

David Whitaker, Esq.  
Director  
Irvin Corley, Jr.  
Executive Policy Manager  
Marcell R. Todd, Jr.  
Senior City Planner  
Janese Chapman  
Deputy Director

John Alexander  
LaKisha Barclift, Esq.  
M. Rory Bolger, Ph.D., AICP  
Elizabeth Cabot, Esq.  
Tasha Cowen  
Richard Drumb  
George Etheridge  
Deborah Goldstein

# City of Detroit

## CITY COUNCIL

LEGISLATIVE POLICY DIVISION  
208 Coleman A. Young Municipal Center  
Detroit, Michigan 48226  
Phone: (313) 224-4946 Fax: (313) 224-4336

Christopher Gulock, AICP  
Derrick Headd  
Marcel Hurt, Esq.  
Kimani Jeffrey  
Anne Marie Langan  
Jamie Murphy  
Carolyn Nelson  
Kim Newby  
Analine Powers, Ph.D.  
Jennifer Reinhardt  
Sabrina Shockley  
Thomas Stephens, Esq.  
David Teeter  
Theresa Thomas  
Kathryn Lynch Underwood  
Ashley A. Wilson

TO: COUNCIL MEMBERS  
FROM: David Whitaker, Director  
Legislative Policy Division Staff  
DATE: July 10, 2019  
RE: Mack & Conner 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.

### Mack & Conner Brownfield Redevelopment Plan

The Developer is the Detroit Brownfield Redevelopment Authority (DBRA) working on behalf of the City of Detroit. The City owns most of the parcels involved in the project. Ownership of the property will later be transferred to Fiat Chrysler Automobiles (FCA) to restore and expand the former Mack Engine II Plant. DBRA will assist FCA in acquiring 270+ acres of land to add to and renovate the existing 110 acres of the Mack Plant, totaling 387.15 acres. The property is located on the east side of Detroit, south of I-94 and west of Conner Street at 11509 Mack Avenue in the Conner Creek Industrial Area (maps on page 17&18). The project includes a total of 286 parcels; of which 276 are located in a Targeted Redevelopment Area (TRA),<sup>1</sup> 8 parcels

<sup>1</sup> A Targeted Redevelopment Area (TRA) is defined in section 2(rr) of PA 381, to be an area that contains no fewer than 40 and not more than 500 contiguous parcels on real property located in a qualified local governmental unit (QLGU); designated by resolution of the governing body and approved by the Michigan Strategic Fund (MSF); designation doesn't exceed the limits on how many TRAs a QGLU and the MSF may approve of for qualifying as an "eligible property" under PA 381. This TRA was established in 2019 and it's the first TRA in Michigan.

are located to the south along the Detroit River, and 2 parcels are north of the TRA. The 10 parcels to the north and the south of the TRA have been determined to be eligible property under Act 381. FCA began environmental investigations and some remediation in March 2019, while other eligible activities such as demolition, site preparation, and other remediation activities will begin in July 2019. Construction of the new facility is estimated to be operational by late 2020; in time to add the new generation of Jeep cars and SUVs to its 2021 lineup. Although, construction may not be complete until December 30, 2019.

The property is considered “eligible property” as defined by Act 381, Section 2, because (a) it is or was previously used for commercial, industrial, and/or residential purposes; (b) it is located within the city of Detroit, which is a QGLU under Act 381; and (c) the property is located in a Targeted Redevelopment Area as defined by Act 381; (d) if the property is not located in a TRA, then it has been determined to be either a “facility,” functionally obsolete, or is adjacent and contiguous to one of the properties that is considered to be a “facility” or functionally obsolete.

