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**City of Detroit**  
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David Teeter  
Theresa Thomas  
Kathryn L. Underwood, MUP  
Ashley A. Wilson

TO: COUNCIL MEMBERS  
FROM: David Whitaker, Director  
Legislative Policy Division Staff  
DATE: July 15, 2020  
RE: Exchange 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.

**Exchange Brownfield Redevelopment Plan**

Gratiot Acquisition Partners, LLC is the project developer for the Exchange Brownfield Redevelopment Plan. The project involves the demolition of the current surface parking lots, with the exception of 400 Macomb Street and the construction of a 16-story mixed-use building with approximately 153 for-rent units consisting of studio, one-bedroom, and two-bedroom units and 12 for-sale condominium units ranging from one-bedroom to three-bedroom units. Approximately 31 (20%) of the apartment units will be affordable at 80% AMI. The project also includes retail space and a proposed office space on the first floor with frontage on Brush Street.

It is estimated that the project will create approximately 5 FTEs associated with property management and 60 temporary construction jobs. In addition, several permanent tenant jobs are also expected to be created by future commercial tenants. In order to complete the project, the developer is requesting a **\$2,810,673 TIF**<sup>1</sup> reimbursement, with the overall value of the plan estimated at **\$4,853,064**, which includes local brownfield costs.<sup>2</sup> The estimated capital investment for this project is approximately \$64.6 million.

<sup>1</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.

<sup>2</sup> The duration of the TIF plan is 22 years.

In addition to the current Brownfield request, the developer is also pursuing Neighborhood Enterprise Zone (PA 147) tax abatement.

### **Description of the Eligible Property & Legal Description**

The eligible property consists of the following five (5) parcels:

Address	Tax ID	Owner
316 Gratiot Avenue	01000241-5	S & J Enterprise, LLC
338 Gratiot Avenue	01000240.002L	S & J Enterprise, LLC
301 Macomb Street	01000206.	The Mobile Group
343 Macomb Street	01000207.	S & J Enterprise, LLC
400 Macomb Street	01000203.	S & J Enterprise, LLC

<sup>3</sup>

### **Basis of Eligibility**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, department specific activities, site demolition activities, infrastructure improvements, site preparation, and the preparation and implementation of a Brownfield Plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

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:

#### **COSTS TO BE REIMBURSED WITH TIF**

1. Pre-Approved Activities	\$12,920.00
2. Department Specific Activities	\$227,280.00
3. Demolition	\$209,835.00
4. Site Preparation	\$1,609,000.00
5. Infrastructure Improvements	\$334,540.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$357,098.00
<b>Total Reimbursement to Developer</b>	<b>\$2,810,673.00</b>
8. Authority Administrative Costs	\$575,586.00
9. State Brownfield Redevelopment Fund	\$919,351.00
10. Local Brownfield Revolving Fund	\$375,771.00
<b>TOTAL Estimated Costs</b>	<b>\$4,681,381.00</b>

<sup>3</sup> The complete legal descriptions are attached on page 8.

	<u>Reimbursement</u> <u>Costs</u>	<u>Admin.</u> <u>Costs</u>	<u>State</u> <u>Brownfield</u> <u>Fund</u>	<u>Local</u> <u>Revolving</u> <u>Fund</u>	<u>Totals</u>
School Operating Tax	\$ 1,714,080	\$0.00	\$0.00	\$0.00	\$ 1,714,080
State Education Tax	\$ 923,779	\$0.00	\$925,407	\$0.00	\$1,849,186
City Operating Library	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Wayne County Charter	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DDA Operating	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Wayne County Public Safety	\$64,202	\$128,359	\$0.00	\$65,963	\$226,412
Wayne County Parks	\$60,855	\$95,771	\$0.00	\$62,524	\$214,608
HCMA	\$15,952	\$25,104	\$0.00	\$16,389	\$56,254
RESA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
WCCC	\$224,730	\$353,672	\$0.00	\$230,894	\$792,524
TOTALS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$2,832,553	\$731,221	\$925,407	\$363,883	\$4,853,064

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

City Debt	\$2,119,557
School Debt	\$3,061,582
DIA	\$47,101
Zoo	\$23,551
Total	\$5,251,791

