

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

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.

Petition No.	2022-71
Name of Petitioner	Michen Robert LLC
Description of Petition	Request for the Establishment of an Obsolete Property Rehabilitation District for the property located at 3426 Junction Street Detroit, MI 48210
Type of Petition	Tax Abatement
Submission Date	02/28/2022
Concerned Departments	Finance Department, Planning and Development Department, Housing and Revitalization Department, Legislative Policy Division, City Planning Commission
Petitioner Contact	Brendan Brulon Michen Robert LLC 313-400-0820 info@brendanbrulon.com

FROM:

**Michen Robert LLC
3426 Junction Street
Detroit, Mi 48210**

TO:

**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 District at (3426 JUNCTION)

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Development District for the property located at 3426 Junction Street and described in Attachment A.

Michen Robert LLC is a real estate holding and development company. Michen Robert LLC represents a partnership between Brendan Brulon and Aiden Tuite. We have been operating for 4 years with plans to develop 3426 Junction Street. The Applicant owns the currently vacant property located at 3426 Junction Street as well as the side lot located at 3420 Junction Street which is planned to be developed into 8 loft apartments. The property was originally an event hall. The most recent legal use was Bar / Rental Hall / Food Prep . The square footage of the proposed lofts is approximately 12,500 square feet.

Built in two stages, in 1916-17 and 1925, the building was designed by one of Detroit's Polish-born architects, Joseph Julius Gwizdowski, who is best known for designing Polish churches, municipal buildings, and cultural institutions in Detroit and other American cities.

The west side Dom Polski originally boasted an auditorium with galleries, a seating capacity of approximately 1,000, a fully equipped stage, and office quarters. The rear portion of the building, consisting of three levels of office space, was dedicated on July 5, 1917. The remainder of the magnificent structure was completed on September 15, 1925. For decades, it was considered the pride of Junction Avenue. The building has been fully vacant since 2016.

We are requesting tax incentives in the form of establishing an OPRA district under The Obsolete Property Rehabilitation Act, PA 146 of 2000, MCL 125.2781. We plan to make \$1,421,000 in improvements in order to re-develop the property. The rehabilitation of the facility will not be undertaken without the receipt of the exemption certificate. This will require significant rehabilitation work including:

- Replacement of all electrical, mechanical, and plumbing systems.**
- Installation of new safety systems (fire suppression system, fire alarms, etc).**
- Repair the exterior Masonry and windows.**
- Installation of fire separation between units.**
- Installation of Kitchens and Bathrooms in all units.**

We are requesting the 12 year OPRA tax benefit. This tax benefit will be essential to this redevelopment and will prevent a prominent and currently vacant building from becoming a source of blight for the community.

This development will contribute to construction jobs and will provide 8 new residential units to the neighborhood which will help contribute to the density of the area. We hope there will be a ripple effect due to creating a model repurposing unique and vacant properties in the neighborhood. We will also be contributing to the stock of affordable housing units with nearly 40% of units well under the considerations of affordable housing and the remaining unit priced considerably lower per square foot than new average housing developments in the area. All current taxes are up to date at the time of this letter.

Thank you for your consideration on this matter. We would like to also add to the consideration that our original development plan was to restore the legal use as Rental Hall / Bar. Michen Robert LLC enlisted Ruben Cardenas, a Southwest Detroit native of 60+ years and fluent Spanish speaker to assist with community outreach. We spoke to almost all of the neighbors within 500 ft. We realized the community had an opposition to reopening 3426 Junction as an event hall due to the community's concerns about noise and traffic in the area. It was important to us to contribute to the neighborhood and gain support from our neighbors. After hearing their concerns in person and at our first SLU hearing (which was approved), we decided to pivot away and explore a residential development. We now see that this is the only appropriate use for the community. We had 100% community support at our last BZA hearing where we successfully obtained a legal use of residential lofts.