**PROPERTY DESCRIPTIONS**

Address	Tax ID Number	Basis of Brownfield Eligibility	Owner
<b>Targeted Redevelopment Area</b>			
276 Parcels	See Attachment B	TRA	Various
<b>Parcel(s) Qualifying as a “Facility” under Part 201<sup>2</sup></b>			
11031 Shoemaker	21003300.001	Facility	City of Detroit
11081 Shoemaker	21003300.002L	Facility	City of Detroit
11900 E Jefferson	21000070.002L	Facility	City of Detroit
11900 Freud	21000071	Facility	City of Detroit
<b>Parcel(s) Qualifying as Functionally Obsolete<sup>3</sup></b>			
12000 E. Jefferson Street	21000063.002L	Functionally Obsolete	DTE
<b>Parcel(s) Qualifying as Adjacent &amp; Contiguous to One of the Parcels Above</b>			
11802 Freud	21000069.001	Adjacent & Contiguous to 11000 Freud and 11900 E Jefferson	Detroit Terminal RR
2 Canal	21000070.001	Adjacent & Contiguous to 11900 E Jefferson and 11900 Freud	Detroit Terminal Company
11810 Freud	21000061	Adjacent & Contiguous to 12000 E. Jefferson	Detroit Terminal Company
11750 Freud	21000062	Adjacent & Contiguous to 12000 E. Jefferson	Detroit Terminal Company
11860 Freud	21000063.001	Adjacent & Contiguous to 12000 E. Jefferson	Duerf Investments LLC

<sup>2</sup> Part 201 of the Natural Resources of an Environmental Protections Act (MCL 324.20101) defines “facility” as land that is or a threat of being contaminated by hazardous or petroleum products that exceed state clean-up criteria.

<sup>3</sup> According to the Brownfield Redevelopment Financing Act, PA 381 of 1996 (MCL 125.2652), a functionally obsolete property is one that is unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from overcapacity, changes in technology, and/or deficiencies in design.

The “Old Mack” Plant was built in 1916 by the Michigan Stamping Company. Chrysler Corporation bought the Plant from Brigg’s in 1953 and closed the plant in 1979. The City of Detroit bought the plant in 1982, and later returned it to Chrysler in 1990. Between 1990 and 2001, millions of dollars were invested to renovate what became known as the “New Mack” Plant, which was eventually converted into producing only engines. As of today, the plant has been vacant since 2012. An independent level III assessor determined and Buildings, Safety, Engineering & Environmental Department (BSEED) confirmed, that the property qualifies as:

- 1) Functionally obsolete, pursuant Section 2(s) of Act 381.
- 2) Considered a “facility,” pursuant Section 2(rr) of Act 381.
- 3) Located in a TRA which allows the developer to qualify a large number of parcels for redevelopment at one time, instead of individually.
- 4) Adjacent and contiguous to a property that qualifies as one of the aforementioned property types.

According to the plan, the developer is requesting a 12-year Public Act 198 Industrial Facilities Exemption Tax Abatement (IFE),<sup>4</sup> along with the Brownfield TIF. Tax capture will begin in 2022. **The capture period for this Brownfield request is 30 years.**<sup>5</sup>

The estimated costs of eligible activities (\$130,686,942) *exceeds* the amount of tax increment revenues (\$39,766,696) that is projected to be captured over the life of the plan. However, approval of this plan by Council will authorize the DBRA to utilize the maximum amount of the tax incremental revenues generated and captured under this plan to reimburse approved costs of eligible activities incurred. On the other hand, total costs cannot exceed the estimated costs of eligible activities. The estimated total capital investment from the developer is approximately \$1.6 billion. It is estimated that 2,000 skilled labor and 300 professional temporary construction jobs will be needed to complete the project. Post-construction operations will create 335 skilled labor, 369 professional, and 3,146 non-skilled FTE jobs. Although, this project requires the acquiring of 286 parcels, no businesses or residents will be displaced or are in need of relocation as a result of this project. It’s important to note that access to a significant portion of St. Jean Street, from Warren to Kercheval Street, will be permanently closed, in order to redirect traffic away from the plant. The project team aims to employ Detroit residents. Subsequently, as negotiated by the Community Advisory Council (CAC), FCA will give Detroiters in the impacted area an exclusive window to apply for post-construction hourly production jobs in advance of the general public. FCA invested \$5.8 million for the City to expand training opportunities and increase the number of “Detroit at Work” one-stop shops available for residents across the city. Lastly, the FCA wants students to take advantage of a 2-year associate’s degree, co-op program that it is working on in partnership with Wayne County Community College.

---

<sup>4</sup> The Plant Rehabilitation and Industrial Development Districts Act. (Industrial Facilities Exemption) PA 198 of 1974, as amended, provides a 50% tax incentive to manufacturers to enable renovation and expansion of aging facilities, assist in the building of new facilities, and to promote the establishment of high tech facilities, to abate the state education tax for a project.

