

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.
Nur Barre
M. Rory Bolger, Ph.D., FAICP
Elizabeth Cabot, Esq.
Tasha Cowan
George Etheridge

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
Kim Newby
Analine Powers, Ph.D.
Jennifer Reinhardt
Rebecca Savage
Sabrina Shockley
Thomas Stephens, Esq.
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: Junction 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.

Junction Brownfield Redevelopment Plan

Method MJ, LLC is the project developer for the plan. This project involves the development of the property that consists of eight (8) parcels. The parcels located at 2857 and 2863 East Grand Boulevard and 6540 St. Antoine are functionally obsolete and the parcels located at 6545, 6539, 6535, 6527 Oakland Avenue and 627 Milwaukee Avenue are adjacent and contiguous. The project entails the redevelopment of the existing structures into approximately 14 market rate apartments and four (4) (22.2%) as affordable rate apartments at 80% AMI,¹ 47,867 square feet of office space and 11,631 square feet of retail space, which is expected to include a restaurant/bar and retail shops.

According to the plan, it is currently anticipated that construction will begin in the late summer of 2020 and that all eligible activities will be completed within eighteen (18) months after the commencement of construction. The developer is requesting a **\$975,094 TIF²** reimbursement,

¹ “Low-income” is defined by the U.S. Department of Housing and Urban Development (HUD) based on the area median income, or AMI. In the Detroit-Warren-Livonia metropolitan area, the AMI for a 2-person household in 2018 is \$56,800. A low-income household: income of 80% AMI is \$45,440 or less.

² 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.

with the overall value of the plan estimated at **\$1,677,066**, which includes local brownfield costs.³ The estimated capital investment for this project is approximately \$12.9 million.

Description of the Eligible Property & Legal Description

The property comprising the eligible property consists of 8 parcels. The 8 parcels are either blighted or adjacent & contiguous to at least one blighted parcel.

Address	Tax ID	Owner
2863 East Grand Blvd.	03001790.	Method MJ LLC
2857 East Grand Blvd.	03001789.	Method MJ LLC
6540 St. Antoine Street	03003271.	Method MJ LLC
6545 Oakland Avenue	03003021.003L	Method MJ LLC
6539 Oakland Avenue	03003022	Method MJ LLC
6535 Oakland Avenue	03003023	Method MJ LLC
6527 Oakland Avenue	03003024	Method MJ LLC
627 Milwaukee	03001778-83	Method MJ LLC

⁴

Basis of Eligibility

The property is considered “eligible property” as defined by Act 381, Section 2 because (a) the property was previously utilized for commercial and industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be functionally obsolete, or are adjacent and contiguous to a property that is functionally obsolete and the development of these parcels is estimated to increase the taxable value of those properties.

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:

1. Pre-Approved Activities	\$4,800
2. Demolition	\$259,720
3. Lead and Asbestos Abatement	\$135,000
4. Site Preparation	\$184,980
5. Infrastructure Improvements – Storm water	\$211,860
6. Brownfield Plan and Work Plan development and Implementation	\$60,000
7. Contingency	\$118,734
Total Reimbursement to the Developer	\$975,094
7. DBRA Administrative Fees	\$253,677 ⁵
8. State Brownfield Revolving Fund	\$91,144
9. Local Brownfield Revolving Fund	\$357,151 ⁶
TOTAL Estimated Costs	\$1,677,066

³ The duration of the TIF plan is 20 years.

⁴ The complete legal descriptions are attached on page 9.

⁵ DBRA Administrative Fees are listed as \$ 253,677 on page 30 of the Plan, however they are listed as \$285,944 on page 8 of the Plan a difference of \$32,267. Overall, the Plan itself does add up to \$1,677,066 in both places.

⁶ The Local Brownfield fund also differs by \$32,267 on pages 30 and 8 as well (\$357,151 and \$324,884) in the Plan.

