

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*

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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.	2025-014 (Certificate)
Name of Petitioner	Baobab Fare RE LLC
Description of Petition	Petition request for the Establishment of a Commercial Facilities Exemption Certificate at 16900 E. Warren Ave.
Type of Petition	<b>Tax Abatement for a Commercial Facilities Exemption Certificate</b>
Submission Date	03/27/2025
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Mamba Hamissi 6568 Woodward Ave, Suite 100 Detroit, MI 48202 P: (313) 266-5199 <a href="mailto:mamba@baobabfare.com">mamba@baobabfare.com</a>

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 <b>Baobab Fare RE LLC</b>		NAICS or SIC Code <b>722511</b>	
Facility's Street Address <b>16900 E. Warren Ave.</b>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48224</b>
Name of City, Township or Village (taxing authority) <b>Detroit</b>	County <b>Wayne</b>	School District Where Facility is Located <b>Detroit Public Schools</b>	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) <b>06/15/2025</b>	Planned Date of Rehabilitation Completion (mm/dd/yyyy) <b>06/15/2027</b>		
Estimated Cost of Rehabilitation <b>\$1,628,007</b>	Number of Years Exemption Requested (1-12) <b>12</b>		
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. <b>3</b>	No. of perm. jobs to be retained due to facility's rehab. <b>0</b>	Number of construction jobs to be created during rehabilitation <b>15</b>	
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 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 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) <b>Mamba Hamissi</b>		Telephone Number <b>(313) 266-5199</b>	
Fax Number		E-mail Address <b>mamba@baobabfare.com</b>	
Mailing Address <b>6568 Woodward Ave., Suite 100</b>	City <b>Detroit</b>	State <b>MI</b>	ZIP Code <b>48202</b>
<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>			
<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>			
Signature of Authorized Company Officer (no authorized agents) 		Title	Date <b>03/13/2025</b>

**PART 4: LGU ASSESSOR CERTIFICATION**

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

	<b>Taxable Value (excluding land)</b>	<b>State Equalized Value (SEV) (excluding land)</b>	
<b>Building</b>			

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)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code

*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	School Code	
Name of Clerk (first and last name)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
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](http://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](http://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](http://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](mailto: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](mailto: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.

**February 27, 2025**

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

**RE: Request for the Establishment of a Commercial Facilities Exemption  
Certificate at 16900 E. Warren Ave.**

Honorable City Council:

Please accept this letter as a request to establish a Commercial Facilities Exemption Development Certificate for the property located at **16900 E. Warren Ave., Detroit, MI 48224** and described on Attachment A.

This project is eligible for a PA 255 tax incentive as it meets the definition of a restoration project according to MCL 207.654. There will be a major renovation (exceeding 10% of the property's true cash value) to restore the property to an economically efficient condition.

Baobab Fare is a restaurant business with one existing location at 6568 Woodward Avenue. The business was founded by Mamba Hamissi and Nadia Nijimbere and started operating in early 2021. The restaurant's specialty is East African cuisine and is a beloved community fixture and destination.

The project involves the rehabilitation of a vacant commercial building in order to open a second Baobab Fare location. The restoration work will be extensive. It will involve the demolition of existing interior elements, the repair of the exterior façade, the addition of new interior finishes and doors/windows, the installation of commercial-grade kitchen equipment, the installation of new furnishings for restaurant operation, and the upgrade of HVAC, plumbing, and electrical components of the building.

The restoration will not be undertaken without the receipt of an exemption certificate. As the feasibility of the project currently stands, the project cannot be financed without an exemption. The estimated future property taxes (after restoration) without an exemption would not allow the property to maintain reasonable operating expenses and these high expenses would make it infeasible for any small business operator to finance and then occupy the building.

The current number of full-time employees is 25 and the number of part-time employees is 10. The new location would create 15 new full-time jobs and 15 new part-time jobs.

The total restoration project cost will be \$1.6M (not including the price of kitchen equipment) and will involve the transformation of a vacant commercial building into a East-African restaurant an already-proven successful concept.

The tax exemption is being requested for a period of 12 years.

The exemption supports the economic feasibility of the investment which, in turn, provides economic advantages to the City of Detroit. Generally, the project will (a) increase the number of visitors to the area and boost the visibility of neighboring businesses. It will also (b) create jobs by employing restaurant staff and (c) create new construction jobs through the work undertaken. The creation of these jobs will (d) generate more local and state income tax revenue.