<sup>5</sup> The DBRA public hearing for the Plan was held on Tuesday, June 25, 2019 at 5:30 pm at the Samaritan Center, 5555 Conner, Conference Room 2257, in Detroit, Michigan. There was no public comment.

The Developer (DBRA) is requesting a \$130,686,942 TIF<sup>6</sup> reimbursement and the total costs under the plan is a \$135,039,513 for “eligible activities” as illustrated below:

**COSTS TO BE REIMBURSED WITH TIF**

1. Predevelopment Activities (enviro investigation & planning)	\$1,225,272.00
2. Due Care Compliance & Response Activities	\$19,405,826.00
3. Property Acquisition for Economic Development	\$52,590,000.00
4. Demolition	\$1,384,480.00
5. Lead and Asbestos Activities	\$197,500.00
6. Site Preparation	\$26,007,350.00
7. 15% Contingency	\$6,719,572.00
8. Brownfield Plan & Act 381 Work Plan Prep	\$30,000.00
9. Brownfield Plan & Act 381 Work Plan Implementation	\$30,000.00
10. Interest (5% Simple)	\$23,096,942.00
<b>*Total Reimbursement to Developer</b>	<b>\$130,686,942.00</b>
11. Authority Administrative Costs	\$2,983,222.00
12. State Brownfield Redevelopment Fund	\$1,369,350.00
13. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$135,039,513.00</b>

\*Developer is only projecting to receive \$39,766,696 in TIF Reimbursement

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, as follows:

<u>School Capture</u>	<u>Millage Rate</u>	<u>TIF Borrowings</u>	<u>BRA Admin Reimbursement</u>	<u>State Redevelopment Fund</u>
State Education Tax (SET)	6.0000	\$ 3,630,007		\$ 1,369,350
School Operating Tax	18.0000	\$ 10,890,022		
<u>Local Capture</u>				
City Operating	19.9520	\$ 12,101,766	\$ 1,429,981	
Library	4.6307	\$ 2,808,723	\$ 331,887	
Wayne Co Operating	8.1220	\$ 4,926,187	\$ 582,112	
HCMA	0.2140	\$ 129,800	\$ 15,338	
Wayne ISD	3.4643	\$ 2,101,250	\$ 248,290	
Wayne ENH	2.0000	\$ 1,213,088	\$ 143,342	
Wayne CC	3.2408	\$ 1,965,688	\$ 232,272	
<b>Total</b>		<b>\$ 39,766,696</b>	<b>\$ 2,983,222</b>	<b>\$ 1,369,350</b>
<u>Total Non-Capturable Taxes</u>				
The following taxes will be levied, but not captured, during the duration of the Plan.				
City Debt	7.0000	\$ 6,874,170		
School Debt	13.0000	\$ 12,766,315		
Wayne DLA	0.2000	\$ 196,405		
Wayne Zoo	0.1000	\$ 98,202		
<b>Total</b>		<b>\$ 19,935,092</b>		

\*Note: \$0 will be deposited in the Local Brownfield Revolving Fund (LBRF) due to insufficient tax increment revenue.

<sup>6</sup> 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.

## Feasibility of the Brownfield Approval

- ✦ The City of Detroit Building, Safety Engineering, and Environmental Department acknowledged the receipt of the **Phase I Environmental Site Assessment**<sup>7</sup>, pursuant to USEPA's.
- ✦ **Phase II ESA**<sup>8</sup> identified metals, semi-volatile organic compounds in soil samples exceeding EGLE Residential Clean-up Criteria in May 2019 at 11031 & 11081 Shoemaker Street, 11900 E. Jefferson Street (aka 11880 Freud) and 11900 Freud Street.
- ✦ 12000 E. Jefferson Street is functionally obsolete and was once a coal plant operated by DTE Electric Company. The power plant does not meet modern efficiency standards and is not competitive with renewable energy facilities or natural gas facilities.
- ✦ 11802, 11810, 11750, 11860 Freud and 2 Canal are feasible because they are contiguous or adjacent to a facility or a functionally obsolete property.
- ✦ Site preparation activities, dewatering, lead and asbestos abatement, and due care activities are needed.
- ✦ The "North Berm" & "South Berm"<sup>9</sup> that comprises 195 parcels (35 acres) is filled with a contaminated substance of unknown origin and must be removed and disposed of in a Type II landfill facility.
- ✦ Five parcels in the TRA contains former industrial or residential buildings in various states of disrepair. The buildings cannot be salvaged and will need to be demolished.
- ✦ Parcels to the north and east of the Plant within the TRA have a long history of industrial use; an environmental investigation is needed to determine the proper reuse of these parcels, including removal of underground storage tanks that has the possibility of leaking, and disposal of contaminated stockpiles and subsurface soil.