	<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>
State Education Tax	\$ 152,450	\$ 0	\$ 91,144	\$ 0
School Operating Tax	\$ 457,351	\$ 0	\$ 0	\$ 0
Wayne County	\$ 61,666	\$ 48,271	\$ 0	\$ 54,845
Wayne County Jails	\$ 8,715	\$ 6,822	\$ 0	\$ 7,751
Wayne County Parks	\$ 2,284	\$ 1,788	\$ 0	\$ 2,032
Wayne County HCMA	\$ 1,967	\$ 1,539	\$ 0	\$ 1,749
Wayne County RESA	\$ 896	\$ 702	\$ 0	\$ 797
Wayne County RESA Sp.	\$ 31,286	\$ 24,490	\$ 0	\$ 27,826
Wayne County RESA Enh.	\$ 0.00	\$ 0.00	\$ 0	\$ 0
Wayne County CC	\$ 30,107	\$ 23,567	\$ 0	\$ 26,776
General City	\$ 185,352	\$145,090	\$ 0	\$164,849
Library	\$ 43,019	\$ 33,674	\$ 0	\$ 38,260
TOTALS	\$ 975,094	\$285,944	\$ 91,144	\$324,884

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

Debt Service	\$ 157,512
School Debt	\$ 227,517
Wayne County DIA	\$ 1,750
Wayne County Zoo	\$ 3,500
TOTAL	\$ 390,280

Feasibility of the Brownfield Approval

The developer is also pursuing tax abatements under Public Act 146, the Obsolete Property Rehabilitation Act (OPRA) for the properties located at 2857 and 2863 East Grand Boulevard. In addition, the developer also intends to transfer an existing certificate for tax abatements under Public Act 210, the Commercial Rehabilitation Act, for the property located at 6540 St. Antoine.

The buildings located at 2857 and 2863 East Grand Boulevard and 6540 St. Antoine are not adequate to perform the function for which they were intended due to a substantial loss in value. The requisite affidavit signed by a level 4 assessor certifying the assessor's expert opinion that these parcels are functionally obsolete is included. Further descriptions of the eligibility of the Property is outlined below:

2857 and 2863 East Grand Boulevard (OPRA)

- Repairs needed to the building structure and roof
- Deficiencies in design
- Window and door replacement
- The lack of HVAC, plumbing and electrical systems
- Elevator replacement

⁷ Chart from page 8 of the Plan: See footnotes from the previous page.

6540 St. Antoine Street (PA 210)

- Repairs needed to the building structure
- Deficiencies in design
- Window and door replacement or rehabilitation
- The antiquation of HVAC, plumbing and electrical systems
- Elevator replacement

Additional addresses:

The parcels located at 6545, 6539, 6535, 6527 Oakland Avenue and 627 Milwaukee Avenue are adjacent and contiguous to the above referenced properties and the development of these parcels is estimated to increase the taxable value of those properties.

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

The Junction
Table 1: Eligible Activities Cost Estimates
2857-2863 East Grand Boulevard, 6540 St. Antoine Street
6545, 6539, 6535, and 6527 Oakland Avenue, and 627 Milwaukee Street

Table 1: Eligible Activities Cost Estimates	Detroit, Michigan Total Request	M8F Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,800		\$ 2,800
Phase II ESA/BEA/DDOC	\$ 2,000		\$ 2,000
Pre-Approved Activities Sub-Total	\$ 4,800	\$ -	\$ 4,800
Demolition			
Building Demolition Activities	\$ 209,780	\$ 209,780	\$ -
Parking Lot Demolition	\$ 30,150	\$ 30,150	\$ -
Alley Demolition	\$ 19,790	\$ 19,790	\$ -
Demolition Sub-Total	\$ 269,720	\$ 269,720	\$ -
Asbestos, Lead and Mold Activities			
Lead and Asbestos Abatement	\$ 136,000	\$ 136,000	\$ -
Asbestos, Lead and Mold Activities Sub-Total	\$ 136,000	\$ 136,000	\$ -
Infrastructure Improvements			
Curbs and Gutters	\$ 4,663	\$ 4,663	\$ -
Side Walk Improvements	\$ 42,520	\$ 42,520	\$ -
Public Lighting	\$ 53,327	\$ 53,327	\$ -
Landscaping in ROW	\$ 27,650	\$ 27,650	\$ -
Paving Public Alley	\$ 83,700	\$ 83,700	\$ -
Infrastructure Sub-Total	\$ 211,860	\$ 211,860	\$ -
Site Preparation			
Temporary Erosion Control	\$ 4,800	\$ 4,800	\$ -
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 11,700	\$ 11,700	\$ -
Grading (including reasonable mass grading of entire project site)	\$ 154,680	\$ 154,680	\$ -
Grading/compaction/backfill for alleys (preparation for paving)	\$ 13,800	\$ 13,800	\$ -
Site Preparation Sub-Total	\$ 184,980	\$ 184,980	\$ -
Brownfield Plan and Act 381 Workplan			
Brownfield Plan Preparation	\$ 30,000	\$ 30,000	\$ -
Brownfield Plan Implementation	\$ 30,000	\$ 30,000	\$ -
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 60,000	\$ -
Eligible Activities Sub-Total	\$ 866,380	\$ 861,680	\$ 4,800
15% Contingency*	\$ 118,734	\$ 118,734	\$ -
Developer Eligible Reimbursement Total	\$ 976,094	\$ 970,294	\$ 4,800
TIF Capture for Local Site Remediation Revolving Fund	\$ 357,151		
Administrative Fee	\$ 253,677		
State Brownfield Fund	\$ 91,144		
Total	\$ 1,677,098	\$ 970,294	\$ 4,800

