

# 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.	2022-5
Name of Petitioner	Flux City LLC / 16530 East Warren, LLC
Description of Petition	Request for the Establishment of an Obsolete Property Rehabilitation District for the properties located at 16510 and 16530 East Warren Ave. Detroit Mi, 48224.
Type of Petition	Tax Abatement
Submission Date	01/18/2022
Concerned Departments	Housing and Revitalization; Finance Department; Legislative Policy Division; City Planning Commission; Planning and Development Department.
Petitioner Contact	Richard Barr 313-465-7308 248-701-2025 1959 Pembrige Place Detroit, MI 48207 rbarr@honigman.com

October 26th, 2021

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

**RE: Request for the Establishment of an Obsolete Property Rehabilitation Tax Abatement District at 16510 and 16530 East Warren Ave. Detroit Mi, 48224.**

Honorable City Council:

Please accept this letter as a formal request to establish an Obsolete Property Rehabilitation Tax Abatement District for the property located at 16510 and 16530 East Warren Ave. Detroit Mi, 48224, which is described on Attachment A of this submission.

**About the Developer**

Edward has over a decade of experience in property development in Detroit, and has demonstrated his ability to execute significant real estate projects from conception through to completion. Edward is responsible for overseeing Flux City's long term business activities which includes investment, construction, design, and property management functions.

Edward's background in technology, banking, and real estate development supports Flux City and its mission of enriching the neighborhoods in which we serve through flexible design. His position ensures that Flux City delivers products that are both well-designed and well-placed in the market, and provides our tenants with the best building locations, unit layouts, and community amenities.

Some past projects of our overall team, which include Artisan Contracting & Infuz Architects, are:

- Construction Management services for complete remodel of historic inn and tavern-The Cadillac House, converted to a 11,250 square foot modern day hotel, bar and restaurant. Received 2019 Governor's award for Historic Preservation (\$4,800,000).
- Project Management services for historic restoration work including the first 3 floors of the Metropolitan Building/Element Hotel (\$1,200,000).
- Construction Management service for a restaurant build-out of Marrow in West Village, named 2018 restaurant of the year by Eater Detroit, James Beard award nominee for Best New Restaurant (\$700,000).



## **Project Overview**

In February of 2020, Invest Detroit sought proposals from qualified entities to rehabilitate the East English Village property located at 16520-16602 East Warren Avenue, which currently contains one single-story retail space totaling 5,760 square feet. Our team won this RFP process with the submission of The Ribbon at East English Village, and we currently have the property under contract via an agreement to purchase.

The subject development is comprised of two City parcels located at 16510 East Warren Avenue (Parcel 21002320) and 16530 East Warren Avenue (Parcel 21002312-9), and consisting of approximately 0.046 acres and 0.367 acres respectively. The subject property is located in an area of the City that is characterized by residential and commercial properties, and is zoned General Business District (B4).

These properties qualify for an Obsolete property rehabilitation district based on MCL 125.2783 Section 3(1)(a):

(1) A qualified local governmental unit, by resolution of its legislative body, may establish 1 or more obsolete property rehabilitation districts that may consist of 1 or more parcels or tracts of land or a portion of a parcel or tract of land, if at the time the resolution is adopted, the parcel or tract of land or portion of a parcel or tract of land within the district is either of the following:

(a) Obsolete property in an area characterized by obsolete commercial property or commercial housing property.

The current one story building is considered blighted as it meets the requirements of MCL 125.2652 :

(c) "Blighted" means property that meets any of the following criteria as determined by the governing body:

(ii) Is an attractive nuisance to children because of physical condition, use, or occupancy.

(iii) Is a fire hazard or is otherwise dangerous to the safety of persons or property.

(iv) Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

We are redeveloping the one-story, 5,760 square foot site into a 3-story 18,000 square foot mixed-use building that will include a café/restaurant & market on the ground floor, and two residential floors. The project is being envisioned as a one-story non-combustible podium, with the residential construction above being light-frame wood construction. We are projecting 30 total parking places between the main parking lot west of the building, and the secondary parking lot on the Eastside of Kensington Ave (directly across from the building). The total anticipated development investment for this project is around \$6 million dollars.

## **Building Overview**



The first-floor retail space is estimated to be a total of 7,320 square feet (this total includes first floor common area square footage). The two residential floors are each estimated to be 6,925 square feet. The Ribbon will have some affordable residential units ranging from 50-80% AMI, with 9 units on the second floor, and 9 units on the third floor (18 units in total).

During our ongoing community engagement process, feedback of having a café/restaurant and market has come up numerous times. A consistent coffee establishment within the neighborhood is something that the East English Village community has a demand for. The current option that the surrounding communities have access to is a Starbucks at Mack and Radnor (Grosse Pointe). Although there are other craft coffee shops considering the area, most of the residents that we've spoken with agree that having more options will only increase the activity across the commercial corridor.

### **Community Engagement**

Our strategy from the beginning has been to make sure the community is heard as we design The Ribbon with a ground-up approach that focuses primarily on enhancing the streetscape with demanded retail options for the local residents to consistently interact with. This is why we held a number of community engagement events over the past year to make sure that we gained, and continue to gain, input from the residents who walk, bike, and drive the neighborhood blocks on a daily basis.

One of our most successful forms of community engagement was partnering with the East Warren Dev Co. to jumpstart the East Warren Farmer's Market initiative. I worked with EWDC and Invest Detroit to host the market in the subject property's parking lot. This gave our team the ability to interact with the local community on a weekly basis. This initiative also helped local vendors/small businesses generate over \$20k in revenue.

During our ongoing engagement sessions, amenities that the community could directly interact with, such as a café, market, restaurant and bar, were in high demand. The community has a real need for spaces for neighbors to congregate and collaborate together. With this being said, the community has requests, and the retail tenant that we have identified is ready to meet those demands via a distinct, yet integrated, vision that promotes retail diversity, residential density, and stimulates street-level activity.

The selected tenant, a woman-owned café/restaurant & market, will be incorporating some of the community's top requests. The tenant's direct integration with the streetscape will add to the vibrancy of the neighborhood, respond uniquely to demand, and capitalize on market conditions. The patio of the retail space will be designed in a manner that is highly welcoming and accessible to the whole community. The restaurant/café's patio and streetscape seating will be visually appealing, and will highlight the activities of residents/customers comfortably sitting outside while pleasantly enjoying a meal, helping to increase the level of foot traffic across the corridor. The Ribbon will also have updated access points to bus routes, bike lanes, and sidewalks, thanks to The East Warren Public Realm streetscape plan that is set to be completed in 2022.





