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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: February 18, 2021

RE: Grobbel Cold Storage Plant Brownfield Redevelopment Plan **REVISED¹**
PA 381 of 1996 **PUBLIC HEARING**

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.

Grobbel Cold Storage Plant Brownfield Redevelopment Plan

E.W. Grobbel Sons, Inc.² is the project developer and prospective owner of the property in the Grobbel Cold Storage Plant Brownfield Redevelopment Plan. The Developer and their General Contractor, Tippmann Innovation, plan to construct a cold storage facility on the site. Construction is planned for two phases: an approximately 75,000 square foot Phase 1 on the southern portion of the property and an approximately 60,000 square foot Phase 2 expansion on the northern portion of the property.

The storage facility will include a cooler, freezer, shipping and receiving and office areas. The project will also include storm water retention ponds designed to meet current City requirements. A bioswale³ and greenway are planned for the eastern side of the Property. Permeable paving is planned in the alley that runs north-south, adjacent to the planned bioswales/greenway. It is

¹ The chart on page seven was replaced to reflect the most recent Grobbel Cold Storage Plant Brownfield Redevelopment Plan

² E.W. Grobbel Sons, is a family food company that was founded in 1883. Headquartered in Detroit's Eastern Market, according to its website, Grobbel is known as "America's oldest corned beef specialist."

³ Bioswales are channels designed to concentrate and convey stormwater runoff while removing debris and pollution.

currently anticipated construction will begin in spring 2021 and eligible activities will be completed within two years.

The developer is requesting a **\$10,535,148 TIF⁴** reimbursement, with the overall value of the plan estimated at **\$15,512,488** that includes local brownfield costs.⁵ The developer is also seeking the approval of an Industrial Facilities Exemption Certificate tax abatement (IFEC) PA 198. The estimated capital investment for this project is approximately **\$20 million for Phase 1** and **\$13 million for Phase 2**.

Description of the Eligible Property & Legal Description

The parcels comprising the eligible property and the subject of this Plan are 55 parcels east of Dequindre Street, west of St. Aubin Street, south of Superior Street and north of Illinois Street. The specific parcels comprising the property, and their status as blighted or adjacent and contiguous to a blighted parcel, are listed in the following table.

Address	Parcel ID	Owner	Legal Description	Eligibility
1904 SUPERIOR DETROIT, MI 48207	09002109	DETROIT LAND BANK AUTHORITY	S SUPERIOR 10 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29.32 X 100	Blighted (owned by land bank authority)
1908 SUPERIOR DETROIT, MI 48207	09002108	DETROIT LAND BANK AUTHORITY	S SUPERIOR 11 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1912 SUPERIOR DETROIT, MI 48207	09002107	DETROIT LAND BANK AUTHORITY	S SUPERIOR 12 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1918 SUPERIOR DETROIT, MI 48207	09002106	DETROIT LAND BANK AUTHORITY	S SUPERIOR 13 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1924 SUPERIOR DETROIT, MI 48207	09002105	EASTERN MARKET DEVELOPMENT CORP.	S SUPERIOR 14 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Adjacent and Contiguous
1930 SUPERIOR DETROIT, MI 48207	09002104	DETROIT LAND BANK AUTHORITY	S SUPERIOR 15 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1934 SUPERIOR DETROIT, MI 48207	09002103	DETROIT LAND BANK AUTHORITY	S SUPERIOR 16 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1940 SUPERIOR DETROIT, MI 48207	09002102	EASTERN MARKET CORPORATION	S SUPERIOR 17 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Adjacent and Contiguous
1946 SUPERIOR DETROIT, MI 48207	09002101	EASTERN MARKET DEVELOPMENT CORP.	S SUPERIOR 18 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Adjacent and Contiguous

⁴ 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.

⁵ The duration of the TIF plan is 30 years.