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

8

⁸ Chart from page 30 of the Plan: See footnotes on page 2

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 Peebles, Mayor's Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Office/Retail/Residential	PA 210 (Transfer) OPRA Brownfield Plan	Approx. \$12.9 Million	Milwaukee Junction

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
10	0	110	0	150 new jobs	0	0	135 new jobs

1. What is the plan for hiring Detroiters?

The development team is committed to the City of Detroit. As such, the development team has retained Rok Construction Services as the general contractor for the project, who is Detroit based. Rok Construction Services operates within the City and is committed pursuing local workforce trades.

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

In the short-term, approximately 120 construction jobs are anticipated to be created. An additional 150 office jobs and 135 retail and property maintenance related jobs are anticipated to be indirectly created by future commercial tenants as a result of the proposed redevelopment. The development team intends to solicit bidders and garner opportunities to employ Detroit residents.

The Construction jobs will consist of;

- Abatement – Asbestos workers
- Demolition - Laborers
- Civil Work – Teamsters, Operators, Laborers
- Architectural/Interior Buildouts – Laborers, Carpenters, Cement Masons, Bricklayers, Glaziers, Iron Workers, Roofers, Painters, Tile Setters
- Elevators – Elevator Constructors
- Fire Protection – Pipe Fitters
- Mechanical – Pipe Fitters, Sheet Metal Workers
- Plumbing - Plumbers
- Electrical – Electricians

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

The project site is currently vacant, therefore no relocation from the property is anticipated. This development of 18 apartment units will potentially cause the relocation of new residents into the City of Detroit.

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

Yes. The retail component, which will include a restaurant/bar and retail shops was incorporated into the development plan as a result of a collaborative decision with the local community and will be featured on the ground floor.