### Feasibility of the Brownfield Approval

In December 2019, PM Environmental, Inc. conducted a Phase II Environmental Site Assessment (ESA) and Baseline Environmental Assessment (BEA) for the Developer. Analytical results documented contamination on the parcels identified as 316 Gratiot Avenue and 301-343 Macomb Street, associated with selenium above applicable Michigan Department of Environment, Great Lakes and Energy (“EGLE”) Part 201 cleanup criteria. Therefore, the eligible properties identified as 301, 343 Macomb Street and 316 Gratiot meet the definition of a “facility”. The parcels identified as 338 Gratiot Avenue and 400 Macomb Street are adjacent and contiguous to a facility and the development of these parcels is estimated to increase the captured taxable value of that property.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with Tax Incremental Revenues from the Property are shown in the table below:

### Estimated Cost of Eligible Activities Table

Table 1: Eligible Activities Cost Estimates			
Item/Activity	Total Request	M&F Aot 381 Eligible Activities	EOLE Aot 381 Eligible Activities
<b>Pre-Approved Activities</b>			
Phase I ESA	\$2,300		\$ 2,300
Phase II ESA/BEA/DDCC	\$21,000		\$ 21,000
<b>Pre-Approved Activities Sub-Total</b>	<b>\$ 23,300</b>	<b>\$ -</b>	<b>\$ 23,300</b>
<b>Department Specific Activities</b>			
Contaminated Soil Transport and Disposal, Associated backfill	\$ 227,280		\$ 227,280
Oversight, Sampling and Reporting by Environmental Professional	\$ 10,000		\$ 10,000
<b>Department Specific Activities Sub-Total</b>	<b>\$ 237,280</b>	<b>\$ -</b>	<b>\$ 237,280</b>
<b>Demolition</b>			
Removal of Abandoned Utilities	\$ 61,400	\$ 61,400	
Removal of Curbs, Gutters and Sidewalks	\$ 148,435	\$ 148,435	
<b>Demolition Sub-Total</b>	<b>\$ 209,835</b>	<b>\$ 209,835</b>	<b>\$ -</b>
<b>Infrastructure Improvements</b>			
Curbs and Gutters	\$ 21,000	\$ 21,000	
Side Walk Improvements	\$ 71,090	\$ 71,090	
Public Lighting	\$ 28,000	\$ 28,000	
Landscaping in ROW	\$ 45,700	\$ 45,700	
Roads	\$ 129,100	\$ 129,100	
Public Signage and Seating	\$ 1,500	\$ 1,500	
Storm Sewers	\$ 26,750	\$ 26,750	
Water Mains	\$ 11,400	\$ 11,400	
<b>Infrastructure Sub-Total</b>	<b>\$ 334,640</b>	<b>\$ 334,640</b>	<b>\$ -</b>
<b>Site Preparation</b>			
Temporary Construction Access/Roads	\$ 5,000	\$ 5,000	
Temporary Traffic Control	\$ 64,000	\$ 64,000	
Temporary Erosion Control	\$ 15,800	\$ 15,800	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 29,000	\$ 29,000	
Temporary Facility	\$ 18,000	\$ 18,000	
Dust Control	\$ 8,000	\$ 8,000	
Grading (including reasonable mass grading of entire project site)	\$ 48,000	\$ 48,000	
Relocation of Active Utilities (Electric, Gas, Water, Sewer)	\$ 50,000	\$ 50,000	
Staking	\$ 10,000	\$ 10,000	
Geotechnical Engineering Including Investigating Existing Subsurface Conditions, Soil Sampling, Assessing Risks Posed by Site Conditions, Designing Earthworks and Structure Foundations	\$ 75,000	\$ 75,000	
Foundation Work to Address Special Soil Concerns	\$ 1,281,200	\$ 1,281,200	
Temporary Bracing/Sheeting/Shoring for Safety During Demo or to Address Special Soil Concerns during Construction of Open Cut Trenches	\$ 5,000	\$ 5,000	
<b>Site Preparation Sub-Total</b>	<b>\$ 1,808,000</b>	<b>\$ 1,808,000</b>	<b>\$ -</b>
<b>Preparation and Implementation of Brownfield Plan and Aot 381 Workplan</b>			
Brownfield Plan/381 Work Plan Preparation	\$ 30,000	\$ 15,000	\$ 15,000
Brownfield Plan/381 Work Plan Implementation	\$ 30,000	\$ 15,000	\$ 15,000
<b>Brownfield Plan and Aot 381 Workplan Sub-Total</b>	<b>\$ 60,000</b>	<b>\$ 30,000</b>	<b>\$ 30,000</b>
<b>Eligible Activities Sub-Total</b>	<b>\$ 2,473,665</b>	<b>\$ 2,183,375</b>	<b>\$ 290,680</b>
15% Contingency*	\$ 358,598	\$ 323,005	\$ 35,592
<b>Developer Eligible Reimbursement Total</b>	<b>\$ 2,832,663</b>	<b>\$ 2,606,381</b>	<b>\$ 326,172</b>
TIF Capture for Local Brownfield Revolving Fund	\$ 363,883		
Administrative Fee	\$ 731,221		
State Brownfield Fund	\$ 925,407		
<b>Total</b>	<b>\$ 4,853,084</b>	<b>\$ 2,606,381</b>	<b>\$ 326,172</b>

