



HOUSE of REPRESENTATIVES

STATE OF MICHIGAN

Appropriations Requests for Legislatively Directed Spending Items

1. The sponsoring representative's first name:
Jay
2. The sponsoring representative's last name:
DeBoyer
3. The cosponsoring representatives' names. All cosponsors must be listed. If none, please type 'n/a.' A signed letter from the sponsor approving the co-sponsorship and a signed letter from the member wishing to co-sponsor are required. Attach letters at question #9 below.
n/a
4. Name of the entity that the spending item is intended for:
Grosse Pointe Park
5. Physical address of the entity that the spending item is intended for:
15115 East Jefferson Avenue, Grosse Pointe Park, MI 48230
6. If there is not a specific recipient, the intended location of the project or activity:
n/a
7. Name of the representative and the district number where the legislatively directed spending item is located:
Rep. Veronica Paiz – 10th House District
8. Purpose of the legislatively directed spending item. Please include how it provides a public benefit and why it is an appropriate use of taxpayer funding. Please also demonstrate that the item does not violate Article IV, S 30 of the Michigan Constitution.
To implement stormwater management solutions and upgrade infrastructure by the newly developed Schaap Center.
9. Attach documents here if needed:
Attachments added to the end of this file.
10. The amount of state funding requested for the legislatively directed spending item.

4500000

11. Has the legislatively directed spending item previously received any of the following types of funding? Check all that apply.

["None"]

12. Please select one of the following groups that describes the entity requesting the legislatively directed spending item:

Local unit government

13. For a non-profit organization, has the organization been operating within Michigan for the preceding 36 months?

Not applicable

14. For a non-profit organization, has the entity had a physical office within Michigan for the preceding 12 months?

Not applicable

15. For a non-profit organization, does the organization have a board of directors?

Not applicable

16. For a non-profit organization, list all the active members on the organization's board of directors and any other officers. If this question is not applicable, please type 'n/a.'

n/a

17. "I certify that neither the sponsoring representative nor the sponsoring representative's staff or immediate family has a direct or indirect pecuniary interest in the legislatively directed spending item."

Yes, this is correct

18. Anticipated start and end dates for the legislatively directed spending item:

Oct. 1, 2025 - Sept. 1 2026

19. "I hereby certify that all information provided in this request is true and accurate."

Yes



Project Overview: The Schaap Center

The Schaap Center, located in Grosse Pointe Park and on the border to the City of Detroit, is poised to become a regional cultural destination and a vital community hub for the appreciation of the arts. The center will feature a 49,000 square-foot facility, housing a 424-seat theater, world-class acoustics, a gallery for rotating fine art exhibits, and state-of-the-art performance amenities. Its purpose is to serve as a venue for year-round, accessible arts programming, bringing the community together to engage in creative activities at affordable prices. With a focus on education, entertainment, and inclusion, the Schaap Center will provide a space to share, learn, and appreciate the arts while offering performances and exhibitions from both local and world-renowned organizations.

As a major cultural asset, the Schaap Center will host performances by prestigious arts groups like the Detroit Concert Choir, Grosse Pointe Theatre, Grosse Pointe Symphony Orchestra, Detroit Symphony Orchestra, and the Detroit Institute of Arts, among others. It will also be an anchor for future development in the Jefferson-Chalmers area, catalyzing economic growth and regional revitalization.

About URIF (Urban Renewal Initiative Foundation)

The Urban Renewal Initiative Foundation (URIF), a 501(c)(3) non-profit organization based in Grosse Pointe Park, is spearheading the development of the Schaap Center. Founded in 2012, URIF is dedicated to urban revitalization through cultural, recreational, and Architectural improvements. As the key driver of the project, URIF has overseen several successful initiatives in the Grosse Pointe area, including the construction of the future Schaap Center. Through its leadership and commitment to community-driven development, URIF is ensuring that the Schaap Center becomes a beacon of culture and a resource for the entire region.

