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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director
Legislative Policy Division Staff

DATE: February 13, 2019

RE: Brush Park South Brownfield Redevelopment Plan
PA 381 of 1996 **PUBLIC HEARING**

The Brownfield Redevelopment Financing Act 381 of 1996

The Brownfield Redevelopment Financing Act 381 of 1996 provides tax incentives (i.e. tax increment financing) to develop brownfields properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

Brush Park South Brownfield Redevelopment Plan

Brush Park South Phase I MR LLC, is the project developer. The project, is located in the Brush Park area, west of Brush Street, north of Winder Street and south of Adelaide and Alfred Street from Brush Street to John R Street (map of area on last page). It involves the construction of three mixed-income apartments buildings that will include approximately 149 apartments and 600 square feet of retail space. The three buildings and the land under and adjacent to the buildings (the "Condo Land") are expected to be owned within a *condominium*¹ that will have two or more *condominium units*,² one of which will be owned by the Developer or its affiliate and one of which will be owned by the LDHA (Limited Dividend Housing Association). Approximately 91 of the apartments will be within the condominium unit owned by the

¹ What defines a **condominium** is the form of ownership. A building developed as a condominium (and sold in individual units to different owners) could actually be built at another location as an apartment building (the developers would retain ownership and rent individual units to different tenants). **Michigan Condominium Act** Public Act 59 of 1978, MCL 559.104 Sec. 4. (1) "Condominium project" or "project" means a plan or project consisting of not less than 2 condominium units established in conformance with this act.

² The condo.

is only for ownership of the apartments at the developer level, not the resident level.

Developer and the remaining 58 apartments will be rented as affordable apartments with rents restricted to residents who satisfy their respective affordable housing criteria. A portion of the remainder of the Property will be used for parking that will remain in place indefinitely for use by tenants of the new apartment buildings. It is currently anticipated that construction, including eligible activities, will begin in the Spring of 2019 and be completed by early 2021.

In large part due to the project’s importance to providing mixed income housing opportunities in the reviving Brush Park area, the project has received extensive support from numerous City departments, including the Housing and Revitalization Department (HRD), the Planning and Development Department (PDD), the City Planning Commission, and the Historic District Commission; the allocation of HOME funds and CDBG funds, and allocation of federal low income tax credits, have also been made available to support the project. To this end, in addition to the Brownfield, the developer plans on making a PA 210³ request for the market rate units and a PILOT⁴ request for the affordable/LIHTC⁵ units. **The capture period is for 30 years.**

The estimated total capital investment from the developer is approximately \$37 Million. The Project is anticipated to create at least approximately 250 construction jobs during a 23 month construction period and an estimated 4 to 6 permanent full-time equivalent jobs related to property management. An unknown number of jobs are expected to be created by one or more businesses that are expected to be located in the retail component of the project. The Developer is requesting a \$5,273,310 TIF⁶ reimbursement and the total costs under the plan is a \$9,250,365 TIF, as illustrated below:

COST TO BE REIMBURSED WITH TIF	Tax Capture
1. Department Specific Activities	\$3,041,152
2. Phase I, Phase II, and BEAs	\$60,000
3. Due Care Activities	\$10,000
4. Site Preparation	\$26,705
5. Infrastructure Improvements	\$542,693
6. Brownfield Plan & Act 381 Work Plan	\$30,000
7. Cost Tracking Compliance	\$30,000
8. Contingency – (15%)	\$541,583
9. Interest (5% simple, after expiration of abatements)	\$991,177
*Total Reimbursement to Developer	<u>\$5,273,310</u>
10. DBRA Administrative Costs	\$1,387,555
11. State Brownfield Redevelopment Fund	\$520,821
12. Local Site Remediation Revolving Fund	\$2,068,679 ⁷
TOTAL Estimated Costs	<u>\$9,250,365</u>

³ COMMERCIAL REHABILITATION ACT, Public Act 201 of 2005, MCL 207.841 - 207.856

⁴ Payment In Lieu of Taxes, MCL 211.7d

⁵ The Low Income Housing Tax Credit (LIHTC) Program is an investment vehicle created by the federal Tax Reform Act of 1986, which is intended to increase and preserve affordable rental housing by replacing earlier tax incentives with a credit directly applicable against taxable income. Administered in Michigan by the Michigan State Housing Development Authority (MSHDA), this program permits investors in affordable rental housing who are awarded the credit- corporations, banking institutions, and individuals - to claim a credit against their tax liability annually for a period of 10 years.