\*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

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



Rendering of the completed project

cc:

- Auditor General's Office
- Arthur Jemison, Chief of Services and Infrastructure
- Katy Trudeau, Planning and Development Department
- Donald Rencher, HRD
- Veronica Farley, HRD
- Stephanie Grimes Washington, Mayor's Office
- Avery Peeples, Mayor's Office
- Malinda Jensen, DEGC
- Kenyetta Bridges, DEGC
- Jennifer Kanalos, DEGC
- Brian Vosburg, DEGC

**City of Detroit**  
CITY COUNCIL  
COUNCIL PRESIDENT BRENDA JONES

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Commercial/Residential – Mixed Use	NEZ, Brownfield TIF	\$45.3 Million (hard cost) \$64.6 Million (total investment)	Greektown Neighborhood

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
3	2	50	5	1	2	1	1

1. What is the plan for hiring Detroiters?
  - a. The team is committed to a workforce development program that benefits Detroiters in line with the local market along with project budget and schedule demands. We are willing to work with agencies recommended by the City of Detroit in order to secure local talent with the essential skills, education, and experience necessary to fill various positions.
  - b. Within the City of Detroit, LIFTbuild + Barton Malow strive to:
    - I. Maximize Opportunities
    - II. Develop Relationships
    - III. Support Local Neighborhoods
    - IV. Strengthen Communities
  - c. Some of the outreach efforts we have employed in the past to achieve these goals include Diverse Business Mentoring programs, alignment of resources for disadvantaged businesses, career fairs, and workforce development programs that align local talent with trade apprenticeship programs. Programs such as these have helped our team put more than 1,300 Detroiters to work over the past three years and may be beneficial for this project 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.

It is anticipated that 5 full-time equivalent (FTE) direct permanent jobs associated with property management. There is anticipated indirect jobs anticipated to be created as part of the commercial space.

During the construction phase, the contractor will be looking to hire subcontractors, having employees of Detroit residency, for the following trades and divisions: Electricians, Plumbers, Ironworkers, General Laborers

DIV 1 - Testing  
 DIV 2 - Abatement  
 DIV 3 - Concrete  
 DIV 4 - Masonry  
 DIV 5 - Steel  
 DIV 6 - Rough Carpentry  
 DIV 6 - Finish Carpentry  
 DIV 7 - Roofing  
 DIV 7 - Metal Panel/Thermal Insulation/Waterproofing  
 DIV 8 - Glass and Glazing  
 DIV 8 - Doors/Frames/Hardware  
 DIV 9 - Gyp Board Assemblies  
 DIV 9 - Tile  
 DIV 9 - Painting and Coatings  
 DIV 10 - Specialties - Toilet and Bath Acc. / Partitions  
 DIV 11 - Equipment  
 DIV 12 - Millwork and Casework  
 DIV 13 - Fire Protection  
 DIV 15 - Plumbing  
 DIV 15 - HVAC  
 DIV 16 - Electrical



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

There are no current residents at the subject property that will need to be relocated as a result of this development. The project is anticipated to create approximately 153 new for-rent residences within the City of Detroit with 20% of the units meeting 80% of the Area Mean Income (AMI). Additionally 12 for-sale units are proposed.

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

- a. To date the development team has met with City Groups and departments to move towards our site plan approval submission in February 2020.
- b. The team has been engaged with Melanie A. Markowicz, Executive Director with the Greektown Neighborhood Partnership. She has joined our team for meetings and represented the Partnership's view of the project and provided direction. She will continue to be engaged throughout the project.
- c. The Development team has secured membership within the Greektown Neighborhood Partnership and is attending their regularly scheduled meetings.

**5. When is construction slated to begin?**

Construction is slated to commence in Summer 2020

**6. What is the expected completion date of construction?**

Construction completion is anticipated to be completed by the end of 2021.