The city taxes are current. The exemption will allow the restoration process to commence and therefore allow the property to be in a functional state and produce far more property tax revenue in the future (after the period of the exemption) than in its current vacant state.

This project is also seeking the assistance of grant funds from the Michigan Economic Development Corporation (MEDC) and its Build MI Community program, grant funds from the Detroit Economic Growth Corporation (DEGC) and its Motor City Match program, and Strategic Neighborhood Fund dollars from Invest Detroit.

Baobab Fare is committed to providing excellent service and continuing to be a positive fixture and contributor in the communities in which it operates. For further information, please contact Mamba Hamissi at (313) 266-5199 or [mamba@baobabfare.com](mailto:mamba@baobabfare.com).

Respectfully submitted,



**Mamba Hamissi, Founder**  
Baobab Fare  
(313) 266-5199  
[mamba@baobabfare.com](mailto:mamba@baobabfare.com)

- **General Description of Facility:**
  - ***Year Built:*** 1956
  - ***Original Use:*** Retail Store
  - ***Most Recent Use:*** During abandonment, property was used as an illegal grow operation for the past 10 years. Prior to abandonment, the facility was used for tax preparation services and as a video rental store.
  - ***Number of Stories:*** 1
  - ***Square Footage:*** 3,104 square feet
- **General Description of Current and Proposed Use:**
  - ***Current Use:*** Vacant
  - ***Proposed Use:*** Restaurant establishment
- **Description of Restoration:**
  - The facility will undergo significant interior and exterior renovations, including the installation of a new kitchen, dining area, and market space. The façade will be restored to enhance the building's historical character while ensuring it meets modern building standards.
- **List of Fixed Building Equipment:**
  - Commercial-grade kitchen equipment
  - New interior furnishings including shelving, countertops, bar area, and banquette seating
  - Updated HVAC equipment

- Plumbing upgrades
  - Electrical upgrades
  - New doors
  - New windows
  - New flooring
  - New signage
- **Project Time Schedule:**
  - ***Building Purchased:*** 03/28/2023
  - ***Financing Secured:*** Q2 2025
  - ***Restoration Start:*** Q2 2025
  - ***Restoration Completion:*** Q1 2026
  - ***Restaurant Grand Opening:*** Q1 2026
- **Parcel ID:** 21002284
- **Legal Description:**
  - 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



cc: D. Howell, DEGC  
C. Hughes, DEGC  
J. Cook, HRD

**Baobab Fare RE LLC**  
**Form 4757 – Attached Items**

- **General Description of Facility:**

- ***Year Built:*** 1956
- ***Original Use:*** Retail Store
- ***Most Recent Use:*** During abandonment, property was used as an illegal grow operation for the past 10 years. Prior to abandonment, the facility was used for tax preparation services and as a video rental store.
- ***Number of Stories:*** 1
- ***Square Footage:*** 3,104 square feet

- **General Description of Current and Proposed Use:**

- ***Current Use:*** Vacant
- ***Proposed Use:*** Restaurant establishment (East African cuisine restaurant)

- **Description of Restoration:**

- The facility will undergo significant interior and exterior renovations, including the installation of a new kitchen, dining area, and market space. The façade will be restored to enhance the building's historical character while ensuring it meets modern building standards.

- **List of Fixed Building Equipment:**

- Commercial-grade kitchen equipment
- New interior furnishings including shelving, countertops, bar area, and banquette seating
- Updated HVAC equipment
- Plumbing upgrades
- Electrical upgrades
- New doors
- New windows
- New flooring
- New signage

- **Project Time Schedule:**

- ***Building Purchased:*** 03/28/2023
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- ***Restaurant Grand Opening:*** Q1 2026

- **Parcel ID:** 21002284

- **Legal Description:**
  - 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
- **Statement of Economic Advantages**
  - The exemption supports the economic feasibility of the investment which, in turn, provides economic advantages to the City of Detroit. Generally, the project will (a) increase the number of visitors to the area and boost the visibility of neighboring businesses. It will also (b) create jobs by employing restaurant staff and (c) create new construction jobs through the work undertaken. The creation of these jobs will (d) generate more local and state income tax revenue.