⁶ Tax Increment Financing (TIF) subsidizes an entity by refunding or diverting a portion of their taxes to help finance development in an area or on a project site.

⁷ The Developer intends to request a loan of approximately \$1,000,000 from the LBRF from funds currently held.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

	Totals	Reimb. of costs and interest	DBRA Admin. Costs	State Revol. Fund	Local Site Remediation Revolving Fund
All School Taxes					
School Operating	\$3,124,927	\$1,781,413	\$0	\$0	\$698,833
State Education Tax	<u>\$1,041,642</u>	<u>\$593,804</u>	<u>\$0</u>	<u>\$520,821</u>	<u>\$232,944</u>
Total School Taxes	\$4,166,569	\$2,375,217	\$0	\$520,821	\$931,777
City Non-School Taxes					
City Operating	\$2,454,529	\$1,399,242	\$669,931	\$0	\$548,911
Library	\$569,677	\$324,753	\$155,486	\$0	\$127,398
Other Non-School Taxes					
Wayne County Operating-Summer	\$694,863	\$396,118	\$189,654	\$0	\$155,394
Wayne County Operating-Winter	\$121,755	\$69,408	\$33,231	\$0	\$27,228
Wayne County Parks-Winter	\$30,251	\$17,245	\$8,257	\$0	\$6,765
Wayne County Jail-Winter	\$115,407	\$65,789	\$31,499	\$0	\$25,809
Huron Clinton Metropolitan Authority (HCMA)	\$26,392	\$15,045	\$7,203	\$0	\$5,902
Wayne County ISD (RESA)	\$426,184	\$242,953	\$116,321	\$0	\$95,308
Wayne County Special ISD/RESA	\$246,043	\$140,261	\$67,154	\$0	\$55,023
Wayne County Community College	<u>\$398,689</u>	<u>\$227,279</u>	<u>\$108,817</u>	<u>\$0</u>	<u>\$89,159</u>
Total Incremental Local Taxes Paid	<u>\$5,083,789</u>	<u>\$2,898,092</u>	<u>\$1,387,554</u>	<u>\$0</u>	<u>\$1,136,897</u>
Total Schools and Non-Schools Capturable Millage	\$9,250,358	\$5,273,309	\$1,387,554	\$520,821	\$2,068,674

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$861,992
School Debt	\$1,600,842
DIA Tax	\$24,628
Zoo Tax	<u>\$12,314</u>
Total Debt Millages	\$2,499,776

Description of the Eligible Property

Address	2515 Brush Street, tax parcel 01000598-604 2555 Brush Street, tax parcel 01000605-8 2621 Brush Street, tax parcel 01000635-8 251 Adelaide Street, tax parcel 01000632 254 Adelaide Street, tax parcel 01000609-11 257 Adelaide Street, tax parcel 01000633-4 269 Winder Street, tax parcel 01000595.002L 281 Winder Street, tax parcel 01000596 291 Winder Street, tax parcel 01000597
Parcel ID	See above
Owner	City of Detroit

<p>Legal Description</p>	<p>LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:</p> <p>PARCEL A</p> <p>ALL OF LOTS 1 THROUGH 6 INCLUSIVE OF BLOCK 3 OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS, ALSO PART OF THE SOUTH HALF OF A VACATED ALLEY IN THE BLOCK BOUNDED BY, ADELAIDE STREET, ALFRED STREET, BRUSH STREET AND JOHN R STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (80 FEET WIDE) AND THE NORTH LINE OF</p>
	<p>ADELAIDE STREET (80 FEET WIDE), BEING ALSO THE SOUTHEAST CORNER OF LOT 1; THENCE S59°16'00"W, 316.60 FEET ALONG THE NORTH LINE OF SAID ADELAIDE STREET TO THE SOUTHWEST CORNER OF LOT 6; THENCE N30°50'35"W, 176.89 FEET ALONG THE WEST LINE OF LOT 6 TO THE CENTERLINE OF A VACATED ALLEY (20 FEET WIDE); THENCE N59°16'00"E, 328.25 FEET ALONG SAID CENTERLINE TO THE WEST LINE OF SAID BRUSH STREET; THENCE S27°04'30"E, 177.25 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 1.309 ACRES</p> <p>PARCEL B</p> <p>ALL OF LOTS 20 AND 21 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 49 OF DEEDS, PAGE 572, WAYNE COUNTY RECORDS AND ALSO ALL OF LOTS 6 THROUGH 10, INCLUSIVE, OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (80 FEET WIDE) AND THE SOUTH LINE OF ADELAIDE STREET (80 FEET WIDE), BEING ALSO THE NORTHEAST CORNER OF SAID LOT 10; THENCE S27°04'30"E, 166.80 FEET ALONG THE WEST LINE OF BRUSH STREET TO THE SOUTHEAST CORNER OF SAID LOT 10 ON THE NORTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE S59°16'00"W, 319.54 FEET ALONG SAID NORTH ALLEY LINE TO THE SOUTHWEST CORNER OF LOT 20 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9; THENCE N30°52'50"W, 166.48 FEET ALONG THE WEST LINE OF LOT 20 TO THE NORTHWEST LOT CORNER ON THE SOUTH LINE OF ADELAIDE STREET; THENCE N59°16'00"E, 330.61 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1.242 ACRES.</p> <p>PARCEL C</p> <p>ALL OF LOTS 1 THROUGH 4 INCLUSIVE AND PART OF LOT 5 OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1</p>

OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (80 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (80 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°18'00"W, 239.30 FEET ALONG THE NORTH LINE OF WINDER STREET; THENCE N30°24'30"W, 165.88 FEET TO THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N50°10'00"E, 248.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF LOT 1 AND THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E, 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.930 ACRES.

Together with all adjacent alleys and other rights of way.

Feasibility of the Brownfield Approval⁸

ASTI completed a Phase I ESA of the Subject Property on September 28, 2016. The following recognized environmental conditions (RECs) were identified in the Phase I ESA:

1. Release No. C-1163-99, which was discovered in 1999 at 289 Adelaide Street and was closed in 2000. There is discussion in the Closure Report of associated piping material; however, no information was given in the report to explain how visually impacted soils in its vicinity were verified as being removed.
2. Release No. C-0919-00, which was discovered in 2000 at 2621 Brush Street and was closed in 2000. Soil verification samples collected near the Underground storage tanks (USTs) appear to be insufficient, since the site was also used for auto repair and it is likely that oil would have been stored in smaller USTs.
3. First National Cleaners at 2519 Brush Street is considered to be a likely source for a release at the Subject Property.
4. Historical use of 289 Adelaide Street for taxi service, auto repair and collision services, and auto salvage warehouse is considered to be likely sources for a release at the Subject Property.
5. Historical use of 2541 Brush Street for taxi service and by Stewart Radiator Works is considered to be likely sources for a release at the Subject Property.
6. Historical use of 2555 Brush Street as a gasoline station and for taxi service, gas station, and automobile repair is considered to be likely sources for a release at the Subject Property.
7. Historical use of 2621 Brush Street for auto repair service and as a transfer station is considered to be likely sources for a release at the Subject Property.
8. The historical presence of an auto repair in the alley behind the dwelling at 261-265 Winder Street is considered to be a likely source for a release at the Subject Property.
9. The historical presence of a gasoline service station at 405 Adelaide Street/2600-2604 Brush Street is considered to be likely source for a release that has migrated onto the Subject Property.
10. Historical use of 290 Adelaide Street by Smith Luis Printer is considered to be a likely source for a release at the Subject Property.

⁸ The Phase I ESA (Environmental Site Assessment) is generally considered the first step in the process of environmental due diligence.

⁹ Source: ASTI Environmental Response Activity Plan, Dated, December 27, 2018

11. Fill material containing demolition debris has been buried at the site and was identified in the previous investigation documents. The descriptions from the reviewed reports suggest that the material may not have been screened before backfilling basements and/or footings during early demolition projects (pre-2004). The placement of fill onto the Subject Property from unknown sources is considered to be a likely source of a release. The nature of the fill is unknown.
12. During the 2016 ASTI site reconnaissance, piles of soil and stone were identified on the Subject Property near Brush Street in areas north and south of Adelaide Street. Patches of barren soil were identified on the lots south of Adelaide Street. The area is assumed to have been a former building footprint that has been backfilled. The placement of fill material and soil onto the Subject Property from unknown sources is considered to be a likely source for a release. The nature of the fill is unknown.
13. An electrical shop was historically present in the alley behind the dwelling at 269 Winder Street. No details about the operation are known, but it is considered to be a manufacturing-type business. Equipment may have included standard machines found in tool shop. Electrical cooling/insulating fluid may have also been present. Management of materials and waste generated by the shop are unknown. The operation of an electrical shop at 269 Winder Street is considered to be a likely source for a release at the Subject Property.
14. Fuel storage was historically present in the alley behind the dwelling at 88 Adelaide Street. The fuel may have been coal or fuel oil for consumptive or resale purposes. Storage of fuel at 88 Adelaide Street is considered to be a likely source for a release at the Subject Property.