1950 SUPERIOR DETROIT, MI 48207	09002100	DETROIT LAND BANK AUTHORITY	S SUPERIOR 19 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1958 SUPERIOR DETROIT, MI 48207	09002099	DETROIT LAND BANK AUTHORITY	S SUPERIOR 20 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1964 SUPERIOR DETROIT MI 48207	09002098	DETROIT LAND BANK AUTHORITY	S SUPERIOR 21 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1970 SUPERIOR DETROIT, MI 48207	09002097	DETROIT LAND BANK AUTHORITY	S SUPERIOR 22 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 28.50 X 100	Blighted (owned by land bank authority)
1974 SUPERIOR DETROIT, MI 48207	09002096	EASTERN MARKET DEVELOPMENT CORP	S SUPERIOR 9 SUB OF O L 42 ST AUBIN FARM L1 P299 PLATS, W C R 9/65 30 X 100	Blighted (owned by land bank authority)
1986 SUPERIOR DETROIT, MI 48207	09002094	DETROIT LAND BANK AUTHORITY	S SUPERIOR 7 SUB OF O L 42 ST AUBIN FARM L1 P299 PLATS, W C R 9/65 30 X 100	Blighted (owned by land bank authority)
1992 SUPERIOR DETROIT, MI 48207	09002093	DETROIT LAND BANK AUTHORITY	S SUPERIOR 6 SUB OF O L 42 ST AUBIN FARM L1 P299 PLATS, W C R 9/65 30 X 100	Blighted (owned by land bank authority)
1996 SUPERIOR DETROIT, MI 48207	09002092	DETROIT LAND BANK AUTHORITY	S SUPERIOR 5 SUB OF O L 42 ST AUBIN FARM L1 P299 PLATS, W C R 9/65 30 X 100	Blighted (owned by land bank authority)
1903 E ALEXANDRINE DETROIT, MI 48207	09002051	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 104 SUB OF PT WITHERELL FARM L1 P23 PLATS, W C R 9/58 40 X 100	Blighted (owned by land bank authority)
1909 E ALEXANDRINE DETROIT, MI 48207	09002052	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 103 SUB OF PT WITHERELL FARM L1 P23 PLATS, W C R 9/58 40 X 100	Blighted (owned by land bank authority)
1921 E ALEXANDRINE DETROIT, MI 48207	09002053	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 32 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 30.32 X 100	Blighted (owned by land bank authority)
1925 E ALEXANDRINE DETROIT, MI 48207	09002054	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 31 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1931 E ALEXANDRINE DETROIT, MI 48207	09002055	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 30 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)

1937 E ALEXANDRINE DETROIT, MI 48207	09002056	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 29 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1941 E ALEXANDRINE DETROIT, MI 48207	09002057	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 28 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1947 E ALEXANDRINE DETROIT, MI 48207	09002058	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 27 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1955 E ALEXANDRINE DETROIT, MI 48207	09002059	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 26 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1961 E ALEXANDRINE DETROIT, MI 48207	09002060	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 25 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1965 E ALEXANDRINE DETROIT, MI 48207	09002061	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 24 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1971 E ALEXANDRINE DETROIT, MI 48207	09002062	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 23 JEROME & DALYS SUB L12 P63 PLATS, W C R 9/64 29 X 100	Blighted (owned by land bank authority)
1977 E ALEXANDRINE DETROIT, MI 48207	09002063	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 35 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Blighted (owned by land bank authority)
1983 E ALEXANDRINE DETROIT, MI 48207	09002064	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 36 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Blighted (owned by land bank authority)
1989 E ALEXANDRINE DETROIT, MI 48207	09002065	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 37 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Blighted (owned by land bank authority)
1999 E ALEXANDRINE DETROIT, MI 48207	09002066	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 38 PERRIENS SUB L3 P81 PLATS, WCR 9/61 30 X 100	Blighted (owned by land bank authority)
2001 E ALEXANDRINE DETROIT, MI 48207	09002067- 91	DETROIT LAND BANK AUTHORITY	N ALEXANDRINE 39 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Blighted (owned by land bank authority)
4113 SAINT AUBIN ST DETROIT, MI 48207-1406	09004954	DETROIT LAND BANK AUTHORITY	W ST AUBIN 42 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Blighted (owned by land bank authority)
4109 SAINT AUBIN ST	09004955	DETROIT LAND BANK AUTHORITY	W ST AUBIN 41 PERRIENS SUB L3 P81	Blighted

DETROIT, MI 48207			PLATS, W C R 9/61 30 X 100	(owned by land bank authority)
4103 SAINT AUBIN ST DETROIT, MI 48207	09004956	DETROIT LAND BANK AUTHORITY	W ST AUBIN 40 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Blighted (owned by land bank authority)
3939 SAINT AUBIN ST DETROIT, MI 48207	09004957	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 29 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Adjacent and Contiguous
3935 SAINT AUBIN ST DETROIT, MI 48207	09004958	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 28 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3935 SAINT AUBIN ST DETROIT, MI 48207	09004959	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 27 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3929 SAINT AUBIN ST DETROIT, MI 48207	09004959	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 27 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3923 SAINT AUBIN ST DETROIT, MI 48207	09004960	DETROIT LAND BANK AUTHORITY	W ST AUBIN 26 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Blighted (owned by land bank authority)
3917 SAINT AUBIN ST DETROIT, MI 48207	09004961	EASTERN MARKET CORPORATION	W ST AUBIN 25 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3913 SAINT AUBIN ST DETROIT, MI 48207	09004962	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 24 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3843 SAINT AUBIN ST DETROIT, MI 48207	09004964	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 12 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Adjacent and Contiguous
3835 SAINT AUBIN ST DETROIT, MI 48207	09004965	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 11 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3823 SAINT AUBIN ST DETROIT, MI 48207	09004967	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 9 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3815 SAINT AUBIN ST DETROIT, MI 48207	09004968	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 8 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous
3809 SAINT AUBIN ST DETROIT, MI 48207	09004969	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 7 PERRIENS SUB L3 P81 PLATS, W C R 9/61 32 X 100	Adjacent and Contiguous