**Wayne County Parcel Viewer**



February 26, 2019

1:2,257  
0 0.02 0.04 0.08 mi  
0 0.03 0.07 0.13 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, © OpenStreetMap contributors, and the GIS User Community

### Legal Descriptions

316 Gratiot Avenue – PID 01000241-5

S GRATIOT THAT PT OF 8 LYG S OF GRATIOT AVE AS WD BLK 9 PLAT OF PT OF BRUSH FARMS AS DIVIDED BY J MULLETT L7 P224-5 CITY RECORDS W C R 1/16 71.36 IRREG.

338 Gratiot Avenue – PID 01000240.002L

S GRATIOT PT OF LOTS 5, 6 & 7 DESC AS BEG AT SE COR SD LOT 5 TH S 57D 10M 18S W 46.70 FT ALG N LINE OF ALLEY TH S 39D 06M 20S W 78.39 FT TH N 28D 59M W 0.97 FTTH N 24D 49M E 148.01 FT ALG S LINE GRATIOT AVE TH S 28D 52M 20 SE 55.99 FT ALG W LINE BRUSH ST TO P O B RESUB OF LOTS 5, 6, 7, 10, 11 & 12 BLK 9 BRUSH FARM L5 P17 PLATS, W C R 1/19 148.01 IRREG.

301 Macomb Street – PID 01000206.

N MACOMB 10 W 1 FT OF 11 RE-SUB OF LOTS 5, 6, 7, 10, 11 & 12 BLOCK 9 BRUSH FARMS L5 P17 PLATS, W C R 1/19 41 X 83.80A.

343 Macomb Street – PID 01000207.

N MACOMB E 39 FT 11 12 RE-SUB OF LOTS 5, 6, 7, 10, 11 & 12 BLOCK 9 BRUSH FARM L5 P17 PLATS, W C R 1/19 79 IRREG.

400 Macomb Street – PID 01000203.

S MACOMB 2 E 22 FT 3 BLK 8 -- BRUSH FARM L7 P224-5 CITY RECORDS, W C R 1/16 52 IRREG.



**Attachment B**

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: THE EXCHANGE GRATIOT/GRATIOT ACQUISITION PARTNERS

DATE: JUNE 18, 2020

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 PM Environmental on behalf of Gratiot Acquisition Partners, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the The eXchange Gratiot project.

- 1 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)
- 1 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).
- Other

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 has determined that the documents received for this project satisfy the DBRA Guidelines. After discussion with the environmental consultant which included the presentation of additional soil sampling results, BSEED wishes to change its original conclusions and now agrees with the environmental consultant that the site meets the definition of a facility.

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

By: Paul J. Marx

Its: General Manager



Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 808  
Detroit, Michigan 48226

Phone: 313.224.1339  
Fax: 313.224.1310  
[www.detroitmi.gov/pdd](http://www.detroitmi.gov/pdd)

May 26, 2020

Ms. Jennifer Kanalos  
Authorized Agent  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, Michigan 48226

**RE: Exchange Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Exchange Brownfield Redevelopment Plan (the "Plan").

Gratiot Acquisition Partners, LLC is the project developer ("Developer"). The property in the Plan is located on five parcels bounded by Gratiot Avenue to the north, Brush Street to the east, Macomb Street to the south, and Randolph Street to the west in Detroit's Greektown district.

The project will include demolition of the current surface parking lots (with the exception of 400 Macomb Street) and other current site features. The proposed project includes the construction of a 16-story mixed-use building with approximately 165 residential units. Offered living spaces will include approximately 153 for-rent units consisting of studio, one-bedroom, and two-bedroom apartments. The top two floors are occupied by approximately 12 for-sale condo units. The total residential space is estimated to total approximately 116,500 net square feet. Residential apartments units will average from 433 square foot studios to 2,275 square foot two-bedroom units. It is proposed that 31 of the apartment units (20%) will be affordable meeting the 80% Area Mean Income (AMI) threshold. Each unit will provide impressive, column-free viewing of the Detroit skyline. This property will contain retail space and a proposed office space on the first-floor with Brush Street frontage.

The development will develop parcels currently functioning as parking lots in order to create density in the Greektown district of Detroit. Total investment is estimated at \$64.6 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

A handwritten signature in black ink, appearing to read "Russell Baltimore".