Due to the above, we want to make it clear that the rehabilitation of this property is in vital need of gaining the exemption certificate at the maximum allowable time frame of 12 years.

### **Economic Advantage**

East Warren is currently home to a number of long-time businesses that anchor the commercial corridor; there hasn't been much development being facilitated in its boarding neighborhoods of Morningside, East English Village, and Cornerstone Village, for over 20 years. In 2017, the East Warren commercial corridor was at just 36% occupancy with regards to retail tenancy. This is one of many reasons why our team has made it a core commitment and responsibility to create an impactful development that helps to spearhead the revitalization efforts across the commercial corridor.

Due Care Activities, demolition, site preparation, and infrastructure activities will begin in earnest in winter 2022, and will take up to 18 months to complete. We anticipate that the project will be operational by mid to late 2023. This redevelopment will revive this vacant property, remove dilapidation in the area, and create commercial and retail attractions in the area. The retail component is expected to create up to 5 new part-time and full-time jobs.

The Project also anticipates local and state approval of an Obsolete Property Rehabilitation Tax Abatement and Act 381 Work Plans.

### **In Closing**

Thank you for the opportunity to submit this proposal. We are excited to continue our work with the East English Village community and Invest Detroit on this important development. Help us bring this project to reality by granting us the exemption certificate. Please do not hesitate to contact Edward Carrington with any questions on our proposal.

Best for now,

Edward Carrington  
Flux City, LLC / 16530 East Warren, LLC  
248.789.8653  
edward@flux.city



# **Attachment A**

## **Property Description**



The property comprising the eligible property consists of 2 parcels and approximately .3 acres of land. The above referenced parcels, all tangible personal property located thereon, and all adjacent roads and public rights-of-ways (“ROW”) will comprise the eligible property and is collectively referred to herein as the “Property.”

The Property is located in Detroit’s East English Village, on the east Detroit, bounded by East Warren Avenue to the north, Yorkshire Road to the east, Cornwall Street to the south, and Outer Drive East to the west.

Address	Tax ID	Basis of Brownfield Eligibility	Owner
16510 East Warren Avenue, Detroit, MI 48224	21002320	Adjacent and Contiguous to 16530 East Warren Avenue	Charter One Bank
16530 East Warren Avenue, Detroit, MI 48224	21002312-9	Functionally Obsolete	16530 E Warren LLC

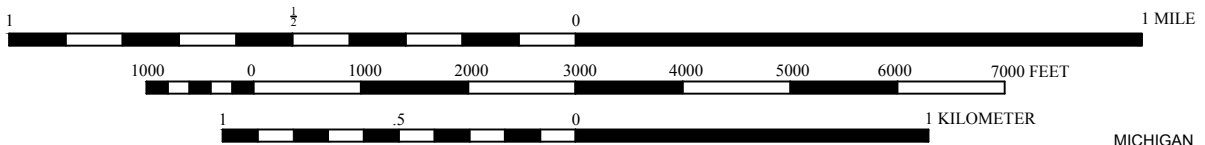
1. Tax Item No.: 21002320  
 Property Address: 16510 East Warren Avenue, Detroit, MI 48224  
 Legal Description: S WARREN E 347 A M CAMPAUS THREE MILE DRIVE ADD L46 P78 PLATS, W C R 21/698 20 X 100
2. Tax Item No.: 21002312-9  
 Property Address: 16530 East Warren Avenue, Detroit, MI 48224  
 Legal Description: S-E WARREN 95 THRU 102 EASTERN HEIGHTS LAND COS SUB L48 P23 PLATS, W C R 21/716 160.14 X 100



GROSSE POINT QUADRANGLE  
 MICHIGAN - OAKLAND COUNTY  
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T.1 S. - R.13 E.



CONTOUR INTERVAL 5 FEET  
 DATUM IS MEAN SEA LEVEL

IMAGE TAKEN FROM 1983 U.S.G.S. TOPOGRAPHIC MAP



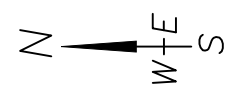
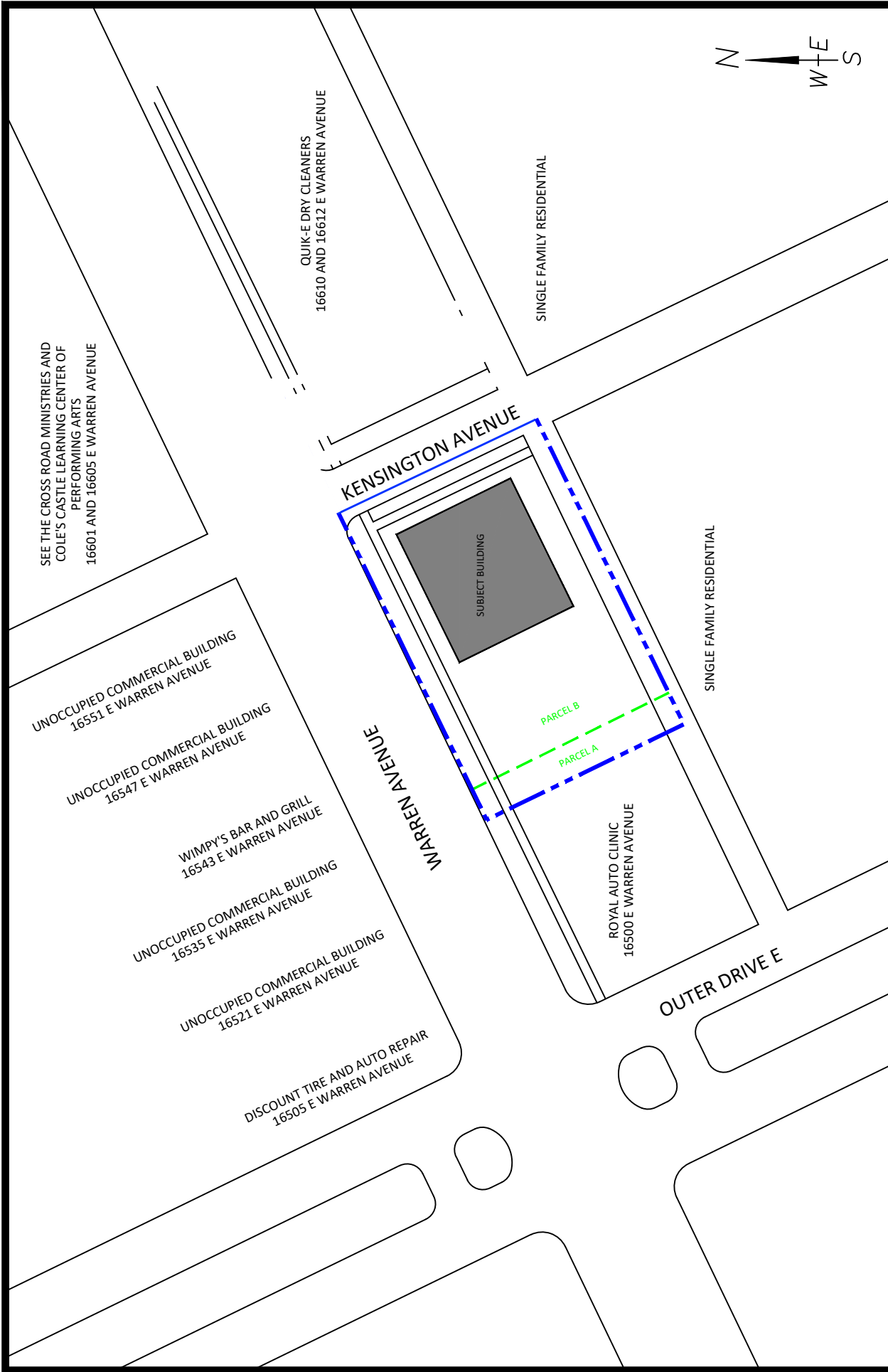
**AKT**PEERLESS  
 www.aktpeerless.com