3803 SAINT AUBIN ST DETROIT, MI 48207	09004970	CITY OF DETROIT P&DD, CARE OF DBA	W ST AUBIN 6 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Adjacent and Contiguous
2001 ILLINOIS ST DETROIT, MI 48207	09001940	CITY OF DETROIT P&DD, CARE OF DBA	N ILLINOIS 5 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Adjacent and Contiguous
1997 ILLINOIS ST DETROIT, MI 48207	09001939	CITY OF DETROIT P&DD, CARE OF DBA	N ILLINOIS 4 PERRIENS SUB L3 P81 PLATS, WCR 9/61 30 X 100	Adjacent and Contiguous
1989 ILLINOIS ST DETROIT, MI 482070	09001938	CITY OF DETROIT P&DD, CARE OF DBA	N ILLINOIS 3 PERRIENS SUB L3 P81 PLATS, W C R 9/61 30 X 100	Adjacent and Contiguous
1961 ILLINOIS ST DETROIT, MI 48207	09001934	CITY OF DETROIT P&DD, CARE OF DBA	N ILLINOIS 61 SUB OF PT WITHERELL FARM L1 P23 PLATS, W C R 9/58 43 X 100	Adjacent and Contiguous
1903 LELAND DETROIT, MI 48207	09002034-50	CITY OF DETROIT P&DD, CARE OF DBA	S ALEXANDRINE 95 THRU 93 86&85 77 THRU 73 67&68 SUB OF PT WITHERELL FARM L1 P23 PLATS, W C R 9/58 21 THRU 43 FOXENS SUB L8 P42 PLATS, W C R 9/63 13 THRU 22 30 THRU 34 PERRIENS SUB L3 P81 PLATS, W C R 9/64 INC VAC LELAND & ALLEYS ADJ 9/--- 202,488 SQ FT	Blighted (substantial buried subsurface demolition debris present)

Basis of Eligibility

- The 1903 Leland parcel has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use. This has been shown by McDowell's March 2019 geotechnical report, which documented the presence of buried brick, wire, and other construction debris buried on the 1903 Leland parcel.
- The remaining blighted parcels from the table in Section I.A. qualify as blighted because they are owned by the Detroit Land Bank Authority.

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:

	Reimbursement Costs	Adm. Costs	State Brownfield Fund	Local Revolving Fund	Totals
School					
Operating	\$3,592,584	\$0	\$0	\$681,886	\$4,274,470
SET	\$650,501	\$0	\$547,031	\$227,295	\$1,424,827
County	\$1,190,997	\$440,444	\$0	\$226,055	\$1,857,496
HCMA	\$32,584	\$12,050	\$0	\$6,185	\$50,819
City of Detroit	\$3,037,941	\$1,123,463	\$0	\$576,611	\$4,738,015
RESA	\$832,008	\$307,685	\$0	\$157,918	\$1,297,611
WCCC	\$493,452	\$182,484	\$0	\$93,659	\$769,595
Library	<u>\$705,082</u>	<u>\$260,747</u>	<u>\$0</u>	<u>\$133,827</u>	<u>\$1,099,655</u>
TOTALS	\$10,535,148	\$2,326,873	\$547,031	\$2,103,436	\$15,512,488

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

City Debt	\$1,957,636
School Debt & Judgment	\$2,106,044
Wayne County Zoo	\$23,401
Wayne County DIA	<u>\$46,800</u>
Total	\$4,133,881

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Feasibility of the Brownfield Approval

Department Specific Activities include site assessment and BEA⁷ activities, due care activities, response activities, preparation/implementation of a Brownfield Plan and an Act 381 Work Plan, and interest. Non-Environmental Activities include demolition, infrastructure improvements, site preparation, preparation/implementation of a Brownfield Plan and an Act 381 Work Plan, and interest. It is currently anticipated construction will begin in spring 2021 and eligible activities will be completed within two years.

According to the brownfield plan, there are several Fire Insurance Maps that indicate there currently are two underground storage tanks, near the center of the parcels that need to be removed.

