

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.	2024-320 Certificate
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 Facilities Exemption Certificate
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

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Petition No.	2024-320 Certificate
Name of Petitioner	Honigman LLP
Description of Petition	Petition application for Commercial Facilities Exemption Certificate; 9602 E. Jefferson and 9636 E. Jefferson, Michigan
Type of Petition	Tax Abatement for a Commercial Facilities Exemption Certificate
Submission Date	09/12/2024
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Honigman LLP Richard Barr 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: *Application for Commercial Facilities Exemption Certificate; 9602 E. Jefferson and 9636 E. Jefferson, Michigan (P.A. 255 of 1978, as amended)*

Ladies and Gentlemen:

Enclosed please find an Application for Commercial Facilities Exemption Certificate 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

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Facilities Exemption Certificate

Issued under authority of Public Act 255 of 1978, as amended.

Read the instructions page before completing the application. **This application must be filed after a Commercial Redevelopment District is established.** The original application and required documents are filed with the clerk of the Local Governmental Unit (LGU).

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name Little Village Marina LLC		NAICS or SIC Code 53111	
Facility's Street Address 9602 E. Jefferson and 9636 E. Jefferson	City Detroit	State MI	ZIP Code 48214
Name of City, Township or Village (taxing authority) Detroit		School District Where Facility is Located Detroit P.S. Community	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village		County Wayne	
Date of Rehabilitation Commencement (mm/dd/yyyy) 04/01/2025		Planned Date of Rehabilitation Completion (mm/dd/yyyy) 04/30/2027	
Estimated Cost of Rehabilitation \$12,240,000		Number of Years Exemption Requested (1-12) 12 after completion	
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents in Facility's Community			
No. of perm. jobs to be created due to facility's rehab. 2	No. of perm. jobs to be retained due to facility's rehab. 0	Number of construction jobs to be created during rehabilitation 150	
Each year, the State Treasurer may approve 25 additional reductions of half the state education tax for a period not to exceed six years.			
<input type="checkbox"/> Check this box if you wish to be considered for this exclusion.			
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the facility	
<input checked="" type="checkbox"/> General description of the facility's proposed use		<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's restoration, replacement or construction	
<input checked="" type="checkbox"/> General description of the nature and extent of the restoration, replacement, or construction to be undertaken		<input checked="" type="checkbox"/> Statement of the economic advantages expected from receiving the exemption	
<input checked="" type="checkbox"/> Legal description of the facility			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Anthony Curis		Telephone Number (313) 465-7308	
Fax Number (313) 465-7308		E-mail Address rbarr@honigman.com	
Mailing Address c/o Richard Barr, Honigman, 660 Woodward, Ste. 2290		City Detroit	State MI
		ZIP Code 48226	
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 255 of 1978, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Facilities Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this application relates to a program, when completed, will constitute a facility, as defined by Public Act 255 of 1978, as amended.</i></p>			
Signature of Authorized Company Officer (no authorized agents) 		Title Manager	Date 9/11/24

PART 4: LGU ASSESSOR CERTIFICATION

Provide the Taxable Value and State Equalized Value of the Commercial Property.

	Taxable Value (excluding land)	State Equalized Value (SEV) (excluding land)
Building		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Facilities Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Facilities Exemption that would also put the same property on the Commercial Facilities specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Facilities Exemption specific tax roll and not on any other specific tax roll.

Name of Assessor (first and last name) Charles Ericson		Telephone Number (313) 224-4832	
Fax Number (313) 224-9000		E-mail Address ericsonc@detroitmi.gov	
Mailing Address 2 Woodward Avenue	City Detroit	State MI	ZIP Code 48226

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
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PART 5: LGU ACTION / CERTIFICATION (LGU Clerk must complete Part 5)

Action Taken By LGU:

Exemption approved for _____ years, ending December 30, _____ (not to exceed 12 years)

Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code 82205	School Code 82010
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Name of Clerk (first and last name) Janice M. Winfrey		Telephone Number (313) 224-3262	
Fax Number (313) 224-2075		E-mail Address	
Mailing Address 2 Woodward Avenue, Ste. 200	City Detroit	State MI	ZIP Code 48226
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate.

Clerk's Signature	Date
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If you have questions, need additional information or sample documents, call 517-335-7491 or visit www.michigan.gov/propertytaxexemptions.

Instructions for Completing Form 4757

Application for Commercial Facilities Exemption Certificate

The Commercial Facilities Exemption Certificate was created by Public Act 255 of 1978, as amended. Applications for a certificate of exemption are filed, reviewed, and approved by the Local Governmental Unit (LGU). A copy of the certificate is filed with the State Tax Commission.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of the application. Restoration, replacement, or construction may commence **after** establishment of a district.
2. The following must be provided to the LGU as attachments to the application:
 - 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 facility.
 - c. General description of the nature and extent of the restoration, replacement, or construction to be undertaken.
 - d. Legal description of the facility.
 - e. Descriptive list of the fixed building equipment that will be a part of the facility.
 - f. Time schedule for undertaking and completing the restoration, replacement, or construction of the facility.
 - g. Statement of the economic advantages expected from the exemption.
3. After reviewing Parts 1, 2, and 3 for complete and accurate information, sign the application where indicated.

LGU Assessor Instructions

1. Complete Part 4 of the application.
2. After completing Part 4, sign where indicated to certify that if approved, the property will appear on the Commercial Facilities Exemption specific tax roll only.