5. When is construction slated to begin?

Spring 2020

6. What is the expected completion date of construction?

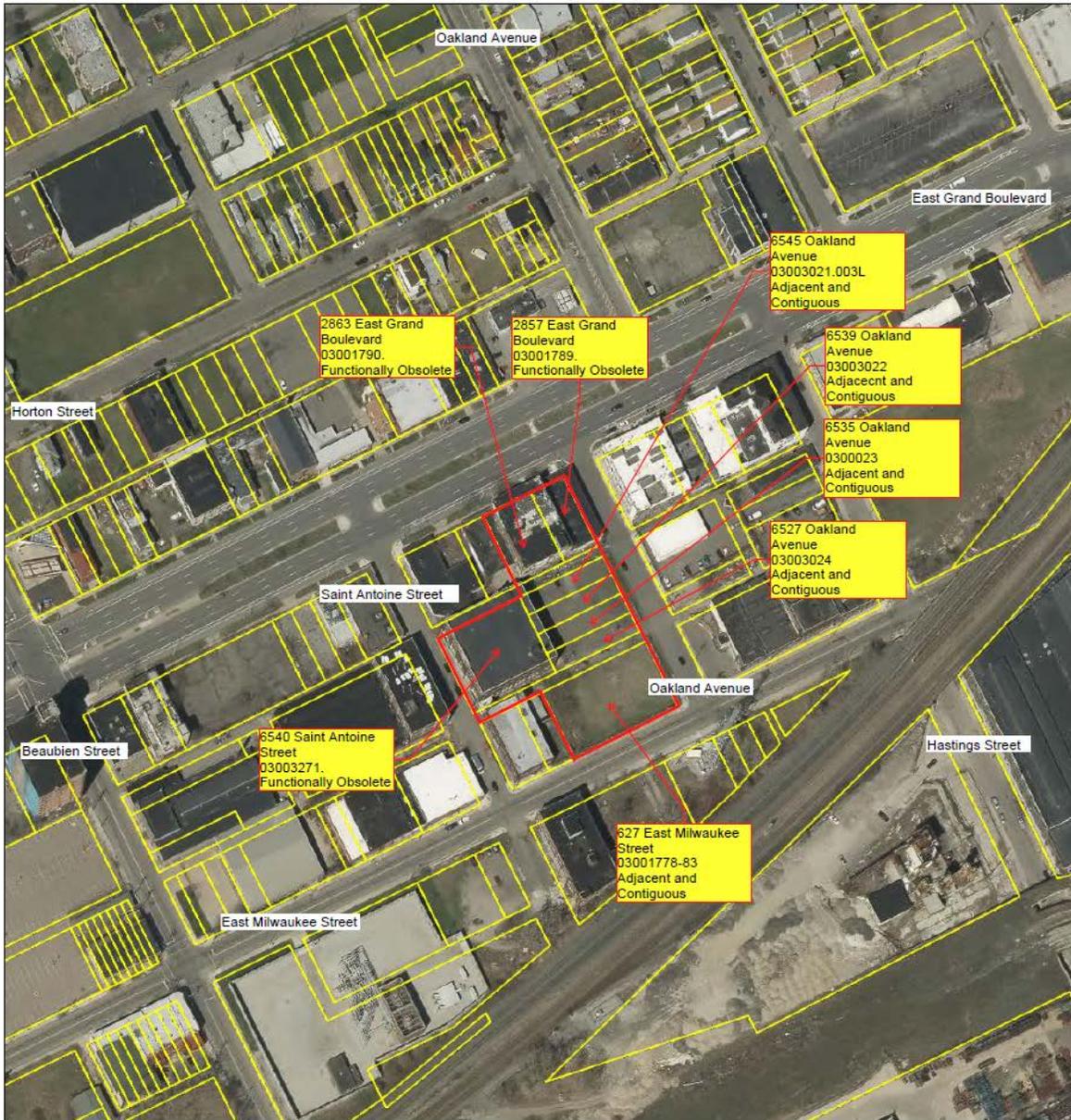
December 2021

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.

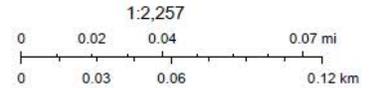
Coleman A. Young Municipal Center • 2 Woodward Avenue • Suite 1340 • Detroit, Michigan 48226
(313) 224-1245 Fax (313) 224-4095



Wayne County Parcel Viewer



March 13, 2020



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), (c) OpenStreetMap contributors, and the GIS User Community

ATTACHMENT B
LEGAL DESCRIPTIONS

2863 East Grand Boulevard
Parcel ID: 03001790.

S--E GRAND BLVD 231&232 E 15 FT 233 FRISBIE & FOXENS SUB L6 P78 PLATS, W C R 3/84 75 X 110

2857 East Grand Boulevard
Parcel ID: 03001789.

S GRAND BLVD E 229-230 FRISBIE & FOXENS L6 P78 PLATS, W C R 3/84 51.9 X 110

6540 St. Antoine
Parcel ID: 03003271. (also listed as 23002015.025F & 23002015.025N)

E ST ANTOINE 87 THRU 84 AND W 10 FT VAC ALLEY ADJ FRISBIE & FOXENS L6 P78 PLATS W C R 3/84 15,257 SQ FT CRA CERTIFICATE C2015-025 EXPIRES 12/30/2027 RELATED AD VALOREM PARCEL 03003271. AND 03003272.