**TOPOGRAPHIC LOCATION MAP**

16510, 16530, 16596, AND 16602 E WARREN AVENUE  
 DETROIT, MICHIGAN  
 PROJECT NUMBER :14606F-1-17

DRAWN BY: PHH  
 DATE: 10/02/2019

FIGURE 1



DRAWN BY: OGO  
 DATE: 08/20/2021  
 0 40 80  
 SCALE: 1" = 80'  
**FIGURE 2**

**LEGEND**  
 - - - - - = ELIGIBLE PROPERTY BOUNDARY LINE  
 - - - - - = ELIGIBLE PARCEL LINE

**BROWNFIELD ELIGIBLE PROPERTY MAP**  
 16510, 16530, 16596, AND  
 16602 E. WARREN AVENUE  
 DETROIT, MICHIGAN  
 PROJECT NUMBER :14606F2-2-25


**AKT PEERLESS**<sup>™</sup>  
 ENVIRONMENTAL SERVICES

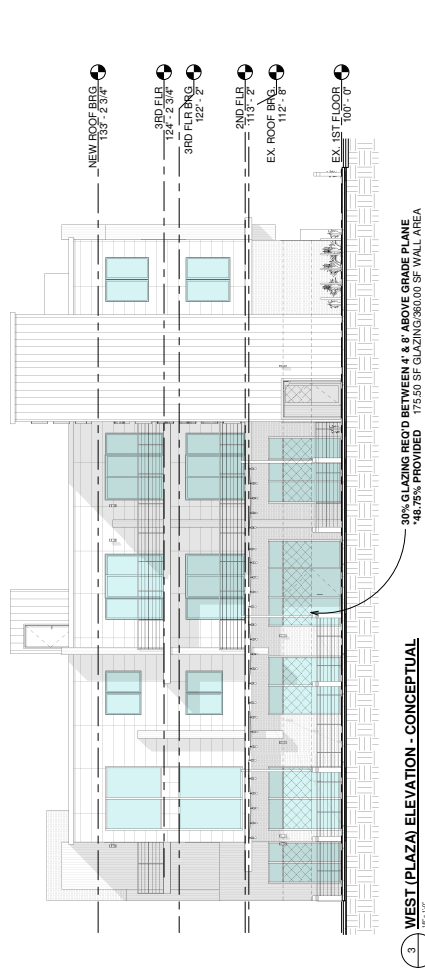


Use affected areas of this drawing set without written permission from the architect. This drawing set is for informational purposes only and is not to be used for construction or other purposes without the written consent of the architect.

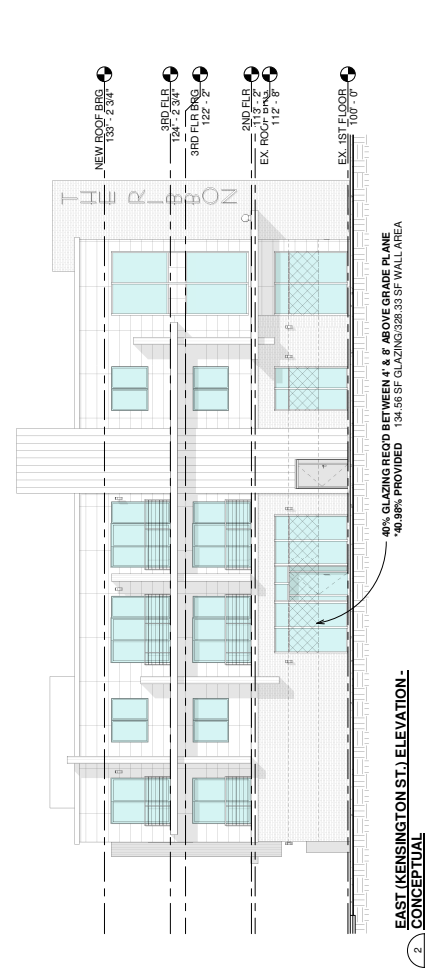
Revision Schedule	
#	Description
1	PRELIMINARY SET
2	PRELIMINARY SET
3	PRELIMINARY SET
4	PRELIMINARY SET

DATE: 08/11/2021  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
**NOT FOR CONSTRUCTION**