⁶ Updated chart

⁷ Baseline Environmental Assessment

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

Estimated Cost of Eligible Activities Table

Description of Eligible Activities	Estimated Cost
BEA Activities	\$34,000
Due Care Activities	\$67,250
Additional Response Activities	\$1,378,132
Demolition & Abatement	\$408,000
Infrastructure Improvements	\$2,494,000
Site Preparation	\$2,180,700
15% Brownfield Contingency	\$979,212
Brownfield Plan/Work Plan Preparation	\$30,000
Brownfield Plan/Work Plan Implementation	\$30,000
Interest	\$2,933,852
Subtotal Eligible Activities	\$10,535,146
DBRA Administrative Costs	\$2,326,873
State Revolving Fund	\$547,031
Local Brownfield Revolving Fund	\$2,103,436
Total Estimated Cost to be Funded Through TIF	\$15,512,486

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

cc: Auditor General's Office
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Julie Schneider, HRD
Veronica Farley, HRD
Stephanie Grimes Washington, Mayor's Office
Avery Peebles, Mayor's Office
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October 13, 2020

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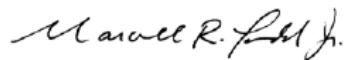
RE: Grobbels Cold Storage Project

Attached is the review by staff to the City Planning Commission (as part of the Legislative Policy Division (LPD)) of the Brownfield Blight application for the Grobbels Cold Storage Project. Staff has reviewed the proposed Brownfield project in light of the criteria for blight as defined in the Brownfield Redevelopment Act, PA 381.

Based on the information submitted, the proposed project appears to meet at least one of the blighted property criteria. As provided in the Act, a property must meet any one of seven criteria listed in Section 2(e). Attached is an "Initial Blighted Determination DBRA Brownfield Redevelopment" form, as well as the "Application for Brownfield Blight Determination" for the subject project.

Please contact Kathryn Lynch Underwood of our staff with any questions.

Sincerely,



Marcell R. Todd, Jr., Director
Kathryn Lynch Underwood, Staff

Initial Blighted Determination
DBRA Brownfield Redevelopment

The Brownfield Redevelopment Financing Act (Act 381) is intended to promote the revitalization, redevelopment and reuse of certain properties. These properties can be eligible for inclusion in a brownfield plan if determined to be blighted, functionally obsolete or a facility as defined by Act 381.

The Grobbels Cold Storage Project is a proposed DBRA brownfield project, will include the **55 properties** located generally within the boundaries of **Superior Street, St. Aubin Street, Mack Avenue, and Dequindre Street.**

Blighted property must meet any of several qualifying criteria as determined by the governing body, which include

1. Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
2. Is an attractive nuisance to children because of physical condition, use, or occupancy.
3. Is a fire hazard or is otherwise dangerous to the safety of persons or property.
4. Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
5. Is tax reverted property owned by a qualified local governmental unit, by a county, or by the state.
6. Is property owned or under control of a land bank fast track authority under the land bank fast track act
7. Has substantial subsurface demolition debris buried on the site so that the property is unfit for its intended use.

The City of Detroit Planning Commission staff has been designated, by approval of City Council resolution on July 29, 2008 to make the initial determination of eligibility of blighted status for properties with that designation that will be included in DBRA brownfield plans.

The City of Detroit Planning Commission staff hereby makes the initial determination the property identified above for inclusion in the proposed brownfield project identified **qualifies as blighted according to criterion #6 or #7**, as defined in Act 381.



City of Detroit City Planning Commission



Application for Brownfield Blight Determination

To be filled in by Detroit Economic Growth Corporation staff:

Required date of submittal: _____

(At least 10 days before the Brownfield Authority needs the blight determination from the City Planning Commission [CPC] and at least 2 days before the initial brownfield review meeting.)

Project information

Applicant name: E.W. Grobbel Sons Inc.

Project name: Grobbels Cold Storage

Contact person & telephone number/email: Bret Stuntz (SME); 248-229-3748; bret.stuntz@sme-usa.com

Location:

Describe the general location of the project (including the streets by which it is bounded). Attach a location map of the project (with lot lines) in which at least the following elements are identified: street names, street address numbers, the property/ies included in the project, and property/ies for which a blight determination is being sought.

Please see attached map and table that shows addresses and parcel IDs.

Brief project description (Response should be limited to the space provided.):

The approximately 11-acre site is slated for development as a cold storage facility with company offices. Construction is currently planned in two phases - a Phase I Building (approx 80,000 sq ft with 92 parking spaces), and an attached Phase 2 expansion (approx 70,000 sq ft with an additional 92 parking spaces). The development is anticipated to include an approximately 54,000 sq feet greenway between the completed building and St. Aubin Street, and a pond north of the completed building and south of Superior Street.