LGU Clerk Instructions

1. After the LGU passes a resolution approving the application, complete Part 5 of the application. A resolution template with required statements can be found at www.michigan.gov/propertytaxexemptions.
2. After reviewing the application for complete and accurate information, sign the application to certify the application meets the requirements as outlined by Public Act 255 of 1978, as amended.
3. Issue a certificate to the applicant using the certificate templates found at www.michigan.gov/propertytaxexemptions.
4. If in Part 1 the applicant did **not** wish to be considered for the State Education Tax exclusion, submit only a copy of the Certificate to the State Tax Commission at PTE@michigan.gov for faster service. An additional submission option is to mail a copy of the Certificate to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909.
5. If in Part 1 the applicant did wish to be considered for the State Education Tax exclusion, submit a copy of the Certificate, application and attachments to the State Tax Commission at PTE@michigan.gov for faster service. An additional submission option is to mail a copy of the Certificate to Michigan Department of Treasury, State Tax Commission, PO Box 30471, Lansing, MI 48909.

Attachment to Application for Commercial Facilities Exemption Certificate
Little Village Marina LLC

1. General Description of the Obsolete Facility.

The property, located at 9602 E. Jefferson and 9636 E. Jefferson, Detroit, Michigan 48214, was previously used primarily as a boat service and storage-based facility. The property, to be rebranded as *Stanton Yards*, contains approximately 65,000 of gross square feet of interior space across five buildings and a former gas dock structure at the foot of the Detroit River. Many of the buildings have historical significance dating back to the early twentieth century, such as the former Booth Theatre and Navy Yard, a facility where ships were designed and built for World War II. Decades of decline and several building footprint reconfigurations have rendered the buildings obsolete. The buildings lack efficient utility systems and require substantial exterior and interior rehabilitation to be able to be used in an economically efficient manner.

The buildings suffer from obsolescence from impaired conditions and changes in technology. A wide variety of restoration activities are included in the project budget, as described below, to restore the property to an economically efficient condition.

2. General Description of the Facility's Proposed Use.

The redevelopment of Stanton Yards will transform the site on E. Jefferson Avenue into a dynamic cultural amenity and mixed-use arts campus. Each of the buildings will be repurposed for use as either cultural arts centers, art studios and galleries, space for arts-based nonprofits, retail space, and/or restaurants. Current estimates put rentable retail square footage at approximately 31,000 square feet and square footage for nonprofits, educational uses, and other uses at approximately 33,500 square feet. Exact building usage and square footage is subject to confirmation of future tenants and configurations.

The site's outdoor spaces will transition into pedestrian walkways and outdoor plazas. See Exhibit A for conceptual renderings of the proposed project.

The developer intends to seek the combination of the two tax parcels included in this certificate application (19006137-8 and 19000013-5) in the near future.

3. General Description of the Nature and Extent of the Restoration.

The project contemplates reconfigurations to interior building layouts, replacement and/or retrofits to building systems, restoration of existing architectural and design features, reconfigured building footprints and facades, and interior tenant buildouts.

Project hard costs are estimated to cost approximately \$12,240,000.

4. Legal Description of the Facility.

See Exhibit B.

5. Descriptive List of Fixed Building Equipment That Will Be Part of the Facility.

See Exhibit C.

6. Time Schedule for Undertaking and Completing the Restoration.

Initial remediation and interior demolition are anticipated to start in April 2025. The restoration is expected to be completed by April 2027.

7. Statement of the Economic Advantages Expected From Receiving the Exemption.

The exemption supports the economic feasibility of the investment, which is expected to result in (a) increased economic activity with additional workers and visitors to the area, supporting other businesses in Detroit, (b) new jobs by multiple unrelated and in some cases unidentified tenants, which will generate local and state income taxes, and (c) increased real property investment in the general area of the property.

Stanton Yards is a planned extension of the nearby Little Village cultural corridor in East Village. Building on prior developer-led arts-centric projects in Little Village, including the Shepherd and LANTERN, among others, Stanton Yards will provide an arts-centric experience and public access to over 13 acres of riverfront property. Improved pedestrian access, activated outdoor spaces and outdoor plazas, and riverfront boat access will allow the dynamic mixed-use site to be an attraction and an asset to the neighborhood.

In connection with the physical rehabilitation of the property, there will be an estimated one hundred and fifty (150) skilled construction jobs. The developer anticipates the creation of two (2) new full-time positions in connection with the property's management. Additionally, unaffiliated tenants will create an estimated twenty-seven (27) new full-time and part-time positions related to nonprofit work, arts education, art studios and galleries, restaurants and retail. Discussions with potential tenants are ongoing and tenant job creation levels are subject to confirmation of building usage and configuration of tenant spaces.

The Owner will work with the City of Detroit, including Detroit At Work, to maximize the use of Detroit based businesses and Detroit residents during the rehabilitation of the property.

Exhibit A
Conceptual Project Renderings

Aerial street view of buildings fronting E. Jefferson Avenue



Aerial view of northern portion of site



Aerial view of southern portion of site along the Detroit River



Exhibit B
Legal Description

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

Exhibit C

Descriptive List of Fixed Building Equipment That Will Be Part Of The Facility

- 1. Replacement windows.**
- 2. New plumbing fixtures.**
- 3. New HVAC system.**
- 4. New lighting fixtures.**
- 5. New interior doors.**
- 6. Electrical improvements.**
- 7. Fire sprinklers.**
- 8. Concrete work.**
- 9. Roof replacement.**
- 10. Other improvements.**