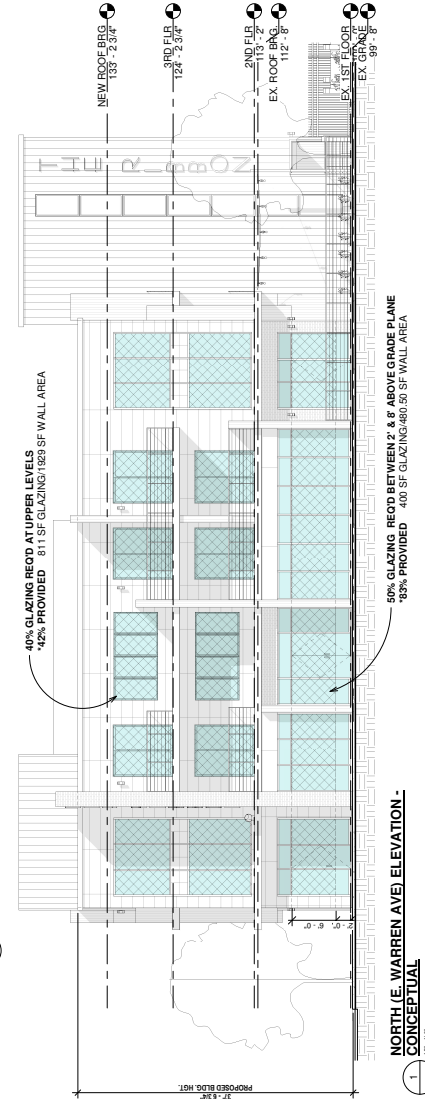
**9CSP**  
 PROJECT NUMBER: 202008  
 18030 EAST WARREN AVE  
 DETROIT, MI 48224  
**THE RIBBON**  
 BLDG HEIGHT & GLAZING CALCULATIONS  
 FLUX CITY DEVELOPMENT



**3 WEST (PLAZA) ELEVATION - CONCEPTUAL**



**2 EAST (KENSINGTON ST.) ELEVATION - CONCEPTUAL**



**1 NORTH (E WARREN AVE) ELEVATION - CONCEPTUAL**

**TRADITIONAL MAIN STREET OVERLAY - BUILDING DESIGN STANDARDS**  
 SEC. 50.14.01 - TRADITIONAL MAIN STREET OVERLAY AREA APPLICABILITY AND DESIGN REVIEW.  
 SEC. 50.14.02 BUILDING DESIGN STANDARDS FACADE AND ARCHITECTURAL DETAILS.  
 THE TERM "STREET LEVEL FACADE" MEANS THE FIRST STORY OF A MULTISTORY BUILDING OR THE FIRST 10 FEET OF THE FACADE ABOVE GRADE PLANE.  
 1. IN THE EAST WARREN TRADITIONAL MAIN STREET OVERLAY AREA, A MINIMUM OF 50 PERCENT OF THE STREET LEVEL FACADE SHALL BE TRADITIONAL MAIN STREET FACADE. TRADITIONAL MAIN STREET FACADE SHALL BE TRADITIONAL MAIN STREET FACADE, INCLUDING TRANSPARENT WINDOWS AND DOORS.  
 2. TRANSPARENT WINDOWS AND DOORS SHALL BE TRANSPARENT GLASS OR TRANSPARENT GLASS WITH A MINIMUM OF 50 PERCENT OF THE UPPER LEVEL FACADE ALONG A TRADITIONAL MAIN STREET SHALL CONSIST OF OPENINGS FOR WINDOWS OR WINDOW WALL SYSTEMS.  
 3. TRANSPARENT WINDOWS AND DOORS SHALL BE TRANSPARENT GLASS OR TRANSPARENT GLASS WITH A MINIMUM OF 50 PERCENT OF THE FACADE BETWEEN FOUR AND EIGHT FEET ABOVE THE GRADE PLANE.  
 4. TRANSPARENT WINDOWS AND DOORS SHALL BE TRANSPARENT GLASS OR TRANSPARENT GLASS WITH A MINIMUM OF 50 PERCENT OF THE FACADE BETWEEN FOUR AND EIGHT FEET ABOVE THE GRADE PLANE.  
 5. TRANSPARENT WINDOWS AND DOORS SHALL BE TRANSPARENT GLASS OR TRANSPARENT GLASS WITH A MINIMUM OF 50 PERCENT OF THE FACADE BETWEEN FOUR AND EIGHT FEET ABOVE THE GRADE PLANE.  
 TRANSPARENT GLASS SHALL HAVE AN MINIMUM VISIBLE TRANSMITTANCE RATING OF 0.85, ACCORDING TO THE NATIONAL PENETRATION TESTING ESTABLISHMENT. TRANSPARENT GLASS SHALL NOT BE CONSIDERED TRANSPARENT REFLECTIVE OR MIRRORING GLASS AND GLASS BLOCK ARE CONSIDERED TRANSPARENT GLASS.  
 TRANSPARENT GLASS SHALL NOT BE VISUALLY UNOBSTRUCTED BY SIGNS, ADVERTISEMENTS, WINDOW SCREENS, WINDOW SHUTTERS, AND OTHER OBSTRUCTIVE ELEMENTS.  
 TRANSPARENT GLASS SHALL NOT BE VISUALLY UNOBSTRUCTED BY SIGNS, ADVERTISEMENTS, WINDOW SCREENS, WINDOW SHUTTERS, AND OTHER OBSTRUCTIVE ELEMENTS.  
 TRANSPARENT GLASS SHALL NOT BE VISUALLY UNOBSTRUCTED BY SIGNS, ADVERTISEMENTS, WINDOW SCREENS, WINDOW SHUTTERS, AND OTHER OBSTRUCTIVE ELEMENTS.  
 TRANSPARENT GLASS SHALL NOT BE VISUALLY UNOBSTRUCTED BY SIGNS, ADVERTISEMENTS, WINDOW SCREENS, WINDOW SHUTTERS, AND OTHER OBSTRUCTIVE ELEMENTS.

**VARIANCE REQUEST: BUILDING HEIGHT**  
 PER SEC. 50.13.05: 38 FEET (SEC. 50.13.05)  
 MAXIMUM HEIGHT: 30 FEET (SEC. 50.13.05)  
 COMBINED HEIGHTS: 37' - 4.34"  
 PROPOSED HEIGHT: 37' - 4.34"



EXISTING CONDITION PARKING LOT 2



EXISTING CONDITION PARKING LOT 1

**REQUIRED PARKING:** BANK WITH DRIVE THRU FACILITY (SEC. 50-14-986) SUPERVISION W/ PRELIMINARY DESIGN (SEC. 50-14-987) 21 SPACES REQUIRED  
 THIS DIVISION - 5,798 SF (200 SF) + 28.7% = 21 SPACES PROVIDED

**PROPOSED USE REQUIREMENT:** RESTAURANT WITH DRIVE THRU FACILITY (SEC. 50-14-986) SUPERVISION W/ PRELIMINARY DESIGN (SEC. 50-14-987) 21 SPACES REQUIRED  
 THIS DIVISION - 5,798 SF (200 SF) + 28.7% = 21 SPACES PROVIDED

