

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 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.

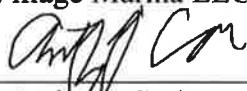
Ownership of Property

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

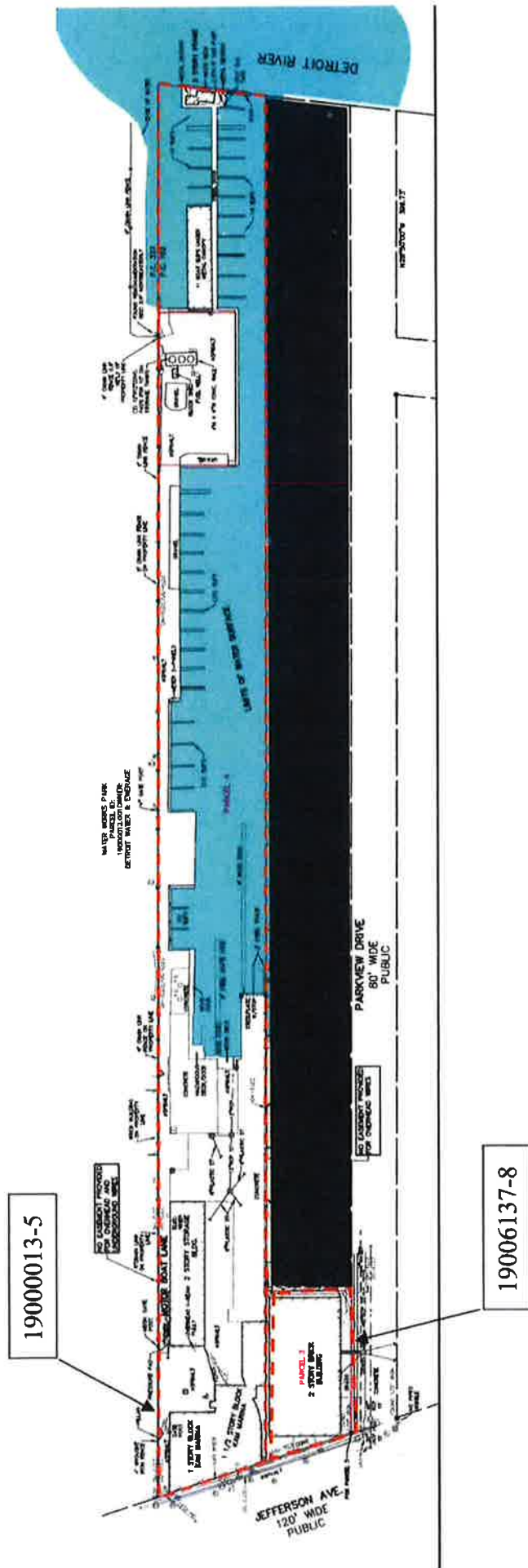
E PARKVIEW ALL THAT PT OF P C 152 DESC AS BEG AT SE COR JEFFERSON AVE
120 FT WD & PARKVIEW DR 80 FT WD TH SLY ALG SD PARKVIEW DR 250 FT TH
ELY AT R A 148.84 FT TH NLY AT R A 299.48 FT TO SLY LINE SD JEFFERSON AVE TH
SWLY ALG SD SLY LINE 156.85 FT TO P O B 19/--- 40,892 SQ FT

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