Instructions for the property information table

In order to be determined blighted, a property must meet any one of seven criteria listed in Section 2(e) of the Brownfield Redevelopment Financing Act (Act 381 of 1996). Those seven criteria are listed by number below, along with a description of the documentation that must be submitted to demonstrate each criterion. *Note that a property only needs to meet one criterion, not all seven.*

On the table provided, list the properties for which a blight determination is being sought. In Column 5, list the blight criterion (by number) that applies to each property. In Column 6, list the documentation that has been submitted to demonstrate that blight exists on the subject property.

Please note: When their location cannot be confirmed, photographs will not be accepted as the sole determination of the state of buildings or the presence of subsurface demolition debris. All information submitted is subject to verification. CPC staff may conduct site visits to confirm the condition of properties and the presence of blight, as defined by Act 381 of 1996.

Blight criteria: *(for the full text of criteria see MCL § 125.2652[2][e])*

1. Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.

Documentation: A demolition order by the Detroit City Council. A demolition order would be on file with the Detroit City Clerk.

2. Is an attractive nuisance to children because of physical condition, use, or occupancy.

Documentation: Statement and supporting evidence from the applicant explaining why the property is an attractive nuisance to children.

3. Is a fire hazard or is otherwise dangerous to the safety of persons or property.

Documentation: Copies of existing notices of, or citations for, code violations issued by the Detroit Buildings and Safety Engineering Department (B&SE) or the Detroit Fire Marshal. If the property has not yet been inspected, the applicant may request a special inspection by B&SE or the Fire Marshal. (Note that inspections may result in the issuance of fines and orders to improve or vacate structures on the property.)

4. Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

Documentation: Evidence from DTE Energy and/or the Detroit Water and Sewerage Department.

5. Is tax-reverted property owned by a qualified local governmental unit, by a county, or by this state.

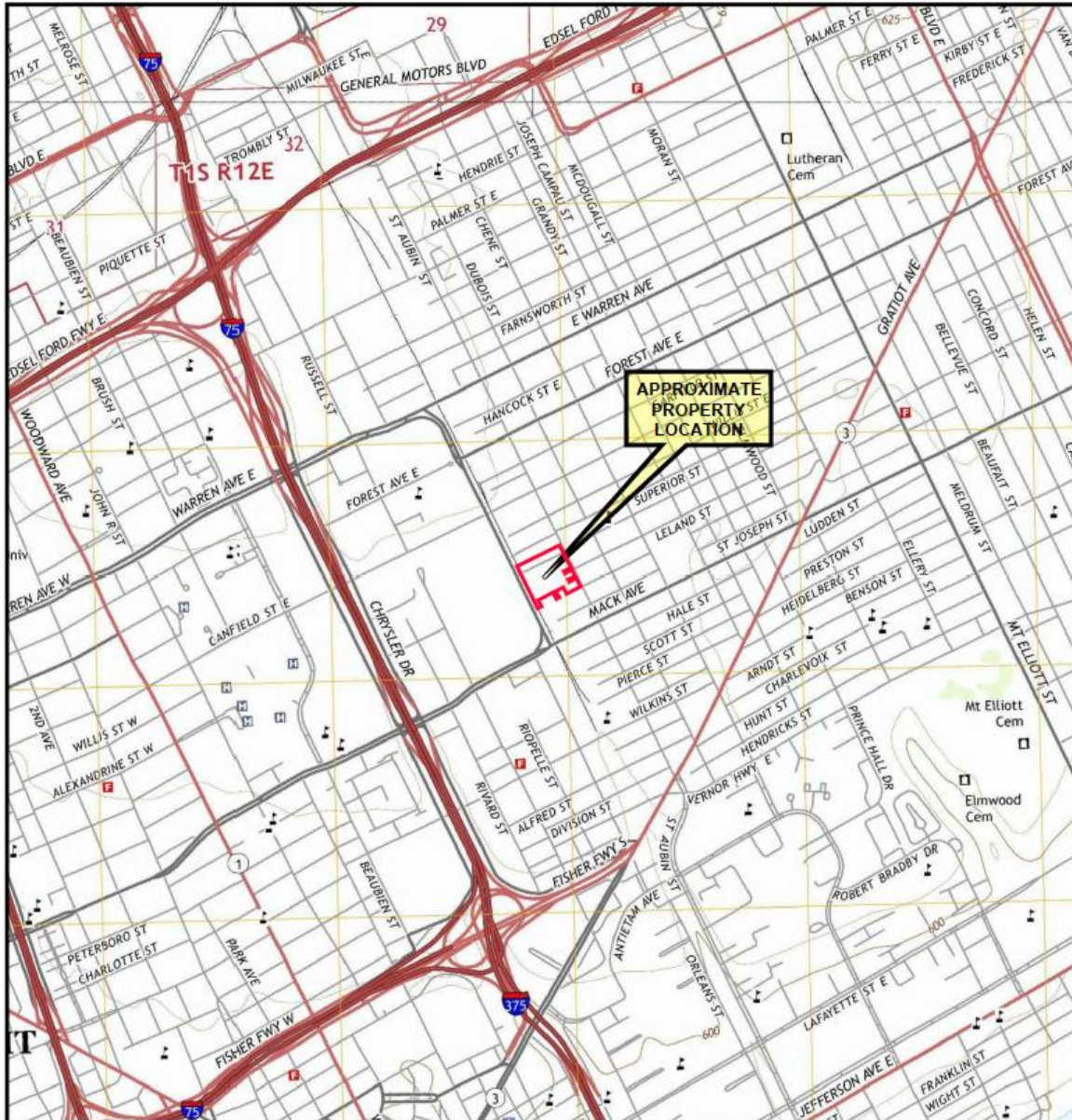
Documentation: The applicant must show that the property is a tax-reverted property. Proof of the tax-reverted status is available from the Wayne County Register of Deeds. Proof of ownership by a qualified local governmental unit may be shown by a deed or listing with the Detroit Planning and Development Department's inventory of City-owned properties.