**NEW USE PARKING REQUIRED:** MULTIFAMILY RESIDENTIAL - 1.25 PER UNIT (SEC. 50-14-404) 3,285  
 MULTIFAMILY RESIDENTIAL - 1.25 PER UNIT (SEC. 50-14-404) 3,285  
 MULTIFAMILY RESIDENTIAL - 1.25 PER UNIT (SEC. 50-14-404) 3,285  
 TOTAL 9,755

**NEW USE PARKING PROVIDED:** 9,755

**NEW USE PARKING PROVIDED:** 9,755

**W/ PARKING ORIENT. (SEC. 50-14-925):** 9,755

**PARKING PROVIDED:** 9,755

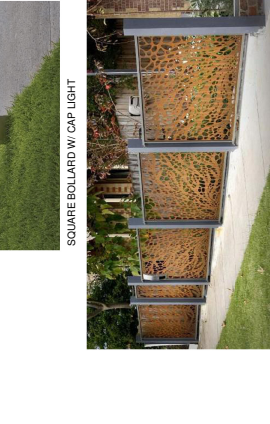
**PARKING ORIENT. (SEC. 50-14-925):** 9,755

**PROPOSED SOLID SCREEN WALL:** SOLID SCREEN WALL WITH METAL SCREEN PANELS W/ HSS STL BOLLARDS/POSTS W/ CAP LIGHTS 30" MIN TO 36" MAX HEIGHT W/ LANDSCAPING IN FRONT TO MEET FUNCTIONAL MAIN STREET OVERLAY REQUIREMENT FOR FUNCTIONAL MAIN STREET OVERLAY REQUIREMENT

**LOCAL ARTIST LASER-CUT METAL**

**SQUARE BOLLARD W/ CAP LIGHT**

**PROPOSED SOLID SCREEN WALL:** SOLID SCREEN WALL WITH METAL SCREEN PANELS W/ HSS STL BOLLARDS/POSTS W/ CAP LIGHTS 30" MIN TO 36" MAX HEIGHT W/ LANDSCAPING IN FRONT TO MEET FUNCTIONAL MAIN STREET OVERLAY REQUIREMENT FOR FUNCTIONAL MAIN STREET OVERLAY REQUIREMENT

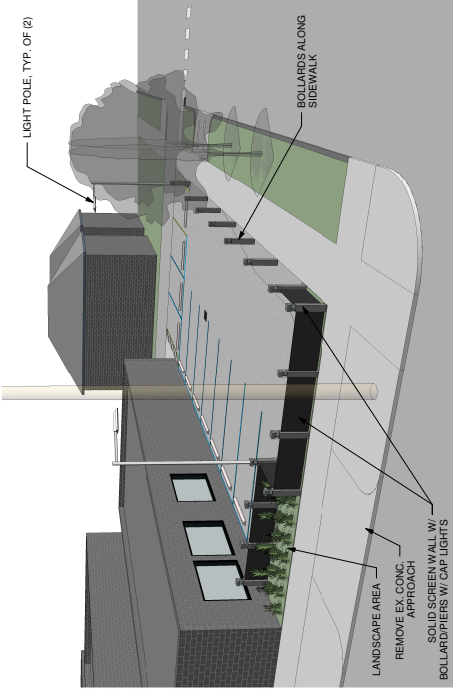


SQUARE BOLLARD W/ CAP LIGHT

**PROPOSED SOLID SCREEN WALL:** SOLID SCREEN WALL WITH METAL SCREEN PANELS W/ HSS STL BOLLARDS/POSTS W/ CAP LIGHTS 30" MIN TO 36" MAX HEIGHT W/ LANDSCAPING IN FRONT TO MEET FUNCTIONAL MAIN STREET OVERLAY REQUIREMENT FOR FUNCTIONAL MAIN STREET OVERLAY REQUIREMENT



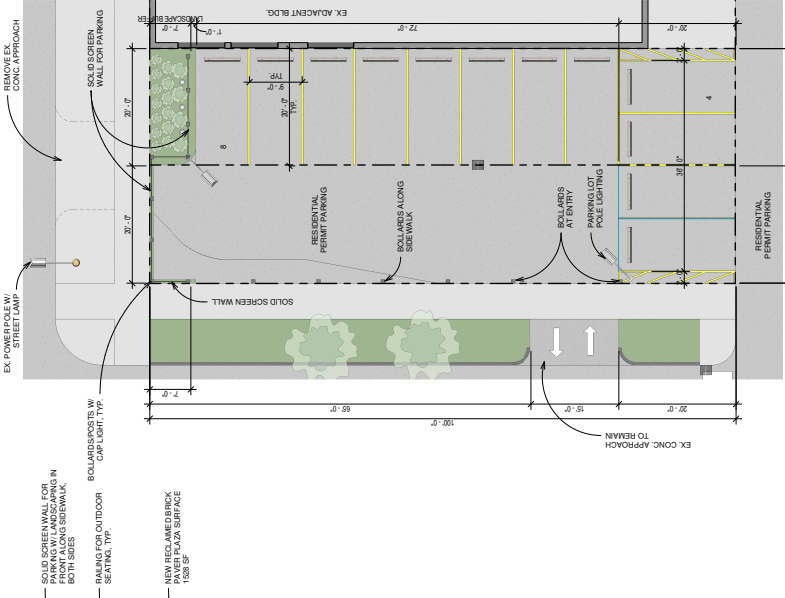
3 PARKING LOT 1 - 3D VIEW



3 PARKING LOT 2 - 3D VIEW



2 ENLARGED SITE PLAN - PARKING LOT 1



1 ENLARGED SITE PLAN - PARKING LOT 2

Use of this plan of this facility is without written permission of IN Fuz ARCHITECTS + INNOVATORS. U.S. COPYRIGHT LAWS AND ALL OTHER APPLICABLE LAWS WILL BE ENFORCED TO PROTECT DAMAGES AND PENALTIES.

REV.	DESCRIPTION	DATE
1	PRELIMINARY SITE PLAN	06/25/2024
2	REVISED SITE PLAN	06/25/2024
3	PRELIMINARY SITE PLAN	06/25/2024
4	REVISED SITE PLAN	06/25/2024

**NOT FOR CONSTRUCTION**

DATE: 06/25/2024

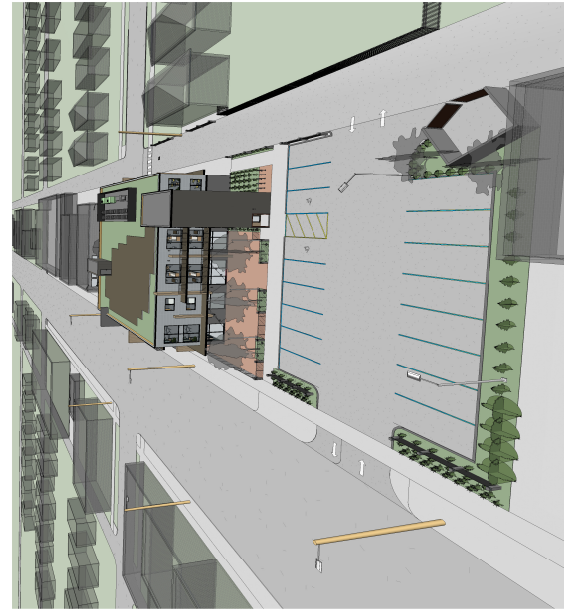
PROJECT NUMBER: 202406

PROJECT NAME: THE RIBBON

PROJECT ADDRESS: 1630 EAST WARREN AVE  
 DETROIT, MI 48224

CLIENT: FLUX CITY DEVELOPMENT

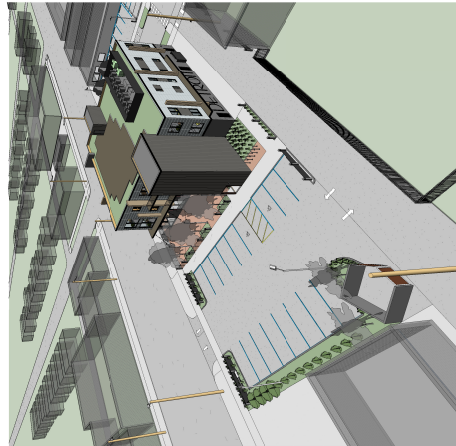
PROJECT: PARKING & HARDSCAPE PLANS



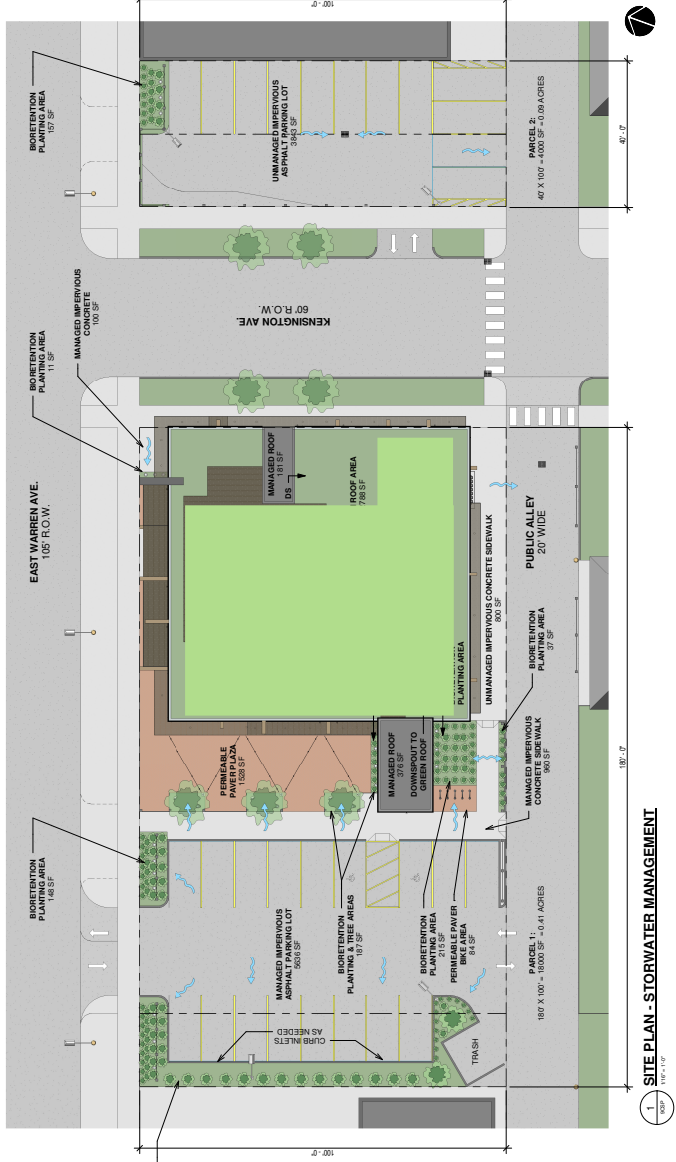
3 3D View 5



2 BIRDSEYE PERSPECTIVE



4 3D View 6



NOT FOR CONSTRUCTION

ARCHITECTS + INNOVATORS  
 Detroit | St. Clair  
 Phone: 810.367.8855  
 Email: info@infnz.com  
 Web: www.infnz.com

Use of this plan of this facility is without written permission of the architect. The contractor shall be responsible for all damages and liabilities.

Revision Schedule  
 # | Description | Date  
 0 | PRE EIR | REVISED | 06/07/2021

**THE RIBBON**  
 PROJECT NUMBER: 20208  
 1830 EAST WARREN AVE  
 DETROIT, MI 48224  
 FLUX CITY DEVELOPMENT  
 STORMWATER MANAGEMENT PLAN

**11CSP**  
 SHEET NUMBER  
 1/8" = 1' = 0"



# **Attachment B**

## **Tax Receipts**



**ERIC R. SABREE**

WAYNE COUNTY TREASURER  
400 Monroe - 5th Floor  
Detroit MI 48226-2942  
(313) 224-5990



Nate Barnes  
600 Renaissance Center  
Detroit, MI 48243

**Web:**treasurer.waynecounty.com  
**Email:**taxinfo@co.wayne.mi.us

**D U P L I C A T E**

**Conditional Receipt**

**Note: Payments are accepted as conditional payment of taxes. If denied upon presentation to the bank, taxes will be restored as unpaid without further notice. They will be subject to all interest and penalty charges and will incur an additional \$25.00 fee.** To receive a proper receipt evidencing payment of the taxes, please wait 30 days. At that time you may apply for a receipt on line or you may mail a self addressed stamped envelope to our office. To apply for a receipt on line go to <http://treasurer.waynecounty.com>. To apply through the mail, please include a self addressed stamped envelope with the parcel ID written on the back of the envelope. Send the request to WAYNE COUNTY TREASURER 400 Monroe - 5th Floor Detroit MI 48226-2942.

**Receipt Number:** 010-2021-301248  **Date:** 10/20/21  
**Bundle:** 17190889  **Interest Effective Date:** 10/19/21

**Receipt Details:**

<u>Municipality - Parcel ID</u>	<u>Tax Year</u>	<u>Paid Tax</u>	<u>Paid Int &amp; Fees</u>	<u>Paid Total</u>	<u>Due Tax</u>	<u>Due Int &amp; Fees</u>	<u>Due Total</u>
01 - 21002320. 16510 E WARREN	2020	\$546.47	\$80.58	\$627.05	\$0.00	\$0.00	\$0.00
<b>Total:</b>				\$627.05		Through 10/31/21	<b>\$0.00</b>
<b>Receipt Total:</b>				\$627.05			

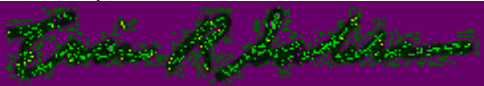
**Summary Information:**

Date Created: 10/20/21 06:49:12 AM	Issued By: 1
Date Printed: 10/20/21 08:18:03 PM	Type: Web

Dear Fellow Taxpayer:

Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is greatly appreciated.

Sincerely,



ERIC R. SABREE  
Wayne County Treasurer

**ERIC R. SABREE**

WAYNE COUNTY TREASURER  
400 Monroe - 5th Floor  
Detroit MI 48226-2942  
(313) 224-5990



Nate Barnes  
600 Renaissance Center  
Detroit, MI 48243

**Web:**treasurer.waynecounty.com  
**Email:**taxinfo@co.wayne.mi.us

**D U P L I C A T E**

**Conditional Receipt**

**Note: Payments are accepted as conditional payment of taxes. If denied upon presentation to the bank, taxes will be restored as unpaid without further notice. They will be subject to all interest and penalty charges and will incur an additional \$25.00 fee.** To receive a proper receipt evidencing payment of the taxes, please wait 30 days. At that time you may apply for a receipt on line or you may mail a self addressed stamped envelope to our office. To apply for a receipt on line go to <http://treasurer.waynecounty.com>. To apply through the mail, please include a self addressed stamped envelope with the parcel ID written on the back of the envelope. Send the request to WAYNE COUNTY TREASURER 400 Monroe - 5th Floor Detroit MI 48226-2942.

**Receipt Number:** 010-2021-301249  **Date:** 10/20/21  
**Bundle:** 17190890  **Interest Effective Date:** 10/19/21

**Receipt Details:**

<u>Municipality - Parcel ID</u>	<u>Tax Year</u>	<u>Paid Tax</u>	<u>Paid Int &amp; Fees</u>	<u>Paid Total</u>	<u>Due Tax</u>	<u>Due Int &amp; Fees</u>	<u>Due Total</u>
01 - 21002312-9 16530 E WARREN	2020	\$1,155.00	\$153.60	\$1,308.60	\$0.00	\$0.00	\$0.00
				<b>Total:</b>	\$1,308.60	Through 10/31/21	<b>\$0.00</b>
				<b>Receipt Total:</b>	\$1,308.60		

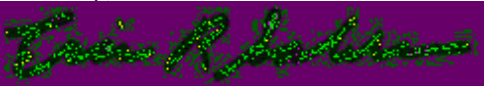
**Summary Information:**

Date Created: 10/20/21 06:49:12 AM	Issued By: 1
Date Printed: 10/20/21 08:18:01 PM	Type: Web

Dear Fellow Taxpayer:

Thank you for your payment of property taxes. This payment supports Wayne County, your local community, and other government agencies in providing essential government services. Your payment is greatly appreciated.

Sincerely,



ERIC R. SABREE  
Wayne County Treasurer

# **Attachment C**

## **Letters of Support**



August 17, 2021

Board of Zoning Appeals  
City of Detroit  
CAYMC, Center 2 Woodward Avenue, Suite 212  
Detroit MI 48226

To the Members of the Board of Zoning Appeals / To Whom it May Concern:

As Executive Director of the E. Warren Development Corporation I am writing to express my support of the proposed variances that are requested by Flux City, LLC & 16530 East Warren, LLC for The Ribbon at East English Village, which is to be located at 16530 East Warren Avenue (the old Charter One bank). I am confident that the Flux City's proposed building height of 38 feet, which is 3 feet taller than what the current Traditional Mainstreet Overlay rules allow (35 feet), and reduction of required residential parking spaces, will not significantly impact quality of life for the local residents that reside within our community.

I am also in support of increasing the number of residential apartment units on East Warren Avenue, as an increase in residents will help to add a more robust & diverse customer base to the Commercial Corridor that current and future local Small Businesses could serve.

As the non profit working on commercial development along the corridor I have witnessed how Mr. Carrington and the Flux City team have come into this project with the neighborhood as a partner. Allowing the local farmers market to set up in his lot, attending community meetings to make sure the community stays updated with design, and even volunteering at neighborhood events. It is my opinion that The Ribbon and Flux City are doing everything in their power to make sure the community is engaged in the process and that this development will be an incredible addition to our amazing corridor.



**JOE RASHID**  
**Executive Director**  
**Mobile: 313-575-7014**  
**Email: [Joe@ewarren.org](mailto:Joe@ewarren.org)**  
**Website: [ewarren.org](http://ewarren.org)**





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

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March 17, 2022

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

Re: **Obsolete Property Rehabilitation District – Flux City LLC/15630 E Warren LLC**  
Addresses: 16510/16530 E Warren  
Parcel Number: 21002820/21002312-9

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **16510/16530 E Warren** located in **East English Village** area of the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The district as proposed by the **Flux City LLC/15630 E Warren LLC** consists of a 1-story former bank branch with 5,760 square feet of building area, built in 1956, on 0.814 acres of land. The proposed project consists of rehabilitating and transforming the current structure into a 3-story, 18,000 square foot mixed use building with first floor retail and apartment units on the second floors. The building will undergo major renovations including window replacement, floor replacement, roof replacement, all major mechanical, plumbing and electrical systems replacement, and installation of new furniture and fixtures, as well as the new construction of the top two floors. The adjacent parking lots will include a total of 30 spaces.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.