The Investment

The fundraising goal for the Schaap Center is \$55 million, all raised through private donations. However, to complete the stormwater infrastructure required for the site's development, URIF is seeking a critical \$4.5 million grant from the State of Michigan. This funding will pay for extending the existing separated storm sewer infrastructure to the Schaap Center site, (**See Technical Documents**), including the implementation of advanced stormwater management systems like underground detention (**See Technical Documents**), bioswales, and sedimentation control. These

systems are essential not only for environmental sustainability but also for ensuring the long-term protection of the center and more importantly, the surrounding community from flooding.

In addition to the \$4.5 million requested from the State, URIF is working to raise \$5 million to close out the capital campaign and \$4 million toward a \$10 million permanent endowment to support the center's long-term operations and maintenance.

The Problem/Opportunity

Southeast Michigan, including Grosse Pointe Park, has experienced extreme flooding in recent years, particularly during the June and July 2021 rainfall events. These events overwhelmed the regional stormwater infrastructure, leading to widespread flooding and basement backups. The existing combined sewer system is ill-equipped to handle such large-scale storms, putting the community at risk of more frequent and severe flooding in the future.

The Schaap Center presents a unique opportunity to address this issue head-on. With the \$4.5 million grant from the State, the center implemented advanced stormwater management solutions—critical infrastructure that will not only safeguard the Schaap Center but also alleviate pressure on the region's overstressed sewer system, reducing future flooding and basement backups.

What the Support Will Accomplish

The requested \$4.5 million grant will be pivotal in achieving several key objectives for both the Schaap Center and the broader Grosse Pointe Park and Detroit communities:

1. **Stormwater Management Solutions:** The grant will enable the installation of a separated storm sewer system that will significantly reduce pressure on the regional combined sewer system. The extension of the storm sewer infrastructure, along with bioswales and underground detention, will store and treat stormwater on-site, mitigating potential flooding and basement backups during peak demand.
2. **Environmental Sustainability:** The grant will also support the installation of a sedimentation control station for stormwater treatment, improving water quality before it enters the storm sewer system. These measures will contribute to long-term environmental sustainability and resilience for the entire area.
3. **Long-Term Infrastructure Protection:** The investment will ensure that the Schaap Center's infrastructure is protected by addressing flood risks upfront. It will also set legal precedence on future developments to protect the 100-year easement for the Fox Creek Drain Enclosure and the execution of a long-term maintenance agreement with the City of Grosse Pointe Park to ensure the ongoing upkeep of the stormwater management systems.
4. **Reduced Community Flood Risk:** By reducing the burden on the combined sewer system, the project will benefit the broader community by minimizing future flooding risks and basement backups. This will make the surrounding neighborhoods more resilient to future extreme rainfall events. The east Jefferson corridor in both Detroit and Grosse Pointe has experienced significant flooding, negatively impacting the residents and businesses in the area. The plan for the Schaap Center involves incorporating infrastructure improvements that help mitigate these environmental disasters and contribute to environmental sustainability in the community.
5. **Economic and Cultural Development:** The grant will directly support the Schaap Center's construction, which will serve as a major cultural and economic asset for the region, attracting visitors, boosting local businesses, and creating a sustainable, year-round cultural hub for arts,

education, and entertainment. The project will greatly increase the physical appeal and economic activity in the Jefferson East Business District (Detroit - Grosse Pointe) communities. Presently, the corners of East Jefferson Avenue and Alter Road contain empty lots and two gas stations, serving mainly as a thoroughfare for traffic going to and leaving the City of Detroit. Notably, this economic influence is poised to bolster various local sectors, including housing, retail, restaurant, medical institutions, among others. The project will increase real estate values in both Grosse Pointe and Detroit, which were negatively impacted by the 2021 flooding.

The Schaap Center is a transformative project that not only addresses immediate infrastructure needs but also lays the foundation for lasting cultural and economic benefits for Grosse Pointe Park, the City of Detroit, and the entire Southeast Michigan region.

Conclusion

The requested \$4.5 million grant from the State of Michigan is essential to the successful completion of the Schaap Center. By supporting this investment, the State will help ensure that the center's stormwater infrastructure is both state-of-the-art and resilient, preventing future flooding and promoting sustainable development. This funding will protect the community, foster economic growth, and create a lasting cultural legacy for the region. The Schaap Center is poised to become a transformative hub for the arts, and with the State's support, it will make a profound impact for generations to come.