6545 Oakland
Parcel ID: 03003021.003L

W OAKLAND 99 AND E 10 FT VAC ALLEY ADJ FRISBIE & FOXENS L6 P78 PLATS, W C R 3/84 28.53 X 131.9

6539 Oakland
Parcel ID: 03003022

W OAKLAND 98 AND E 10 FT VAC ALLEY ADJ FRISBIE & FOXENS L6 P78 PLATS, W C R 3/84 30 X 131.9

6535 Oakland
Parcel ID: 03003023

W OAKLAND 97 AND E 10 FT VAC ALLEY ADJ FRISBIE & FOXENS L6 P78 PLATS, W C R 3/84 30 X 131.9

6527 Oakland
Parcel ID: 03003024

W OAKLAND 96 AND E 10 FT VAC ALLEY ADJ FRISBIE & FOXENS L6 P78 PLATS, W C R 3/84 30 X 131.9

627 East Milwaukee
Parcel ID: 03001778-83

N MILWAUKEE E 19.10 FT OF 4 5 THRU 9SUB OF LOTS 88 TO 95 OF FRISBEE & FOXENS SUB L8 P78 PLATS, WCR 3/85 164.6 X 104



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

April 6, 2020

Ms. Jennifer Kanalos, Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22 Floor
Detroit, Michigan 48226

RE: 2857 and 2863 East Grand Boulevard, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Assessor of the Office of the Chief Financial Officer has reviewed the proposed project for the property located at 2857 and 2863 East Grand Boulevard, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a level III or IV assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide an underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to substantial loss in value from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself of the property's relationship with other surrounding property." MCL 12.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p.239.

The Property was originally intended for industrial and commercial use, however without substantial updates and renovations, the Property is no longer able to meet market demand for commercial office space use for several reasons, including, but not limited to: repairs needed for the building structure, deficiencies in design, the roof structure, replacement of windows and doors, the lack of the electrical, plumbing and HVAC systems and the replacement of the elevator system.

The Office of the Chief Financial Officer, Office of the Assessor, find the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48228
PHONE: 313•224•3011
FAX: 313•224•9400

April 8, 2020

Ms. Jennifer Kanalos, Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22 Floor
Detroit, Michigan 48226

RE: 6540 St. Antoine Street, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Assessor of the Office of the Chief Financial Officer has reviewed the proposed project for the property located at 6540 St. Antoine Street, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a level III or IV assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide an underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to substantial loss in value from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself of the property's relationship with other surrounding property." MCL 12.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p.239.

The Property was originally intended for industrial and commercial use, however without substantial updates and renovations, the Property is no longer able to meet market demand for commercial office space use for several reasons, including, but not limited to: repairs needed for the building structure, deficiencies in design, the replacement or rehabilitation of window and doors, and the antiquation of the electrical, plumbing and HVAC systems along with replacement of the elevator system.

The Office of the Chief Financial Officer, Office of the Assessor, find the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

6450 St. Antoine - Page 1 of 6



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

April 9, 2020

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

RE: Milwaukee Junction 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 Milwaukee Junction Brownfield Redevelopment Plan (the "Plan").

Method Development is the project developer ("Developer"). The property in the Plan is located on eight parcels bounded by East Grant Boulevard to the north, Oakland Street to the east, East Milwaukee Avenue to the south, and St. Antoine Street to the west in Detroit's Milwaukee Junction neighborhood.

The project will include the rehabilitation of 3 existing commercial buildings into 14 market rate apartments, 4 affordable rate apartments, over 58,000 s.f. of office space, and over 11,000 s.f. of retail space. Five currently vacant lots will be paved and landscaped for a new parking lot to serve the apartments and commercial office & retail space

The development will redevelop a significant number of vacant buildings and lots in the Milwaukee Junction neighborhood of Detroit. Total investment is estimated at \$14 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 31, 2020

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

Dear Honorable City of Detroit Council Members:

On behalf of Midtown Detroit, Inc. (MDI), I would like to express support of Method MJ LLC's redevelopment project located within the Milwaukee Junction District of Detroit. The redevelopment of 2857-2863 East Grand Boulevard and 6540 St. Antoine Street will assist in making the community and immediate surrounding area more attractive to individuals who may consider shopping, working and living within the Milwaukee Junction District.

As the community and economic development organization adjacent to Milwaukee Junction, I believe that as a result of the project, New Center and the entire City will benefit. This project will help spur the local economy and in turn improve quality of life with new businesses and a healthier environment.