6. Is property owned or under the control of a land bank fast track authority under the Land Bank Fast Track Act, whether or not located within a qualified local governmental unit.

Documentation: Evidence that the property is on the inventory of real property of the City of Detroit or Wayne County Land Bank Authorities.

7. Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

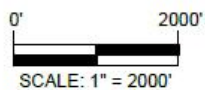
Documentation: The presence of subsurface demolition debris must be documented (e.g., boring logs) by a qualified professional (e.g., licensed engineer, environmental consultant, construction management team, etc.).



Base map obtained from EDR®

USGS QUADRANGLE(s) REFERENCED

DETROIT (MI) 2014
HIGHLAND PARK (MI) 2014



No.	Revision Date	Date
		09/03/2020
	Drawn By	JGR/MNR
	Designed By	KP/BS
	Scale	1" = 2000'
	Project	080950.00

PROPERTY LOCATION MAP GROBBELS COLD STORAGE DETROIT, MICHIGAN



Figure No. 1

Sep 03, 2020 - 7:49am - matt.nowakrochford\Sme-inc\pz\WIP\080950.00\CAD\DWGS\Env\rev1\080950.00-TOPO-FIG1.dwg



INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New Construction	Brownfield TIF/PA 198	\$20 million	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
25	15	140	20	5	10	35	100

1. What is the plan for hiring Detroiters? See Attached "Employee Programs"
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. See Attached "Employee Programs"
3. Will this development cause any relocation that will create new Detroit residents? It is LIKELY to do so.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? Currently in the process to do so. Multiple Meetings scheduled over the coming weeks.
5. When is construction slated to begin? Spring 2021
6. What is the expected completion date of construction? Spring 2022

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



DeVries & Company 1887

2468 Market Street
Detroit, Michigan 48207
(313) 586-7777

October 13, 2020

Detroit Brownfield, Redevelopment Authority
Detroit City Council
c/o Detroit Economic Growth Corporation
500 Griswold, #2200
Detroit, MI 48226

To Whom it May Concern:

I am writing in support of the Brownfield TIF application submitted by E.W. Grobbel Sons, Inc., a fourth-generation meat processing company. Founded in 1883, Grobbel's has remained a staple in the Eastern Market community. The organization has the opportunity to expand their current operation into a larger, more modern and energy efficient facility. This would enrich our community and allow Grobbel's to continue to produce and expand its distribution of some of the world's greatest food products.

In addition to their initial building investment, this project will likely attract other food processing and food industry suppliers as well as other support businesses, again, adding to our community. Our understanding is that the project would be done in two phases and the overall completion of the project would bring a minimum of 300 new jobs, including general labor, drivers, and various office positions.

We are excited to encourage the Detroit Brownfield Redevelopment Authority and the Detroit City council to approve E.W. Grobbel's application for funding support.

Respectfully,

David B. DeVries

Owner of DeVries & Co. 1887

2468 Market St. Detroit, MI 48207



October 12, 2020

Detroit Brownfield Redevelopment Authority
500 Griswold Street Suite 500
Detroit, MI 48226

Dear DBRA Board Members:

The Eastern Market Partnership (EMP) strongly supports the proposed project of EW Grobbel to construct a 94,515 sq. ft. building at a site west of St. Aubin between Illinois and Superior Streets.

This project represents a major expansion of a company that has been operating in Detroit for over 137 years. Not only does this project provide for major job creation of a longtime Detroit company - 80% of its current workforce are Detroit residents - but it showcases how to integrate food processing facilities at urban sites located in close proximity to other uses.

