

# 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.	2025-142 (District)
Name of Petitioner	Buildings That Build Community Development, LLC
Description of Petition	Petition request to Establish a Commercial Facilities Exemption Development District for the property located at 12400 Kelly Road, Detroit MI 48224.
Type of Petition	<b>Tax Abatement for a Commercial Facilities Exemption District</b>
Submission Date	06/11/2025
Concerned Departments	Finance Department, Planning and Development, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Marcia Spivey (Ph) 313-903-9616 <a href="mailto:Marcia4district3@gmail.com">Marcia4district3@gmail.com</a>



**June 9, 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 District at  
12400 Kelly Rd.

Honorable City Council:

Please accept this letter as a request to establish a Commercial Facilities Exemption Development District for the property located at **12400 Kelly Road, 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.

The HUB Laundromat and Cafe (The HUB) will be a groundbreaking community-centric business that combines essential services with modern conveniences, fostering a sense of connection and support in the Denby neighborhood. By blending a state-of-the-art laundromat with a vibrant cafe, The HUB will create a welcoming environment that meets both practical and social needs. This innovative approach aims to enhance quality of life, promote local entrepreneurship, and build a thriving community hub.

The developer is Buildings That Build Community Development, LLC. The development project involves the rehabilitation of a vacant commercial building in order to open the laundromat and café space. The restoration work will be extensive. It will involve the demolition of existing interior elements, the repair of the exterior façade and roof, the addition of new interior finishes and doors/windows, parking lot repair, and the upgrade of the 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.

This new location would create 3 new FTE jobs and also 10 construction jobs.



The total restoration project cost will be \$1.5M (not including laundry equipment and café buildout) and will involve the transformation of a vacant commercial building into a community laundromat and café.

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 laundromat staff and restaurant vendors 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 will be paid off once purchase from the City of Detroit is finalized. 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, and Strategic Neighborhood Fund dollars from Invest Detroit. The project has already received funds from the Detroit Economic Growth Corporation (DEGC) and its Motor City Match program.

Buildings That Build Community Development, LLC is committed to providing excellent service and being a positive fixture and contributor in the community. For further information, please contact Marcia Spivey at (313) 903-9616 or [marcia4district3@gmail.com](mailto:marcia4district3@gmail.com).

Respectfully submitted,

*Marcia D. Spivey, Esq.*

**Marcia D. Spivey, Managing  
Member Buildings That Build  
Community Development, LLC  
(313) 903-9616  
[marcia4district3@gmail.com](mailto:marcia4district3@gmail.com)**

**Attachment A: Site Map that includes the parcel(s) of property / Legal Description**



- **General Description of Facility:**
  - **Year Built:** 1955
  - **Original Use:** Retail Store
  - **Recent Uses:** The building used to be a social club and prior to that, it was a bank and also a church.
  - **Number of Stories:** 1
  - **Square Footage:** 4,508 square feet
  
- **General Description of Current and Proposed Use:**
  - **Current Use:** Vacant
  - **Proposed Use:** Laundromat and Café
  
- **Description of Restoration:**
  - The facility will undergo significant interior and exterior renovations, including the installation new HVAC, plumbing, and electrical equipment. The exterior and façade will be restored.
  
- **List of Fixed Building Equipment:**
  - Updated HVAC equipment
  - Plumbing upgrades
  - Electrical upgrades
  - New doors



- New windows
- New flooring
- New signage
- **Project Time Schedule:**
  - ***Building Purchase:*** Q3 2025
  - ***Financing Closing:*** Q4 2025
  - ***Restoration Start:*** Q4 2025
  - ***Restoration Completion:*** Q3 2026
  - ***Grand Opening:*** Q3 2026
- **Parcel ID:** 21056828-32
- **Legal Description:**
  - E KELLY 37 THRU 30 AND VAC ALLEY ADJ OBENAUER BARBER  
LAING COS DU NORD PARK SUB L50 P98 PLATS, W C R 21/823  
101.38 IRREG



## Attachment B: Taxes Balance

The following BS&A indicates the property tax balances. This balance will be cleared once the sale with the City of Detroit is finalized.

6/3/25, 8:21 PM

Parcel Number - 21056828-32 | City of Detroit | BS&A Online

**12400 KELLY RD** 48224 (Property Address)  
Parcel Number: 21056828-32



**Property Owner:** CITY OF DETROIT - P&DD

**Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built 1955 - # of Buildings: 1
  - Total Sq Ft: 4,508
- > Assessed Value: \$0 | Taxable Value: \$0
- > Property Tax information found

Item 1 of 11 10 Images / 1 Sketch

### Owner and Taxpayer Information

<b>Owner</b>	CITY OF DETROIT - P&DD 2 WOODWARD AVE, SUITE 908 DETROIT, MI 48226	<b>Taxpayer</b>	SEE OWNER INFORMATION
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### Amount Due

Current Taxes: **\$4,049.43**

### Legal Description

E KELLY 37 THRU 30 AND VAC ALLEY ADJ OBENAUER BARBER LAING COS OU NORD PARK SUB L50 P98 PLATS, W C R 21/823 101.36 IRREG

### Other Information

Recalculate amounts using a different Payment Date

You can change your anticipated payment date in order to recalculate amounts due as of the specified date for this property.

Enter a Payment Date

### Tax History

**\*\*Note:** On March 1 at 12:00 AM, Summer and Winter local taxes become ineligible for payment at the local unit.

Year	Season	Total Amount	Total Paid	Last Paid	Total Due	
2024	Winter	\$3,545.43	\$0.00		<b>\$3,545.43</b>	<b>** Read Note(s) Above</b>
2024	Summer	\$504.00	\$0.00		<b>\$504.00</b>	<b>** Read Note(s) Above</b>
2023	Winter	\$4,167.52	\$0.00		<b>\$4,167.52</b>	<b>** Read Note(s) Above</b>
2023	Summer	\$504.00	\$0.00		<b>\$504.00</b>	<b>** Read Note(s) Above</b>

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