

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, May 30, 2017

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.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

1615 *Early Construction, request to vacate an alley located east of 35 Owen Street.*

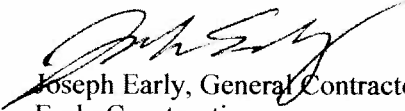


Early Construction
Joseph Early

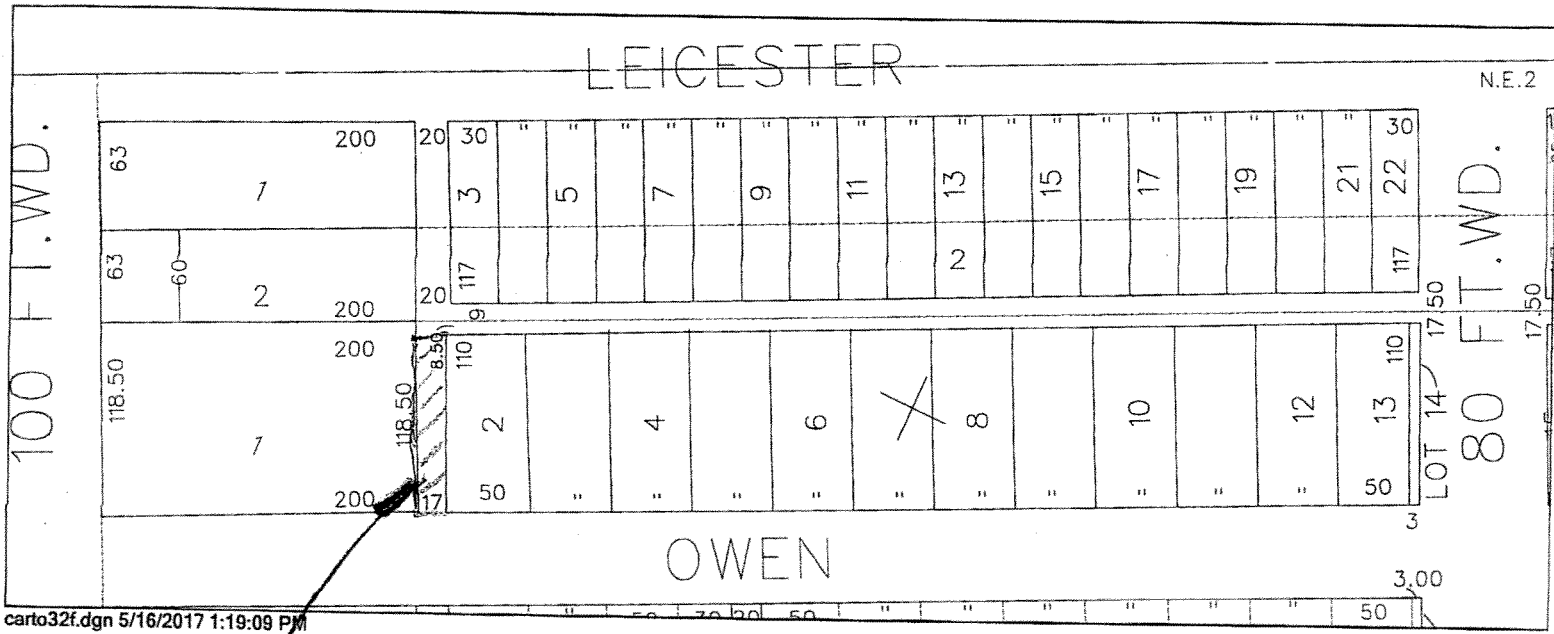
May 23, 2017

The Honorable City Council
Attn: Office of the City Clerk
200 Coleman A. Young Municipal Center
Detroit, MI 48226

St. Rita Apartments is requesting to close the alley located on the east side of 35 Owen in Detroit (see attached diagram). We request that this be done as soon as possible to provide better access to the building and to provide safety and easier access for the residents. Attached is the project description for 35 Owen. Thank you for your consideration.



Joseph Early, General Contractor & Developer
Early Construction
PO Box 839
Northville, MI 48167-0839
313-350-5662



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ALLEY TO BE VACATED.