Phase II ESA¹⁰

Phase II ESA, ASTI Environmental, July, 2017

On July 26 and 27, 2017, ASTI oversaw the completion of 13 soil borings (SB1 through SB-13) and four shallow hand auger borings (SB-16 through SB-19) on the Subject Property. Note that a concurrent subsurface investigation was also conducted on an adjacent property by ASTI for Brush Park South Phase I MR LLC and affiliate of the purchaser. Thus, the soil boring numbers are not in numerical order. The soil borings were completed using a direct push hydraulic drill rig, and the hand auger borings were completed using a stainless steel hand auger. In addition, ASTI oversaw the installation of three shallow soil gas vapor points (SG-1 through SG-3) and completion of two test pits (TP-1 and TP-2).

¹⁰ Phase II ESA (Environmental Site Assessment) is an "intrusive" investigation which collects original samples of soil, groundwater or building materials to analyze for quantitative values of various contaminants.

Contaminant concentrations in soil at the Subject Property exceeding the MDEQ Part 201 GRCC are summarized in the following table.

Table of Soil Analytical Results in Excess of Criteria

Sample Identification	Chemical Compound	CAS Number	Applicable Criteria	Analytical Result (µg/kg)
SB-3 (1')	Chromium – Total	16065831	GSIP (3,300)*	21,000
	Lead – Fine Fraction	7439921	DC (400,000)	551,000
	Lead – Coarse Fraction	7439921	DWP (700,000) DC (400,000)	3,240,000
	PCBs – Total	1336363	TSCA (1,000)	2,600
	Benzo(a)pyrene	50328	DC (2,000)	5,500
	Fluoranthene	2064400	GSIP (5,500)	15,000
SB-4 (3.5')	Phenanthrene	85018	GSIP (2,100)	10,000
	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600)	6,700
	Chromium – Total	16065831	GSIP (3,300)*	22,000
	Mercury – Total	Varies	GSIP (50)	260
SB-6 (7')	Selenium – Total	7782492	GSIP (400)	500
	Chromium – Total	16065831	GSIP (3,300)* DWP (30,000)*	70,000
SB8 (3.5')	PCBs – Total	1336363	TSCA (1,000)	3,500
	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600)	6,100
SB-11 (5.5')	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600) DC (7,600)	8,400
SB-12 (5.5')	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600)	5,900
	Chromium – Total	16065831	GSIP (3,300)*	21,000
SB-13 (2.5')	Lead – Total	7439921	DWP (700,000) DC (400,000)	7,300,000
	Lead – Fine Fraction	7439921	DC (400,000)	406,000
SB-18 (0.5')	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600)	6,400
SB-19 (0.5')	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600)	7,300
TP-1-1 (10')	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600)	6,800
	Zinc – Total	7440666	DWP (2,400,000)	12,000,000
TP-1-2 (5')	Selenium – Total	7782492	GSIP (400)	2,100
	2-Methylnaphthalene	91576	GSIP (4,200)	4,300
	Phenanthrene	85018	GSIP (2,100)	2,200
	Naphthalene	91203	GSIP (730)	1,300
TP-2-1	Arsenic – Total	7440382	DWP (4,600)	7,900
(6')			GSIP (4,600) DC (7,600)	
			DWP (4,600) GSIP (4,600) DC (7,600)	10,000
TP-2-2 (8')	Arsenic – Total	7440382	DWP (4,600) GSIP (4,600) DC (7,600)	10,000
	Chromium – Total	16065831	GSIP (3,300)*	19,000

DWP = Drinking Water Protection criteria
 GSIP = Groundwater Surface Water Interface Protection criteria
 DC = Direct Contact criteria
 TSCA = Toxic Substance Control Act
 * = Criteria is for hexavalent chromium

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Please contact us if we can be of any further assistance.