Russell Baltimore  
Assistant Director Design Review  
Planning and Development Department

c: B. Vosburg  
C. Capler



March 20, 2020

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Members:

On behalf of Greektown Neighborhood Partnership, I would like to express support of the Exchange development project that is located within the Greektown neighborhood of Detroit. The Greektown Neighborhood Partnership is a nonprofit organization dedicated to the long-term economic and cultural vibrancy of Greektown. We advocate for the community through partnership and engagement, publicly representing the neighborhood and ensuring that Greektown's interests are served and considered. The Exchange development works with our vision for the future of our district in a variety of ways.

The Greektown Neighborhood Partnership recently completed and shared the outcomes of a privately funded and community-led urban planning initiative, the *Greektown Neighborhood Framework Vision*. This *Framework* was adopted as the official neighborhood plan by the City of Detroit and was spearheaded by a group of stakeholders representing the neighborhood's businesses, organizations, cultural spaces, and families. The purpose of the *Framework Vision* is to unite the neighborhood, city leaders and planners, private developers, and other stakeholders behind a common vision for the future of Greektown. Armed with an implementable framework plan and riding significant momentum, GNP is poised to launch a number of initiatives related to public space, vertical development, programming and events, arts, culture, heritage, and mobility.

The Exchange development is one of several projects in the Greektown neighborhood that will positively impact the future of the east gateway to our downtown. GNP engages with partners and stakeholders to prepare and coordinate several massive development projects in and around the district, including the Exchange, I-375 Improvement Project, Monroe Blocks, and U-M Innovation Hub development. We are currently working with the Exchange developer and their team to ensure that design and integration with the Greektown neighborhood is achieved in ways that positively impact the community and immediate surroundings to improve quality of life downtown. The developer is a current member of our organization.

Taking direct cues from the *Greektown Framework*, the Exchange development will provide a much-needed residential component in the neighborhood. Most importantly, the introduction of residents to the district will create symbiotic economic relationships, and spur business development beyond entertainment. This diversity of uses is a key ingredient for a successful district. Furthermore, the Exchange development will create density in a district where over fifty percent of the current land area is undeveloped, most in the form of surface parking lots. The development of these parking lots will aid in the creation of a vibrant public realm and connect disparate areas of downtown in new and exciting ways.



The Exchange will also complement and support a new public space being developed in the vicinity. The development of the first public space in Greektown, Randolph Plaza, is currently underway. Immediately following the public release of the *Greektown Neighborhood Framework Vision*, the Department of Public Works began construction on the first initial phase of the park development by laying concrete and bringing the street area up to sidewalk level. Electrical conduit was also laid in anticipation of future programming and uses. This work was completed in late November 2019. GNP continues to work closely with the City, Michigan Department of Transportation, Downtown Detroit Partnership, community members and stakeholders on this important effort to usher in the next phase of development and programming for this new pedestrian plaza. The Exchange has the opportunity to integrate its design of public spaces with this park and also assist with its development.

We look forward to public-facing community engagement opportunities for the Exchange to share details about the development project with community stakeholders and receive public input and feedback. We are happy to help facilitate this engagement with the development team. Greektown Neighborhood Partnership appreciates the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation of Detroit's economic and cultural growth. Please reach out to our organization with any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Melanie A. Markowicz". The signature is fluid and cursive, with a large loop at the end.

Melanie A. Markowicz  
Executive Director

March 13, 2020

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Members:

On behalf of the Aubrey Family Real Estate Holdings, we would like to express support of the Exchange development project that is located within the Greektown neighborhood of Detroit. The development of the Exchange will assist in making the community and immediate surrounding area more attractive to individuals who may consider shopping, working and living within the neighborhood. As a result of the project, the entire City will benefit as the local economy and quality of life improves with new businesses and a healthier environment.

The Aubrey Family Real Estate Holdings appreciates the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation Detroit's economic growth.

Sincerely,

Aubrey Family Real Estate Holdings





April 2, 2020

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Members:

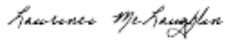
Bedrock would like to express its support of the Exchange development project located within the Greektown neighborhood of Detroit.

The development of the Exchange will enhance the community and immediate surrounding area creating a more energetic experience for individuals considering shopping, dining, working and living in the Greektown neighborhood.

In connection with the Exchange, the entire City will benefit from increased economic activity and new energy in the Gratiot corridor. Hopefully, the project will encourage additional economic and development for the City.

Thank you for your consideration.

Sincerely,

DocuSigned by:  
  
DFB72786795C4CD  
Lawrence D. McLaughlin, Esq.  
Chief Development Officer