This would be the first project developed in accordance with the city's 2019 Eastern Market Framework and Stormwater Management Network Plan. The Framework Plan provides a roadmap for how to keep established food companies from leaving the Eastern Market District, when they need to expand, in ways that simultaneously strengthens nearby neighborhoods.

By utilizing green buffer areas to collect stormwater, to buffer residential and industrial uses, and to provide neighborhood access to natural amenities, the framework envisions a place with great density of both jobs and places to live. A place where Detroiters can enjoy living and working without having to invest their time and money in long commutes. A place where walking to work improves household wealth creation by reducing household transportation costs.

While EW Grobbel has boldly embraced the Framework Plan and is pioneering the implementation of these innovative ideas, brownfield tax credits are clearly needed to help Grobbel address environmental remediation at the site from previous industrial uses and to help defer costs associated with green stormwater facility development.

The food sector has the highest % of any economic cluster for entry level work that pays a living wage that does not require a high school diploma. Today, there are 1,500 food processing jobs in the Eastern Market District that are at risk if companies cannot expand. As with Wolverine

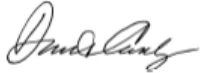
Eastern Market Corporation a 501(c) 3 organization
2934 Russell Street, Detroit, MI 48207
T 313.833.9300 | F 313.833.9309
www.easternmarket.org

10/13/20

Packing Co. that expanded nearby in 2018, the only other sites Grobbel has identified that can meet their expansion needs are located outside of Detroit.

We strongly encourage your favorable consideration of brownfield tax credits for the EW Grobbel expansion project.

Sincerely,

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

Dan Carmody
President



October 6, 2020

Detroit Brownfield, Redevelopment Authority
Detroit City Council
c/o Detroit Economic Growth Corporation
500 Griswold, #2200
Detroit, MI 48226

To Whom it May Concern:

I am writing in support of the Brownfield TIF application submitted by E.W. Grobbel Sons, Inc., a fourth-generation meat processing company. Founded in 1883, Grobbel's has remained a staple in the Eastern Market community. The organization has the opportunity to expand their current operation into a larger, more modern and energy efficient facility. This would enrich our community and allow Grobbel's to continue to produce and expand its distribution of some of the world's greatest food products.

In addition to their initial building investment, this project will likely attract other food processing and food industry suppliers as well as other support businesses, again, adding to our community. Our understanding is that the project would be done in two phases and the overall completion of the project would bring a minimum of 300 new jobs, including general labor, drivers, and various office positions.

We are excited to encourage the Detroit Brownfield Redevelopment Authority and the Detroit City council to approve E.W. Grobbel's application for funding support.

Respectfully,

Emmet A. Baratta

P.O. BOX 07097 • 1313 ERSKINE • DETROIT MI • 48207 • O: 313.832.2710 • F: 313.832.1649



October 12, 2020

Detroit Brownfield Redevelopment Authority
500 Griswold Street Suite 500
Detroit, MI 48226

Dear DBRA Board Members:

Germack Pistachio Co. strongly supports the proposed project of EW Grobbel to construct a new food processing facility at a site west of St. Aubin between Illinois and Superior Streets.

This project represents a major expansion of a company that has been operating in Detroit for over 137 years. Multi-generational family owned businesses are a rarity especially ones that are both undergoing rapid growth and dedicated to being strong community partners – 80% of Grobbels current workforce are Detroit residents.

This would be the first project to be developed in accordance with the plans outlined in the Eastern Market Framework and Stormwater Management Network Plan that was completed in late 2019. This plan provides a roadmap for how to keep established food companies from leaving the Eastern Market District when they need to expand in ways that simultaneously strengthens nearby neighborhoods.

As a neighbor to this project we greatly admire that EW Grobbel has boldly embraced the Framework Plan and is pioneering the implementation of these innovative ideas.

The food sector has the highest % of any economic cluster for entry level work that pays a living wage that does not require a high school diploma. Today, there are 1,500 food processing jobs in the Eastern Market District that are at risk if companies cannot expand. As with Wolverine Packing Co. that expanded nearby in 2018, the only other sites Grobbel has identified that can meet their expansion needs are located outside of Detroit.

Our company processes nuts in another part of the expansion area of Eastern Market. We too have expansion plans and look forward to adding new production space to support the continued expansion of the Germack Pistachio Co. We are especially excited that the Grobbel project will begin to normalize the template for buffer areas and to developing land for food production uses that is part of mix of uses that will help differentiate the Eastern Market area and maintain its authenticity as a food centered urban district.

We urge you to favorably consider the EW Grobbel expansion project.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Germack III", is written over a horizontal line.