EXHIBIT 1 - NARRATIVE PROJECT DESCRIPTION
SAINT RITA APTS - 35 OWEN STREET, DETROIT, MI 48202

Narrative:	<p>Saint Rita Apts is the adaptive re-use of an historic vacant building into a 100% special needs development by Detroit Central City Community Mental Health, Inc.. The partnership will acquire the vacant building and completely gut and rehab this historic structure.</p> <p>Saint Rita Apts is north of Midtown, near several hospitals including the VA and the Detroit Medical Center, within walking distance of several churches and schools, and will have a bus route connection to the M-1 Rail stop in the New Center.</p> <p>The development will meet Enterprise Green Communities standards. Each unit will be individually metered to help educate tenants about the importance and benefits of energy conservation</p>
Units:	26 total units
Construction Type:	26 (100%) percent adaptive reuse units
Affordable / Market Rate Units:	26 (100%) new affordable housing units
Construction Style:	26 (100.0%) apartment units
Project location:	35 Owen Street, Detroit, MI 48202 Bounded by: Clairmount, E. Grand Blvd., I-75, Woodard.
Prior LIHTC Status:	N/A
Proximate to:	<ul style="list-style-type: none"> • Main bus route on Woodward and on Clairmount/Owen Streets (DDOT Owen/Woodward Route #4 and Clairmount/Owen Route #10 plus several Woodward buses). • (Owen Street changes to Clairmount on the west side of Woodward.) • Less than 200 feet from the M-1 Rail and several SEMTA bus routes. • Several restaurants and churches within 8 blocks • 1 mile from New Center and less than 5 miles from Downtown Detroit. • Within 45 minutes of several suburban working areas • Less than 30 minutes from several suburban job centers • Close to the VA, Detroit Medical Center and several schools • 100% special needs with a veterans preference • 100% project-based vouchers
Amenities:	<p>Disposal Microwave Range Refrigerator - frost-free (14 cubic ft. min.) Laundry Parking MSHDA vouchers for all tenants 24-hr on-site management Blinds Central air Community room High speed internet Picnic area Security system</p>
Employee units	0

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Family units	0
Special Needs Units	26
Subsidies:	MSHDA PBV's for the 26 special needs units (to be requested).
Service provider:	Detroit Central City Community Mental Health, Inc.
Total number of barrier free units:	4
Total number of visitable units:	26

Total number of buildings: 1

Square Footage

<i>Total</i>	31,467
<i>Residential</i>	23,512
<i>Community Area</i>	585 (22.5 sq ft per unit)
<i>Laundry and Common Area</i>	5,370
<i>Property Mgt Office</i>	2,000
<i>NOTE: Total Non-Residential Square Footage</i>	7,955

Highest # of Stories:	6
Type of Financing:	Detroit - HOME; Cinnaire - LIHTC; Cinnaire - federal HTC
Tenants served:	100.0% at 60% of AMI
Bedroom mix:	26 1-BR units
Total credits requested in this application:	\$525,448

Development Team:

Sponsor: Ryan Lepper, President & Chief Executive Officer
 Detroit Central City Community Mental Health, Inc.
 10 Peterboro
 Detroit, MI 48201
 Ph: 313-831-3160
 Fx: 313-831-2604
 Eml: rlepper@dcccmh.org

Co-Developer 1: 51.0% Ryan Lepper, President & Chief Executive Officer
 Detroit Central City Community Mental Health, Inc.
 10 Peterboro
 Detroit, MI 48201
 Ph: 313-831-3160
 Fx: 313-831-2604
 Eml: rlepper@dcccmh.org

Co-Developer 2: 37.0% Mr. Joseph Early, President
 Leitrim Corporation
 43850 Wabeek Lane
 Novi, MI 48168

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SAINTE RITA APTS - 35 OWEN STREET, DETROIT, MI 48202

Ph: 248-921-8112
Fx: 248-596-9332
Eml: earlyjp@aol.com

Co-Developer 3: 12.0% Mr. Thomas L. Lapka, Managing Member
Cove Investments, LLC
605 S. Capitol Avenue
Lansing, MI 48933
Ph: 517-482-0222
Fx: 517-482-9019
Eml: toml@mclpc.com

Architect: Steve Pariseau, AIA and Managing Member
Shelter Design Studio, LLC
104 W. Fourth St., STE 303
Royal Oak, MI 48067
Ph: 248-629-7153
Fx: 248-629-7154
Eml: spariseau@shelterstudiollc.com

General Contractor: Mr. Joseph Early, Managing Member
Joseph P. Early, LLC
43850 Wabeek Lane
Novi, MI 48168
Ph: 248-921-8112
Fx: 248-596-9332
Eml: earlyjp@aol.com

Property Management: Mr. Robert Beale, Managing Member
Premier Property Management LLC
2325 W. Shiawassee, Suite 202
Fenton, MI 48430
Ph: 810-629-9500
Fx: 810-714-5540
Eml: rbeale@4premier.net

Social Service Coordinator: Ryan Lepper, President & Chief Executive Officer
Detroit Central City Community Mental Health, Inc.
10 Peterboro
Detroit, MI 48201
Ph: 313-831-3160
Fx: 313-831-2604
Eml: rlepper@dcccmh.org

Partnership Attorney: Mr. Ted Rozeboom, Attorney at Law
Loomis Ewert Parsley Davis & Gotting, PC
124 W. Allegan, 7th Floor
Lansing, MI 48933
Ph: 517-482-2400
Fx: 517-482-4313
Eml: tsrozeboom@loomislaw.com