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Obsolete Property Rehabilitation District  
City of Detroit – 16510/16530 E Warren  
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A review of the project details and relevant statutes indicated that the proposed Obsolete Property Rehabilitation District located at **16510/16530 E Warren** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO  
Assessor





Obsolete Property Rehabilitation District  
City of Detroit – 16510/16530 E Warren  
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Property Address: 16510 E WARREN  
Parcel Number: 21002320.  
Property Owner: CHARTER ONE BANK  
Legal Description: S WARREN E 347 A M CAMPAUS THREE MILE DRIVE ADD L46 P78 PLATS, W C R 21/698 20 X 100

Property Address: 16530 E WARREN  
Parcel Number: 21002312-9  
Property Owner: 16530 E WARREN LLC  
Legal Description: S-E WARREN 95 THRU 102 EASTERN HEIGHTS LAND COS SUB L48 P23 PLATS, W C R 21/716 160.14 X 100







TO: Justus Cook, Housing and Revitalization  
FROM: Shelby Holmes, Planning and Development  
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 16510 and 16530 East Warren Ave. Detroit Mi, 48224 (Associated to Petition # 2022-5)  
DATE: January 25, 2022  
CC: Katharine Trudeau, Deputy Director, Planning and Development  
Allen Pennimen, PDD East, Planning and Development  
Karen Gage, PDD Zoning, Planning and Development

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner is Flux City LLC / 1530 East Warren, LLC.

**Location and Project Proposal:** 16510 and 16530 East Warren Ave. Detroit Mi, 48224. The proposed project will be redeveloping the one-story, 5,760 square foot site into a 3-story 18,000 square foot mixed-use building that will include ground floor retail, and two residential floors.

**Current Master Plan (MP) & Zoning:** MP Classification – Neighborhood Commercial (CN). Zoning – General Business District (B4)

### **Master Plan Interpretation**

The subject site area is designated **Neighborhood Commercial (CN)**. Neighborhood Commercial Districts generally consist of a large collection of contiguous storefronts along a street or streets. This commercial type is pedestrian oriented with wide sidewalks and landscaping. Parking should be on the street, in structures (with ground floor retail), at the rear of commercial establishments or in concentrated nodes at the periphery of the area. In addition to commercial uses, Neighborhood Commercial areas may also include institutional uses such as libraries and post offices.

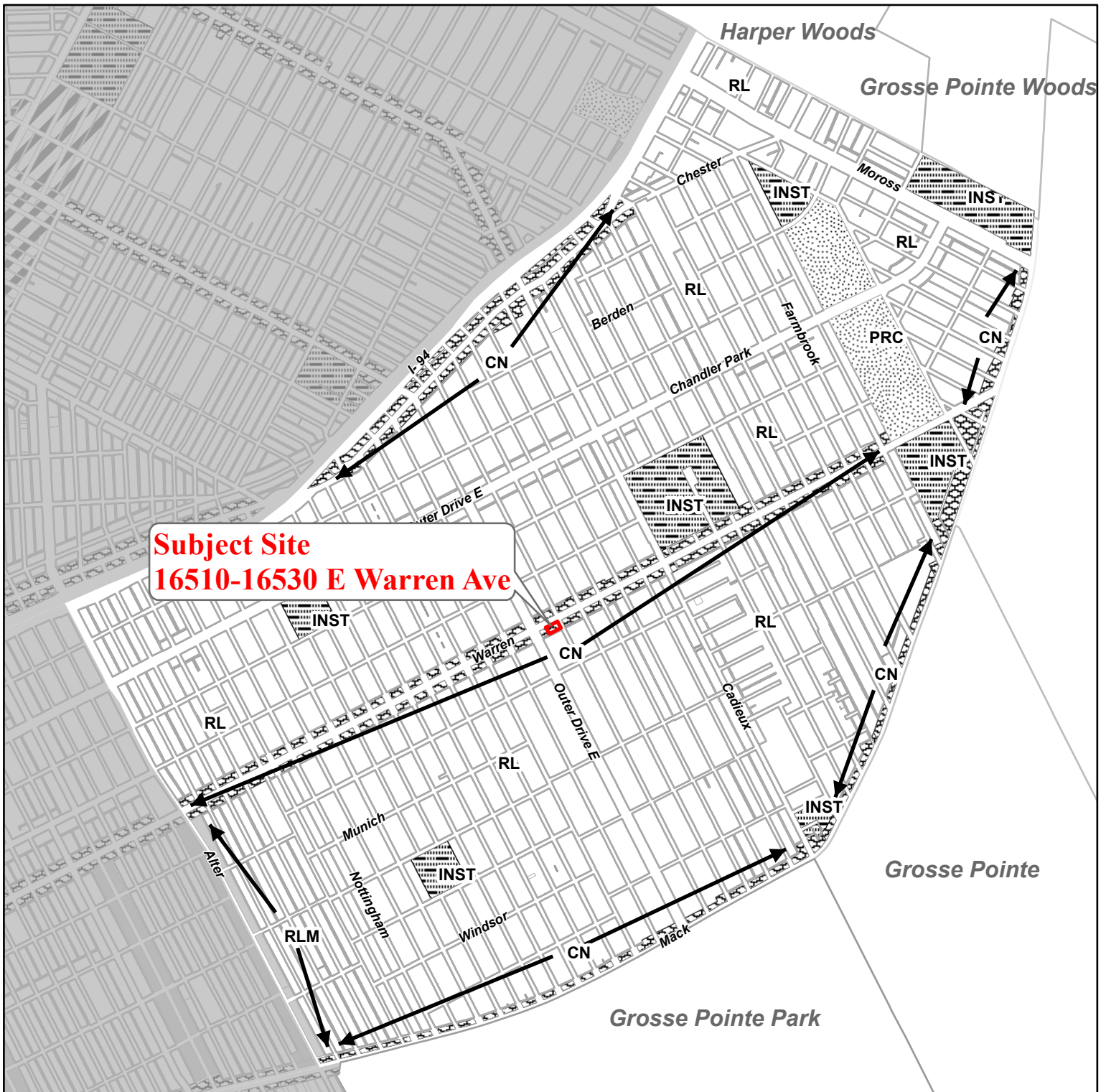
The following policies of the Finney neighborhood describe the following recommendations:

- Policy 3.1: Target Warren, Mack and Harper with business improvement and retention programs, with an emphasis on the Warren and Outer Drive intersection as a commercial node.
- Policy 2.1: Promote targeted infill and rehabilitation in the area southeast of Warren and Alter.

**The proposed development conforms to the Future General Land Use characteristics of the area.**

### **Attachments**

Future General Land Use Map: Neighborhood Cluster 3, Finney; Map 3-4B



**Subject Site**  
**16510-16530 E Warren Ave**

**Map 3-4B**  
**City of Detroit**  
**Master Plan of**  
**Policies**

**Neighborhood Cluster 3**  
**Finney**



**Future Land Use**

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)