Respectfully submitted,

**Michen Robert LLC / Brendan Brulon
313-400-0820 / info@BrendanBrulon.com**

[illegible]

E JUNCTION 45&44 GREUSELS SUB L19 P7 PLATS, W C R 16/73 60 X 120
E JUNCTION 46 GREUSELS SUB L19 P7 PLATS, W C R 16/73 30 X 120

ATTACHMENT A

ADDRESS:	3426 JUNCTION DETROIT, MI 48210	
YEAR BUILT:	1916	
ZONING:	R2	
STORIES:	3	
TOTAL SQ FT:	20,100	
LEGAL USE:	LOFTS	
MOST RECENT USE:	BAR / RENTAL HALL / FOOD PREP	
PROPOSED USE:	8 RESIDENTIAL LOFT UNITS	
MAJOR IMPROVEMENTS / NEW EQUIPMENT:		
New Electrical, HVAC, Plumbing, and Mechanical Systems		
New Fire Suppression System, Fire Alarms, and Security Alarms		
New Fire Separation for units		
Repair / Replace Doors / Windows		
Refinishing Existing Floors		
New Kitchens and Bathrooms		
Repair Exterior Masonry and Walkways		
PROPOSED TIMELINE:		
16 MONTHS FROM OPRA DISTRICT APPROVAL TO COMPLETION		

Pay Taxes Online

Share:    

Property & Tax Information [Definitions](#)

Municipality	Parcel ID	Property Type
01	16012966.	REAL
Property Address	Taxpayer(s)	
3426 JUNCTION, DETROIT MI 48210	MICHEN ROBERT, LLC	

ADDITIONAL TAXES OR ADJUSTMENTS MAY BE DUE FOR THE CURRENT YEAR.
PROPERTY TAX INFORMATION IS VALID AS OF BUSINESS DAY 10/07/2021.

Per our records there are no outstanding delinquent taxes for this parcel. certified funds required for forfeiture years.

Request Tax Receipt





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

March 18, 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 – Michen Robert LLC**
Addresses: 3426 Junction
Parcel Number: 16012966

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **3426 Junction** located in **Southwest** 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 **Michen Robert LLC** consists of former Dom Pulski vacant event space with 20,183 square feet of building area, built between 1917-1925, on 0.165 acres of land. The proposed project consists of rehabilitating the structure into 8 loft apartments. The building will undergo major renovations including window replacement, floor replacement, roof replacement, all major mechanical, plumbing and electrical systems replacement, and safety systems.

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.



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
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Obsolete Property Rehabilitation District
Michen Robert LLC – 3426 Junction
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A review of project details and relevant statutes indicated that the proposed Obsolete Property Rehabilitation District located at **3426 Junction** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor/Board of Assessors



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

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Obsolete Property Rehabilitation District
Michen Robert LLC – 3426 Junction
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Property Address: 3426 JUNCTION
Parcel Number: 16012966.
Property Owner: MICHEN ROBERT LLC
Legal Description: E JUNCTION 45&44 GREUSELS SUB L19 P7 PLATS, W C R 16/73 60 X 120





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 , TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

TO: Justus Cook, Housing and Revitalization
FROM: Shelby Holmes, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District (PA 146)** at 3426 Junction St.
Detroit MI, 48210 (Associated to Petition # 2022-71)
DATE: March 7, 2022
CC: Katharine Trudeau, Deputy Director, Planning and Development
Kevin Schronce, PDD Central, 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 Michen Robert LLC.

Location and Project Proposal: 3426 Junction St Detroit, MI 48210. The proposed project will be rehabilitation of a vacant property. The development will be 12,500 square foot loft apartments with eight residential units.

Current Master Plan (MP) & Zoning: MP Classification – Low/Medium Density Residential (RLM) Zoning – Two-Family Residential District (R2)

Master Plan Interpretation

The subject site area is designated **Low/Medium Density Residential (RLM)**. Low/Medium Density Residential areas should have an overall density of 8 to 16 dwelling units per net residential acre. The areas are often characterized by two or four family homes with small yards, on-street parking, or garages with alley access. The residential classifications allow for neighborhood-scale commercial development. For instance, in a Low/Medium Density Residential area, small scale commerce (e.g. convenience stores) should exist to serve residents' day-to-day needs.