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

Attachments: **ATTACHMENT F:** Estimated Cost of Eligible Activities Table  
**ATTACHMENT H:** BSE&E Acknowledgment and Environmental Documents  
**ATTACHMENT J:** Incentive Information Chart and Q & A

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

---

<sup>7</sup> The **Phase I ESA** (Environmental Site Assessment) is generally considered the first step in the process of environmental due diligence to determine if there is any contamination on a site and its environmental impact.

<sup>8</sup> **Phase II ESA** includes sampling and analysis to determine the level of contamination of a particular site.

<sup>9</sup> North Berm is located at 3827 through 4697 St. Jean Street. South Berm is located on St. Jean Street, between Kercheval Street and Mack Ave. A *Berm* is a level space, shelf, or raised barrier separating two areas. It can serve as a border barrier. A flat strip of land, raised bank, a path, grass strip beside a road, an artificial ridge, or a narrow space between a ditch and a base of a wall.

**ATTACHMENT F**  
**Estimated Cost of Eligible Activities Table**  
*AKT Peerless Project No. 13805F*  
*As of June 24, 2019*

The estimated cost of eligible activities is \$135,039,513, however, the estimated costs of eligible activities exceeds the amount of tax increment revenues of \$39,766,696. For informational purposes, the eligible activities intended to be paid for with tax increment revenues are presented below:

<b>ELIGIBLE ACTIVITIES COST SUMMARY</b>	
	Estimated Cost of Eligible Activity
Predevelopment Activities (investigation & planning)	\$ 1,365,770
Due Care Compliance and Response Activities (c-soil/fill remediation & UST removal)	\$ 20,296,184
<b>TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 21,661,954</b>
Acquisition	\$ 60,998,400
Demolition	\$ 1,384,480
Lead and Asbestos Activities	\$ 197,500
Site Preparation Activities	\$ 17,598,950
<b>TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES</b>	<b>\$ 80,179,330</b>
<b>Total Environmental and Non-Environmental Eligible Activities</b>	<b>\$ 101,841,284</b>
15% Contingency on Eligible Activities	\$ 5,688,716
Brownfield Plan & Act 381 WP Preparation	\$ 30,000
Brownfield Plan & Act 381 WP Implementation	\$ 30,000
<b>Total Eligible Activities Cost with 15% Contingency</b>	<b>\$ 107,590,000</b>
Interest (calculated at 5%, simple)	\$ 23,096,942
<b>Total Eligible Activities Cost, with Contingency &amp; Interest</b>	<b>\$ 130,686,942</b>
BRA Administration Fee	\$ 2,983,222
State Revolving Fund	\$ 1,369,350
Local Brownfield Revolving Fund (LBRF)	\$ -
<b>Total Eligible Costs for Reimbursement</b>	<b>\$ 135,039,513</b>

**ATTACHMENT H**  
**BSE&E Acknowledgment and Environmental Documents**

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 1 – North Berm  
3827 through 4697 St. Jean Street

DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

- Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental  
Department

By:  \_\_\_\_\_

Its: Deputy Director

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 3  
12121 Mack

DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

Draft Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By:  \_\_\_\_\_

Its: Deputy Director



TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 7A2  
5066 St. Jean

DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By: 

Its: Deputy Director

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 7C  
11031 and 11081 Shoemaker

DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

Draft Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By:  \_\_\_\_\_

Its: Deputy Director

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT  
PROJECT: Peregrine Falcon Project  
Site Area 8 – South Berm  
St. Jean Street between Kercheval Street and Mack Avenue  
DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

- Phase I Environmental Site Assessment, pursuant to USEPA's All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Draft Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By:  \_\_\_\_\_

Its: Deputy Director

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 8A – Vacant Land  
Beniteua Street and Lillibridge Street between Kercheval Street and East Vernor Hwy

DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

- Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Draft Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By: 

