDING AREA table with columns for Building Footprint and Area.

BUILDING HEIGHT table with columns for Building Height and Area.

PARKING table with columns for Parking Type and Area.

NOTES CORRESPONDING TO SCHEDULE 'B' ITEMS

- 1. Terms and Conditions contained in City of Detroit, Board of Zoning Appeals, Resolution No. 2023-100... and Order as amended by subsequent recorded in Liber 26523, page 30...
2. The number of the address of the property, 621 & 609 Saint Jean Street, is not shown on the plat. The number of the address of the property, 621 & 609 Saint Jean Street, is not shown on the plat.
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SURVEYOR'S NOTES

- 1. All adjacent owners of record have been notified of this survey by registered mail. The survey was conducted in accordance with the provisions of the Michigan Surveying Act, MCL 207.101 through 207.109.
2. The number of the address of the property, 621 & 609 Saint Jean Street, is not shown on the plat. The number of the address of the property, 621 & 609 Saint Jean Street, is not shown on the plat.
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AS-SURVEYED DESCRIPTION

Subject property consists of 6.8 acres, described by 7 legal descriptions some of them containing surveying information. The survey was conducted in accordance with the provisions of the Michigan Surveying Act, MCL 207.101 through 207.109.

TITLE COMMITMENT INFORMATION

This survey was conducted in accordance with the provisions of the Michigan Surveying Act, MCL 207.101 through 207.109. The survey was conducted in accordance with the provisions of the Michigan Surveying Act, MCL 207.101 through 207.109.

TITLE DESCRIPTION

The subject property is located in the City of Detroit, County of Wayne, State of Michigan, and is described as follows: Parcel 1, 6.8 acres, described by 7 legal descriptions...

TITLE COMMITMENT INFORMATION

This survey was conducted in accordance with the provisions of the Michigan Surveying Act, MCL 207.101 through 207.109. The survey was conducted in accordance with the provisions of the Michigan Surveying Act, MCL 207.101 through 207.109.

AS-SURVEYED DESCRIPTION continued with further details of the property boundaries and measurements.

TITLE COMMITMENT INFORMATION continued with details of the survey process and legal references.

2021 ALTIMISS LAND TITLE SURVEY. 621 & 609 SAINT JEAN ST. AND 540 EGGLE ST. 571 & 609 SAINT JEAN ST. & 540 ENGEL ST. MICHIGAN 48214. COORDINATED BY PARTNER SURVEYING, INC.

SURVEYOR'S CERTIFICATE. I, D. S. Jen Properties, LLC, a Michigan limited liability company, do hereby certify that the survey was conducted in accordance with the provisions of the Michigan Surveying Act, MCL 207.101 through 207.109.

SHEET 1 OF 1

MSI JOB NO. 23-0398



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

July 11, 2024

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

Re: **Plant Rehabilitation District – Old St Jean Properties LLC**  
Addresses: 521 St Jean & 609 St Jean  
Parcel Number: 21044225.000 & 21044226.000

Dear Mr. Bryant:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request to establish Plant Rehabilitation District for the property at **521 St Jean & 609 St Jean** in the **Conner- Jefferson-Marina Neighborhood** of the City of Detroit.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high-tech facilities. Per MCL 207.554(5), property comprising not less than 50% of the state equalized value of the industrial property within the district is obsolete.

The project consists of restoring the facilities for utilization of light manufacturing of housing components. 521 St Jean is a one-story industrial building with 21,990 sq ft built in 1934. Whereas 609 St Jean is a one-story industrial building with 15,374 sq ft built in 1942. The completed project is anticipated to create full time and part time jobs for City of Detroit Residents.

Major reconstruction will be made to the building's interior and exterior wall renovation of windows, main doors and overhead door openings in 521 St Jean. New doors for both buildings, new fencing throughout the site. New electrical power and plumbing systems throughout both buildings and new ceiling hung forced-air units for 609 St Jean.

A review of the project details and relevant statutes indicates that the proposed Plant Rehabilitation District located at **521 & 609 St Jean** in the **Conner-Jefferson-Marina Neighborhood** of the City of Detroit is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor, Board of Assessors



Old St Jean Properties LLC  
Plant Rehabilitation District Request  
Page 2

Parcel Number	Property Address	Property Owner	Legal Description
21044225.000	521 St Jean	Old St Jean Properties LLC	W ST JEAN E 118.72 FT OF S 154.85 FT OF N 354.85 FT OF 2 LYG W & ADJ ST JEAN AVE AS DEEDED PLAT OF THE SUB OF THE ST JEAN FARM L1 P214 PLATS, WCR 21/525 154.85 X 118.72
21044226.000	609 St Jean	Old St Jean Properties LLC	W ST JEAN E 118.72 FT OF S 184.00 FT OF N 538.85 FT OF 2 LYG W & ADJ ST JEAN AVE AS DEEDED PLAT OF THE SUB OF THE ST JEAN FARM L1 P214 PLATS, WCR 21/525 184.00 X 118.72





**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 **Plant Rehabilitation District** (PA 198) at 521 and 609 Old Saint Jean **CORRECTED**  
DATE: July 11, 2024  
CC: Dara O'Byrne, Deputy Director, Planning and Development  
Kevin Schronce, PDD Central, Planning and Development  
Justus Cook, Housing & Revitalization Department

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.554), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment of an Plant Rehabilitation District**. The petitioner is Old Saint Jean Properties, LLC.

**Location and Project Proposal:** Project proposes rehabilitate 521 Old Saint Jean, a former 21,990 sq ft tool and die facility and 609 Old Saint Jean a former 15,374 sq ft tool and die facility.

**Master Plan Interpretation:**

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

Policy 6.1 is to "Redevelop the under-utilized industrial sites south of Jefferson by attracting new and encouraging existing businesses to use the land for expansion or relocation". **The proposed development conforms to the Future General Land Use of the area.**

**Attachments**

Future General Land Use Map: Neighborhood Cluster 3, East Riverside; Map 3-3B