



Coleman A. Young Municipal Center
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October 8, 2025

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

RE: Resolution Approving a Commercial Redevelopment District in the Area of 12400 Kelley Road Detroit Michigan, in Accordance with Public Act 255 of 1978 on behalf of Buildings That Build Community Development LLC (Petition #2025-142).

Honorable City Council:

On **October 9, 2025**, a public hearing in connection with establishing a Commercial Redevelopment District was held before your Honorable Body's Planning and Economic Development Committee. No impediments to the establishment of the District were presented at the public hearing.

In Process

Please find attached a resolution and legal description, which will establish a Commercial Redevelopment District in the area of **12400 Kelley Road, Detroit, Michigan** in accordance with Public Act 255 of 1978 ("the Act"). Such establishment will materially assist in the development of the site in accordance with the plans of the proprietor of the property.

We request your Honorable Body's approval of the resolution.

Respectfully submitted,

DocuSigned by:

Rebecca Labov
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Rebecca Labov

Chief Development & Investment Officer

RL/jc

cc: M. Washington, Mayor's Office
A. Bush, PDD
J. Schneider, HRD
J. Cook, HRD



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BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 255 of Public Acts of 1978 (“Act 255”), the City of Detroit City Council has the authority to establish “Commercial Redevelopment Districts” within the boundaries of the City of Detroit at the request of a commercial business enterprise or on it’s own initiative; and

WHEREAS, **Buildings That Build Community Development, LLC (“Applicant”)**, has requested that this City Council establish a Commercial Redevelopment District in the area of **12400 Kelley Road Detroit Michigan**, the area being more particularly described in the map and legal description attached hereto; and

WHEREAS, the aforesaid property is in a duly designated business area, and is contiguous commercial property or commercial housing property; and

WHEREAS, Act 255 requires that, prior to establishing a Commercial Redevelopment District, the City Council shall provide an opportunity for a hearing on the establishment of the District, at which a representative of any jurisdiction levying *ad valorem taxes*, or any owner of real property within the proposed District, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter; and

WHEREAS, a public hearing was conducted before City Council on **October 9, 2025**, for the purpose of considering the establishment of the proposed Commercial Redevelopment District described in the map and legal description attached hereto; and

WHEREAS, no impediments to the establishment of the proposed District were presented at the public hearing.

NOW THEREFORE BE IT

RESOLVED, that the Commercial Redevelopment District, more particularly described in the map and legal description attached hereto, is hereby approved and established by this City Council in accordance with Public Act 255 of 1978.