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 8B – Vacant Land  
Beniteua Street south of Goethe

DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

Draft Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental  
Department

By:  \_\_\_\_\_

Its: Deputy Director

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 12C  
11900 Freud

DATE: May 10, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

Draft Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety  
Engineering, and Environmental  
Department

By:  \_\_\_\_\_

Its: Deputy Director

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project  
Site Area 1A  
St. Jean Street and E. Warren Avenue

DATE: May 22, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKI PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

Draft Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety Engineering, and Environmental Department

By:  \_\_\_\_\_

Its: Deputy Director

**ATTACHMENT J  
Incentive Table**

Project Type	Incentive Type	Investment Amount	District
Industrial - Manufacturing	IFE, PA 198 of 1974, as amended	136,642,000	Industrial Development District

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
300 (estimate)		2,000 (estimate)		369		335	3,146

1. **What is the plan for hiring Detroiters?** FCA will provide residents of the impacted area, returning citizens, veteran, and City of Detroit residents the opportunity to apply for open production positions in advance of the public.
  
2. **Please give a detailed description of the jobs available; job type, qualifications, etc.?**  
The jobs at Mack Assembly Plant are a combination of salaried positions (management, accounting, engineering, human resources), skilled trades (electricians, pipe fitters, plumbers, and millwrights), and hourly production line employees. Construction jobs at this project are estimated to be approximately 5 million man-hours. There will be 300 professional workers who will design the project and install specialized equipment. In addition there will be 2,000 skilled trades' workers on the project.
  
3. **Will this development cause relocation that will create new residents?** No
  
4. **Has the developer reached out to any community groups?** Yes, working with the Neighborhood Advisory Council as required by the Community Benefits Ordinance.
  
5. **When will construction began?** April 30, 2019.
  
6. **What is expected completion date of construction?** December 30, 2021.