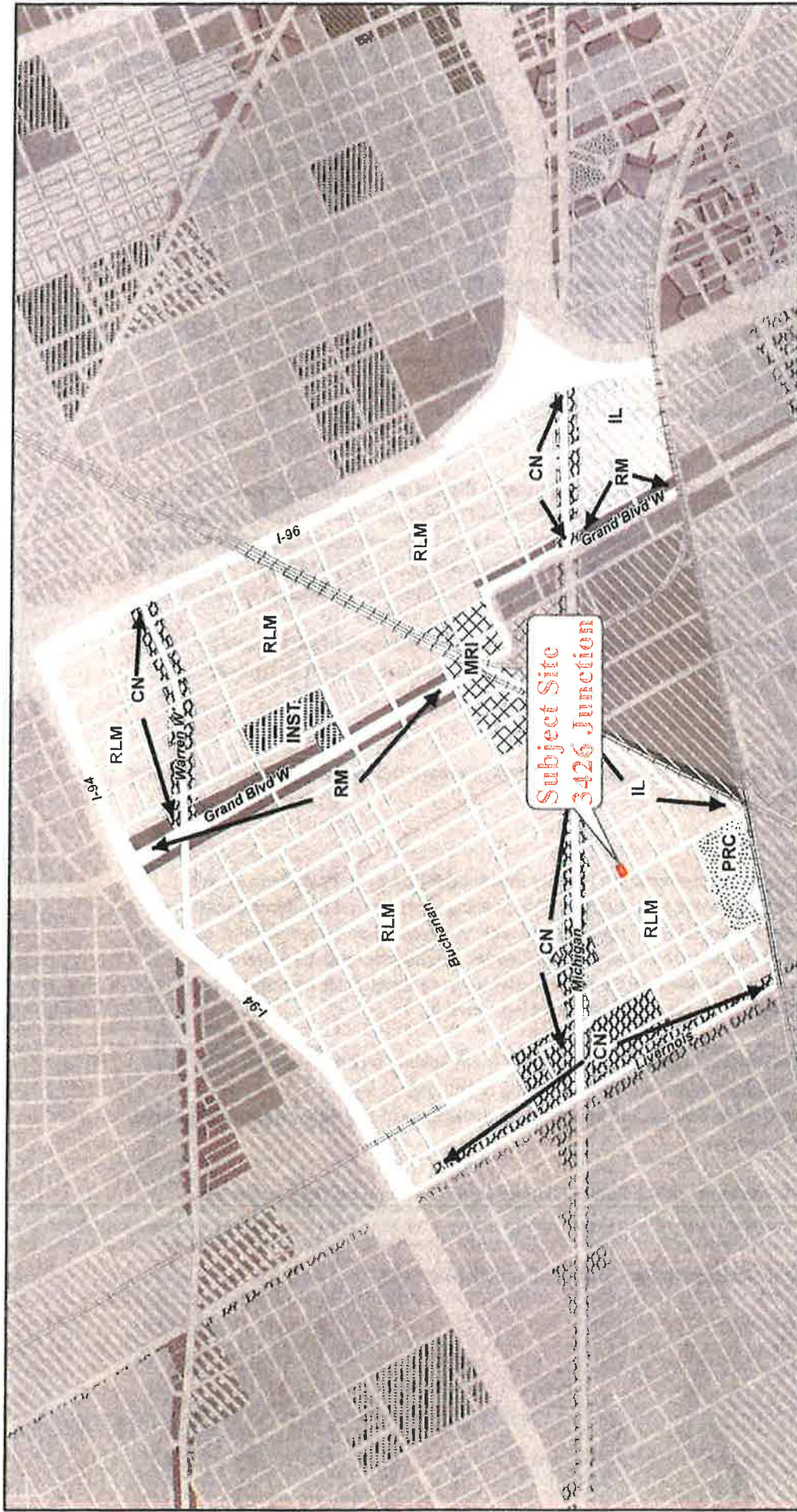
The following policies of the Condon neighborhood describe the following recommendations:

- GOAL 1: Revitalize neighborhoods with poor housing conditions
- Policy 1.1: Encourage rehabilitation and infill housing development throughout most of the area, especially north of Michigan.

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

Attachments

Future General Land Use Map: Neighborhood Cluster 5, Condon; Map 5-3B



Map 5-3B

City of Detroit
Master Plan of
Policies

Neighborhood Cluster 5 Condon



Future Land Use

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