Midtown Detroit, Inc 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,

A handwritten signature in black ink that reads "Susan T. Mosey". The signature is written in a cursive, flowing style.

Susan T. Mosey
Executive Director



April 29, 2020

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

Dear Council Members:

On behalf of Vanguard Community Development Corporation, we would like to express support of Method MJ LLC's redevelopment project that is located within the North End/ Milwaukee Junction Business District. The redevelopment of 2857-2863 East Grand Boulevard and 6540 St. Antoine Street will assist in providing the community and immediate surrounding area more housing options and business services to individuals who may consider shopping, working and living within the North End/ Milwaukee Junction community. 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.

Vanguard Community Development Corporation 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,

A handwritten signature in black ink, appearing to read "Lisa Tucker", is written over a horizontal line.

Lisa Tucker, District Manager
North End/Milwaukee Junction Business District
Vanguard Community Development CDC
2795 E. Grand Boulevard
Detroit, MI. 48230

June 3rd, 2020

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

Dear Council Members:

On behalf of KNR Properties, we would like to express support of Method MJ LLC's redevelopment project that is located within the Milwaukee Junction District of Detroit. The redevelopment of 2857-2863 East Grand Boulevard and 6540 St. Antoine Street will assist in making the community and immediate surrounding area more attractive to individuals who may consider shopping, working and living within the Milwaukee Junction District. 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.

As we discussed with Mr. Lala of Method MJ LLC, we express support within the conditions that during developments, the interests of the local community are considered of great importance, and that the development project follows through with efforts such as offering some affordable housing, community meeting spaces and engagement, and any other initiatives that benefit and uplift the current local community. Resulting from our conversation with Mr. Lala, we feel confident that Method MJ LLC will uphold these efforts and wholly support their development.

KNR Properties 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 growth.

Sincerely,



Nicholas Stachurski,
KNR Properties

5 June 2020



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

Dear Council Members:

On behalf of Alter Ego Management we would like to express support of Method MJ LLC's redevelopment project that is located within the Milwaukee Junction District of Detroit. The redevelopment of 2857-2863 East Grand Boulevard and 6540 St. Antoine Street will assist in making the community and immediate surrounding area more attractive to individuals who may consider shopping, working and living within the Milwaukee Junction District. 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.

Alter Ego Management 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,

A handwritten signature in black ink, appearing to read "Cornelius Harris", written in a cursive style.

Cornelius Harris

3000 E. Grand Blvd, #202, Detroit, MI 48202 USA

+1-313-377-1044

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 **Kiesling LLC**, we would like to express support of Method MJ LLC's redevelopment project that is located within the Milwaukee Junction District of Detroit. The redevelopment of 2857-2863 East Grand Boulevard and 6540 St. Antoine Street will assist in making the community and immediate surrounding area more attractive to individuals who may consider shopping, working and living within the Milwaukee Junction District. 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.

Kiesling LLC 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,



Carlo Liburdi
Owner, Kiesling

TOWN/PARTNERS

June 9, 2020

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

Dear Council Members:

On behalf of Town Partners, we would like to express support of Method MJ LLC's development project that is located within the Milwaukee Junction District of Detroit. The redevelopment of 2857-2863 East Grand Boulevard and 6540 St. Antoine Street will be a catalytic investment for the area. I believe the development Method is proposing will not only benefit the local economy, but it will induce additional investment in the neighborhood and contribute towards improving the quality of life for local residents and businesses.

Town Partners appreciates the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and believe this incentive is integral in allowing Method to honor and redevelop these historically significant buildings.

Best,



Jordan Wolfe
Principal, Town Partners

June 9th, 2020

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

Dear Council Members:

On behalf of Rebuild Group we would like to express support of Method MJ LLC's redevelopment project that is located within the Milwaukee Junction District of Detroit. The redevelopment of 2857-2863 East Grand Boulevard and 6540 St. Antoine Street will assist in making the community and immediate surrounding area more attractive to individuals who may consider shopping, working and living within the Milwaukee Junction District. 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.

Rebuild Group 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,



Josh Gershonowicz
President, CEO
(855) 725-3628 Ext. 710
2921 E. Grand Blvd. Ste. 200
Detroit, MI 48202