# Mack & Conner Redevelopment

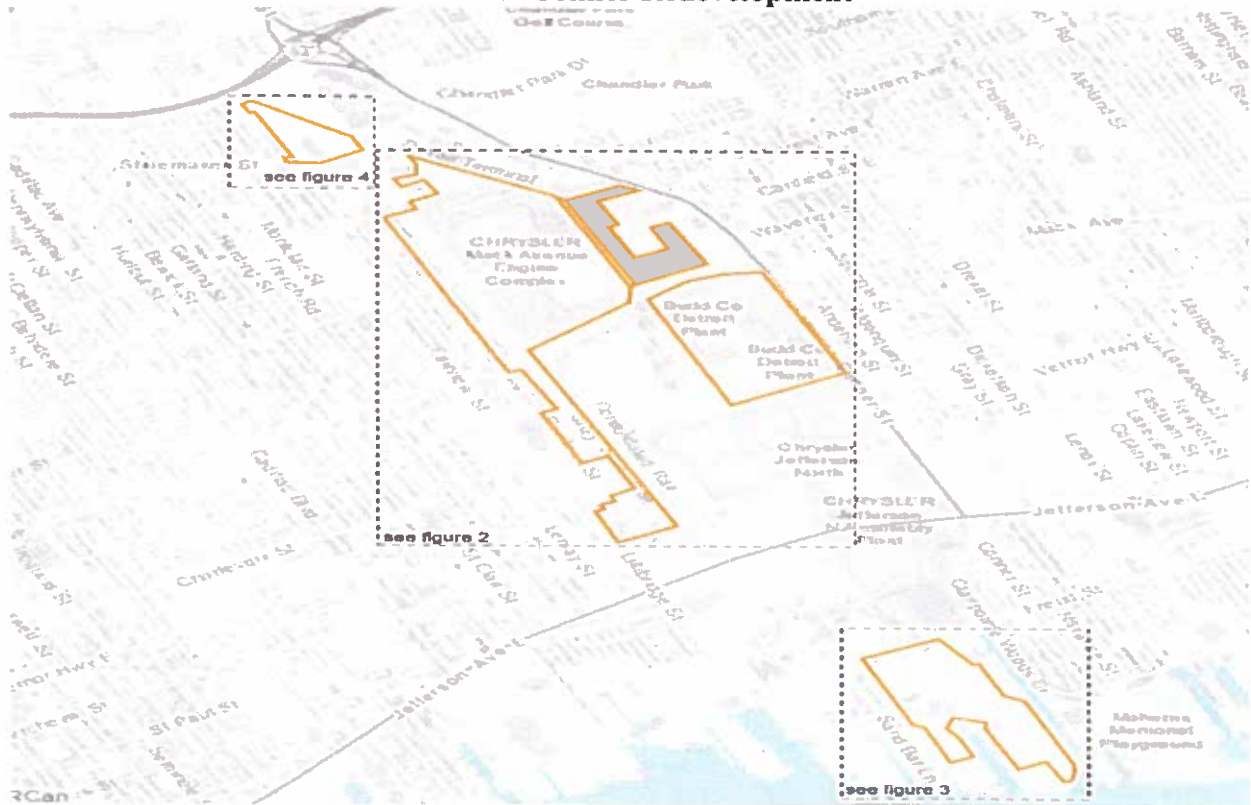


Figure 1: Map of Eligible Property Boundary



Figure 2: Map of Targeted Redevelopment Area (TRA)