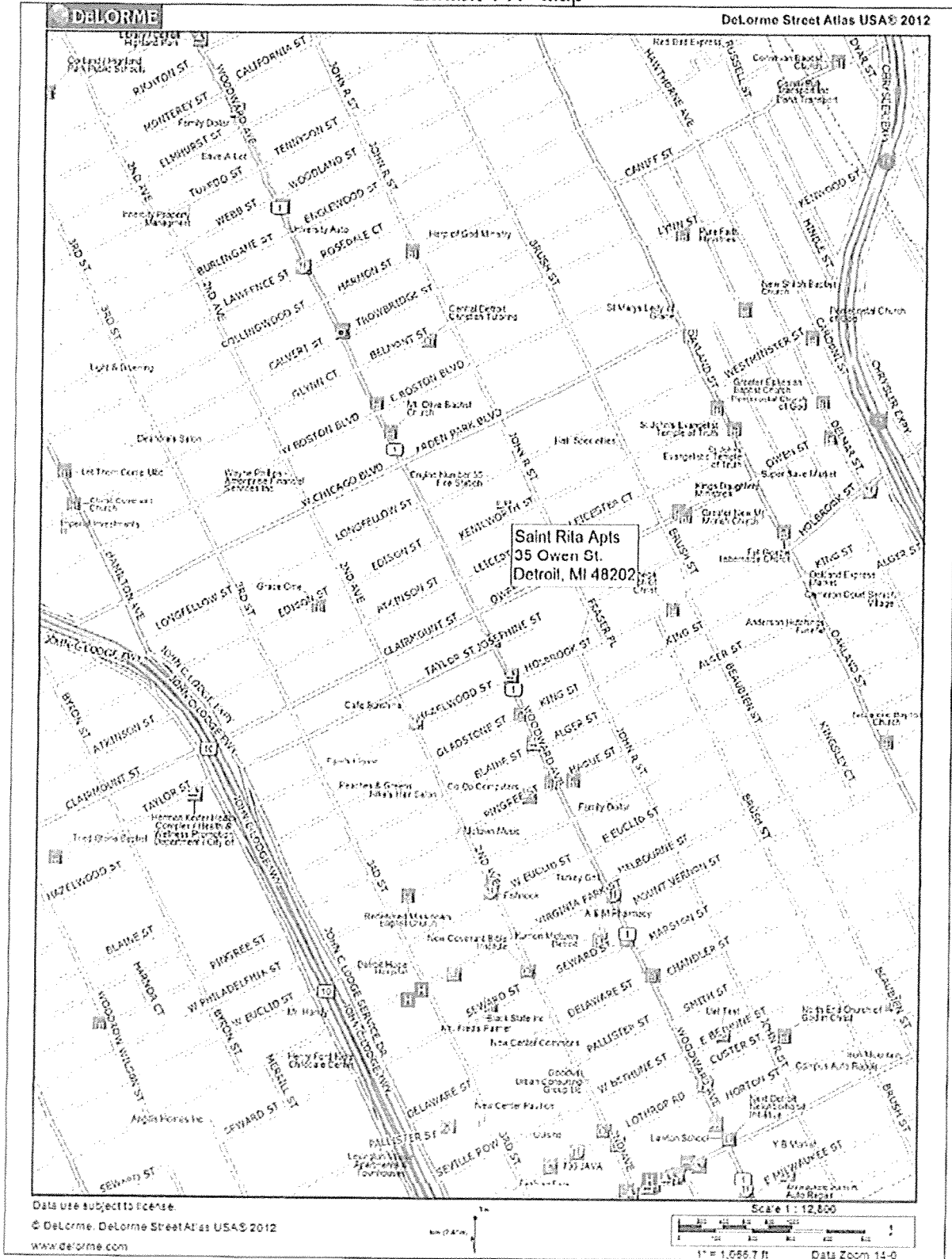
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Attachments:

- Exhibit 1-A* Map
- Exhibit 1-B* Job Creation Letter

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Exhibit 1-A - Map



Early Construction- Number of workers
PRELIMINARY BUDGET SUMMARY
35 Owen Detroit, MI - 26 units
9/23/2016

Trade Description/Subcontractor	Number of Workers
GENERAL CONDITIONS	1
ENVIRONMENTAL	4
DEMOLITION	8
LANDSCAPING, IRRIGATION, PAVERS	4
FENCING	4
SITE UTILITIES & EXCAVATION	3
BITUMINOUS PAVING	6
CONCRETE	6
MASONRY	8
STRUCTURAL STEEL	2
FLASHING AND SHEET METAL (COPING)	2
ROUGH CARPENTRY	8
FINISH CARPENTRY	4
BUILDING INSULATION	4
ROOFING SYSTEM	6
GYPCRETE	4
CAULKING	2
WOOD DOORS & FRAMES/FINISH HDW.	4
WINDOWS	4
GYPSTUM DRYWALL	8
CERAMIC TILE	4
ACOUSTICAL TILES	4
RESILIENT FLOORING	4
CARPETING	4
PAINTING	4
SPECIALTIES	3
APPLIANCES	2
CABINETS AND COUNTERTOPS	4
BLINDS/DRAPES	2
ELEVATOR	4
PLUMBING	6
FIRE PROTECTION SYSTEM	4
HVAC	6
ELECTRICAL WORK	6
LOW VOLTAGE	4
SUBTOTAL	153

2017-05-30

1615

1615 *Petition of Early Construction, request
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Owen Street.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT