



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

February 3, 2025

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

RE: Commercial Redevelopment District
Owner: Baobab Fare RE LLC
Address: 16900 E Warren
Parcel Number: 21002284.

Dear Ms. Bush:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Commercial Redevelopment District for the properties located at **16900 E Warren** in the **East English Village** 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 **Baobab Fare RE LLC** consists of a one-story retail building built in 1956 with a total gross building area of 3,104, situated on 0.088 acres of land. The owner's plans to restore the vacant commercial building involves demolition of the existing interior elements, repair of the exterior facade, adding new interior finishes, doors and windows, installation of commercial grade kitchen equipment, installation of new furnishings for restaurant operation, and the upgrade of the HVAC, plumbing and electrical components of the building. Once the restoration and rehabilitation are complete, the property will open as second restaurant establishment. The cost of the complete restoration project (not including the price of the kitchen equipment) is estimated to be \$1.6 million.

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.



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A review of the project details and applicable statutes indicate that the proposed Commercial Redevelopment District located at **16900 E Warren** 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



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Parcel Number	Property Address	Property Owner	Legal Description
21002284	16900 E Warren	Baobab Fare RE LLC	S-E WARREN AVE 508&509 EASTERN HEIGHTS LAND COS SUB NO 1 L50 P4 PLATS, W C R 21/738 38.60 X 100