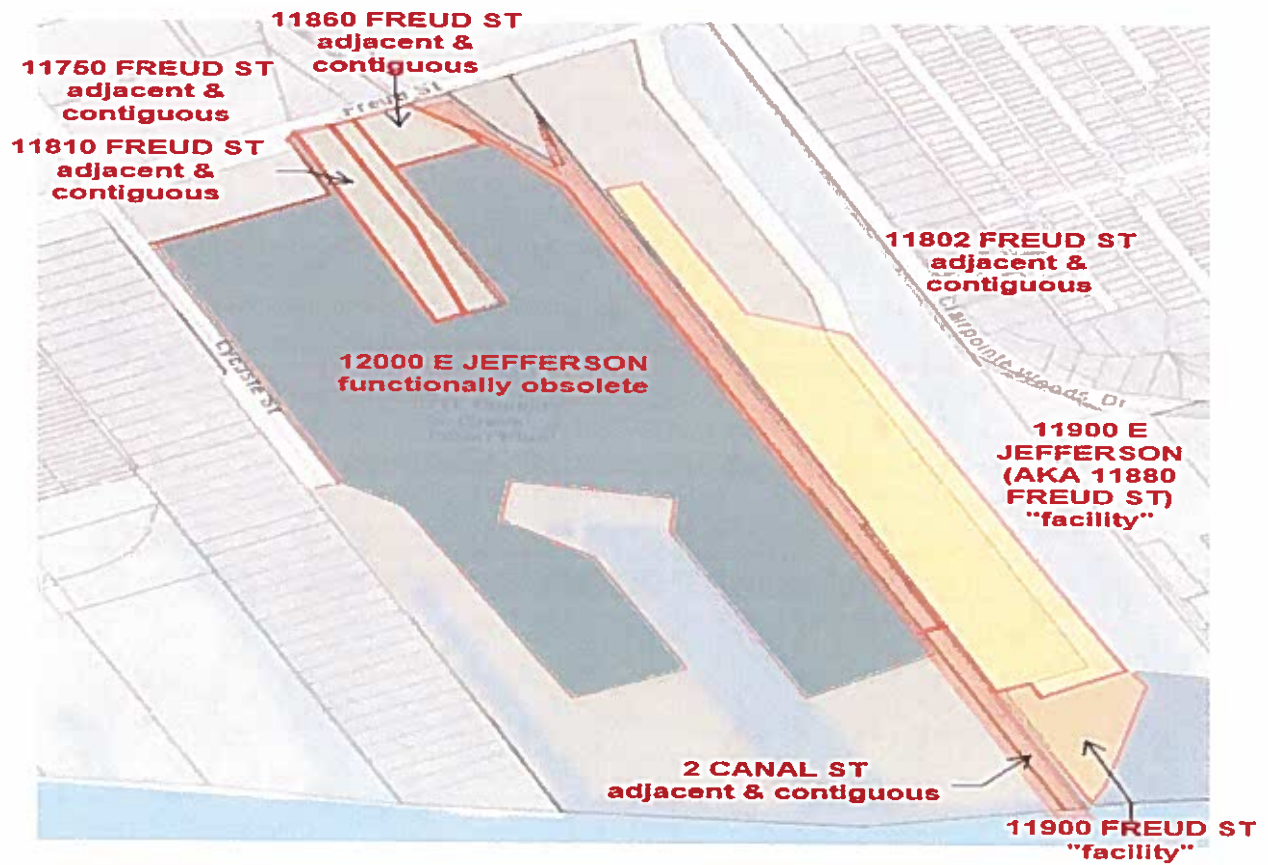


Figure 3: Eligible Property of the Southern 8 Parcels along Detroit River



Figure 4: Eligible Property of the Northern 2 Parcels



Figure 5: Ariel Site Map

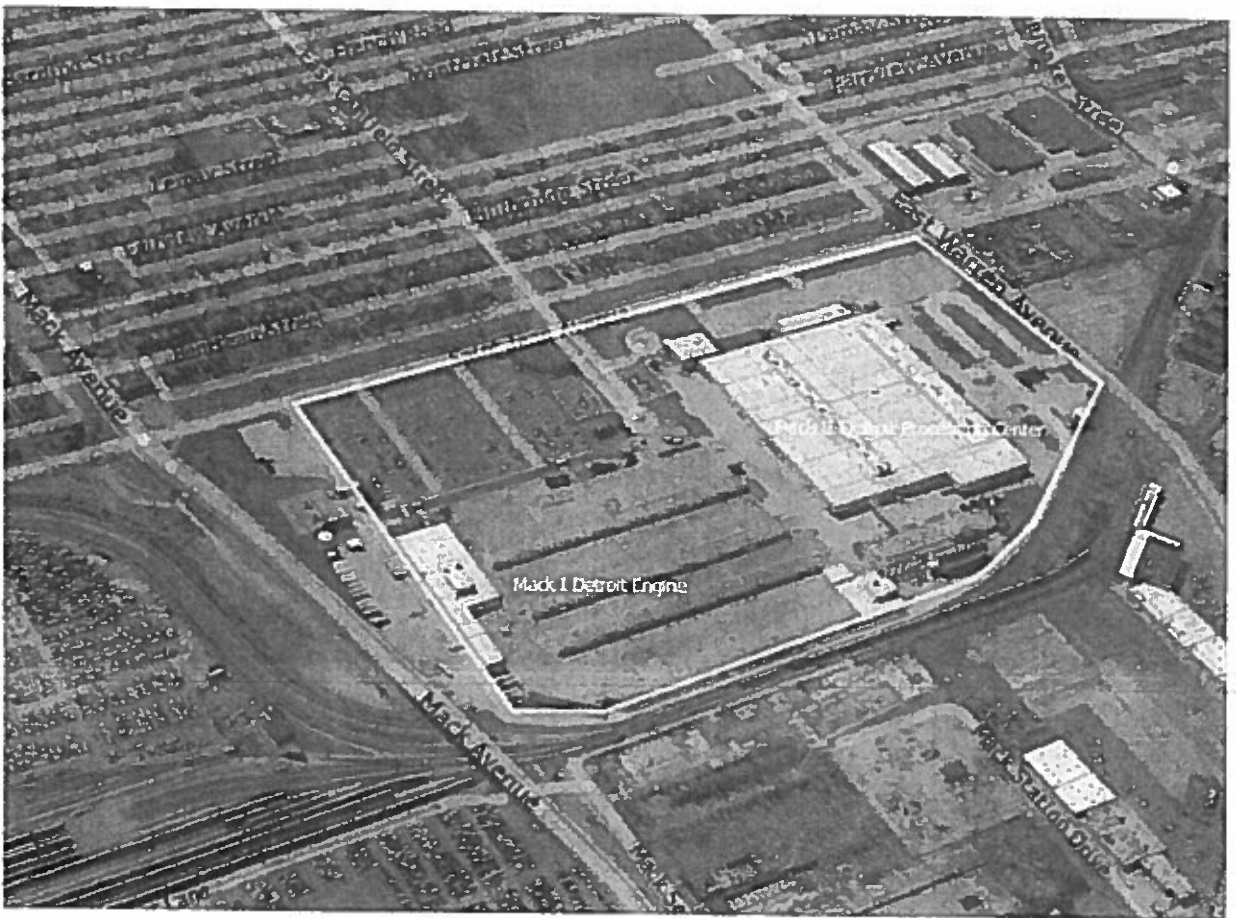


Figure 6: Ariel Site Map