¹¹ Source: ASTI Environmental Response Activity Plan, Dated, December 27, 2018

**Attachments: ATTACHMENT E: Estimated Cost of Eligible Activities Table
ATTACHMENT H: INCENTIVE INFORMATION CHART & Q & A
ASTI Environmental Response Activity Map of area**

cc: Auditor General's Office
Arthur Jemison, Chief of Services and Infrastructure
Maurice Cox, Planning and Development Department
Donald Rencher, HRD
Dinah Bolton, Planning and Development Department
John Saad, Planning and Development Department
Stephanie Grimes Washington, Mayor's Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC

ATTACHMENT E

Estimated Cost of Eligible Activities Tables

The estimated total cost of eligible activities is \$4,282,132. For informational purposes, the eligible activities are presented below based upon their expected characterization as “Department Specific Activities” or “MSF Activities”, provided that the activities will be considered eligible activities regardless of if and how they are included in a work plan subsequently approved by the Michigan Department of Environmental Quality or Michigan Strategic Fund.

Eligible Activities Expected To Be Considered Department Specific Activities

Description	Costs	Category Totals	Completion Season/Year
Phase I and Phase II and 5 BEAs	\$60,000	\$60,000	2018
Due Care			
Due Care Measures and Health and Safety Plans	\$10,000		Winter, 2018
Due Care Total		\$10,000	
Additional Response Activities			
Environmental Consultant Oversight and Management	\$75,000		
<i>Excavation, Trucking and Disposal of contaminated soils and fill material (38,464 in place cubic yards @\$35/CY)</i>	\$1,461,632		June, 2019
<i>Engineered sand backfill (38,464 in place cubic yards @ \$31.50/CY)</i>	\$1,192,384		
<i>Disposal of contaminated groundwater 10,000 gal @\$0.50/gal)</i>	\$5,000		June, 2019
Soil engineer oversight and compaction testing	\$30,000		
NFA Report	\$12,500		
Subtotal	\$2,776,516		
Contractor's on-site overhead, reimbursable general conditions, contractor's fixed fee and estimated executive order payments	\$264,636		
Additional Response Activities Total		\$3,041,152	
15% Contingency	\$456,173	\$456,173	
Brownfield Plan and Work Plan preparation (50%)		\$15,000	
Brownfield Plan implementation (50%)		\$15,000	
Subtotal		\$3,597,325	
Interest		\$ 797,792	
Total		\$4,395,117	

Eligible Activities Expected To Be Considered MSF Activities

Description	Costs	Category Totals	Completion Season/Year
Infrastructure Improvements			
Underground stormwater retention (excess of greenfield costs)	\$225,000		
Utility Relocation	\$25,000		
Sidewalks (10,224 sq. feet)	\$38,340		
Public Alley concrete (6,580 sq. feet)	\$62,510		
Curb and Gutter (1,419 sq. feet)	\$19,511		
Street trees (65)	\$29,250		
Landscaping (3,777 sq. feet)	\$9,933		
Public lighting (6 fixtures)	\$15,450		
Road repair for utility cuts (500 feet)	\$4,750		
A&E fees for infrastructure improvements	\$22,500		
Subtotal	\$452,244		
Contractor's on-site overhead, reimbursable general conditions, contractor's fixed fee and estimated executive order payments (est. 20%)	\$90,449		
Infrastructure Improvements Total		\$542,693	Fall, 2020
Site Preparation			
Top soil removal	\$22,254		Spring, 2019
Contractor's on-site overhead, reimbursable general conditions, contractor's fixed fee and estimated executive order payments (est. 20%)	\$4,451		
Site Preparation Total		\$26,705	June, 2019
Subtotal of Above		\$569,397	
15% contingency		\$85,410	June, 2019
Subtotal		\$654,807	
Brownfield Plan & Work Plan Preparation (50%)		\$15,000	
Brownfield Plan Implementation (50%)		\$15,000	
Subtotal		\$684,807	
Interest		\$154,886	
Total		\$839,663	

ATTACHMENT H

INCENTIVE INFORMATION CHART

Project Type	Incentive Type	Investment Amount	District
Mixed use residential/commercial	Brownfield plan and PA 210	Approx. \$37,000,000	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
10	Combined 240			1	1	2	

1. What is the plan for hiring Detroiters?

The developer and its general contractor will work with the DEGC, DESC and local subcontractors to recruit Detroit residents for construction and permanent jobs. Information and assistance will be sought from the City as well.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

Construction jobs will consist of the customary range of skilled labor jobs and other jobs. Permanent jobs will include leasing and property management positions.

3. Will this development cause any relocation that will create new Detroit residents?

No.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

The developer has engaged with the Brush Park community throughout the multi-year project development process.

5. When is construction slated to begin?

February, 2019

6. What is the expected completion date of construction?

Occupancy by December, 2020 and final punch list completion by early 2021.



LEGEND
 --- Excavation Boundary