Frank Germack III
Germack Pistachio Co.

Sweet Kingdom Missionary Baptist Church

4150 Chene Street • Detroit, MI 48207
(313) 921-7550 • Fax (313) 921-9750

Reverend Robert B. Jones, Sr., *Pastor*

October 12, 2020

Detroit Brownfield Redevelopment Authority
500 Griswold Street Suite 500
Detroit, MI 48226

Dear DBRA Board Members:

I, Pastor Robert B. Jones, Sr., strongly supports the proposed project of EW Grobbel to construct a new food processing facility at a site west of St. Aubin between Illinois and Superior Streets.

This project represents a major expansion of a company that has been operating in Detroit for over 137 years. Multi-generational family owned businesses are a rarity especially ones that are both undergoing rapid growth and dedicated to being strong community partners – 80% of Grobbels current workforce are Detroit residents.

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Our church has survived decades of disinvestment in the near Eastside. Job creating projects like this one are needed to provide the employment opportunities which can attract workers to the neighborhood. The compelling use of greenways to buffer, create a healthy environment, and a more aesthetically pleasing area will convert those workers to residents and give our church a chance to grow with the community.

Sincerely,



Rev. Robert B. Jones, Sr.
Senior Pastor

October 12, 2020

Detroit Brownfield, Redevelopment Authority
Detroit City Council
c/o Detroit Economic Growth Corporation
500 Griswold, #2200
Detroit, MI 48226

To Whom it May Concern:

I am writing in support of the Brownfield TIF application submitted by E.W. Grobbel Sons, Inc., a fourth-generation meat processing company. Founded in 1883, Grobbel's has remained a staple in the Eastern Market community. The organization has the opportunity to expand their current operation into a larger, more modern and energy efficient facility. This would enrich our community and allow Grobbel's to continue to produce and expand its distribution of some of the world's greatest food products.

In addition to their initial building investment, this project will likely attract other food processing and food industry suppliers as well as other support businesses, again, adding to our community. Our understanding is that the project would be done in two phases and the overall completion of the project would bring a minimum of 300 new jobs, including general labor, drivers, and various office positions.

We are excited to encourage the Detroit Brownfield Redevelopment Authority and the Detroit City council to approve E.W. Grobbel's application for funding support.

Respectfully,

RONNIE'S QUALITY MEATS

A handwritten signature in dark ink, appearing to read "Thomas J. Bedway". The signature is fluid and cursive, with the first name "Thomas" and last name "Bedway" clearly distinguishable.

Thomas J. Bedway

VDG ALBERTUS LLC

October 12, 2020

Detroit Brownfield Redevelopment Authority
500 Griswold Street Suite 500
Detroit, MI 48226

Dear DBRA Board Members:

VDG Albertus, LLC strongly supports the proposed project of EW Grobbel to construct a new food processing facility at a site west of St. Aubin between Illinois and Superior Streets.

This project represents a major expansion of a company that has been operating in Detroit for over 137 years. Multi-generational family owned businesses are a rarity especially ones that are both undergoing rapid growth and dedicated to being strong community partners – 80% of Grobbels current workforce are Detroit residents.

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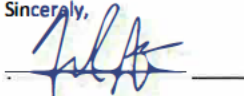
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We have been attempting to develop the vacant former St. Albertus School building on Canfield. Job creating projects like this one are needed to provide the employment opportunities which can attract workers to the neighborhood. This project will greatly improve the mixed-income house product we think will work well at our site.

We urge you to favorably consider the EW Grobbel expansion project.

Sincerely,



VDG Albertus, LLC

Frank Arcori, its Manager



Telephone: (313) 259-7500



2535 Rivard
Detroit, MI 48207

(313) 568-1909 Fax (Main Office)
(313) 259-7538 Fax (Distribution)

October 6, 2020

Detroit Brownfield, Redevelopment Authority
Detroit City Council
c/o Detroit Economic Growth Corporation
500 Griswold, #2200
Detroit, MI 48226

To Whom it May Concern:

I am writing in support of the Brownfield TIF application submitted by E.W. Grobbel Sons, Inc., a fourth-generation meat processing company. Founded in 1883, Grobbel's has remained a staple in the Eastern Market community. The organization has the opportunity to expand their current operation into a larger, more modern and energy efficient facility. This would enrich our community and allow Grobbel's to continue to produce and expand its distribution of some of the world's greatest food products.

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We are excited to encourage the Detroit Brownfield Redevelopment Authority and the Detroit City council to approve E.W. Grobbel's application for funding support.

Respectfully,

A handwritten signature in black ink, appearing to read "Jay Bonahoom", followed by a long horizontal line.

Jay Bonahoom

Vice President

Wolverine Packing Co.



Employee Programs

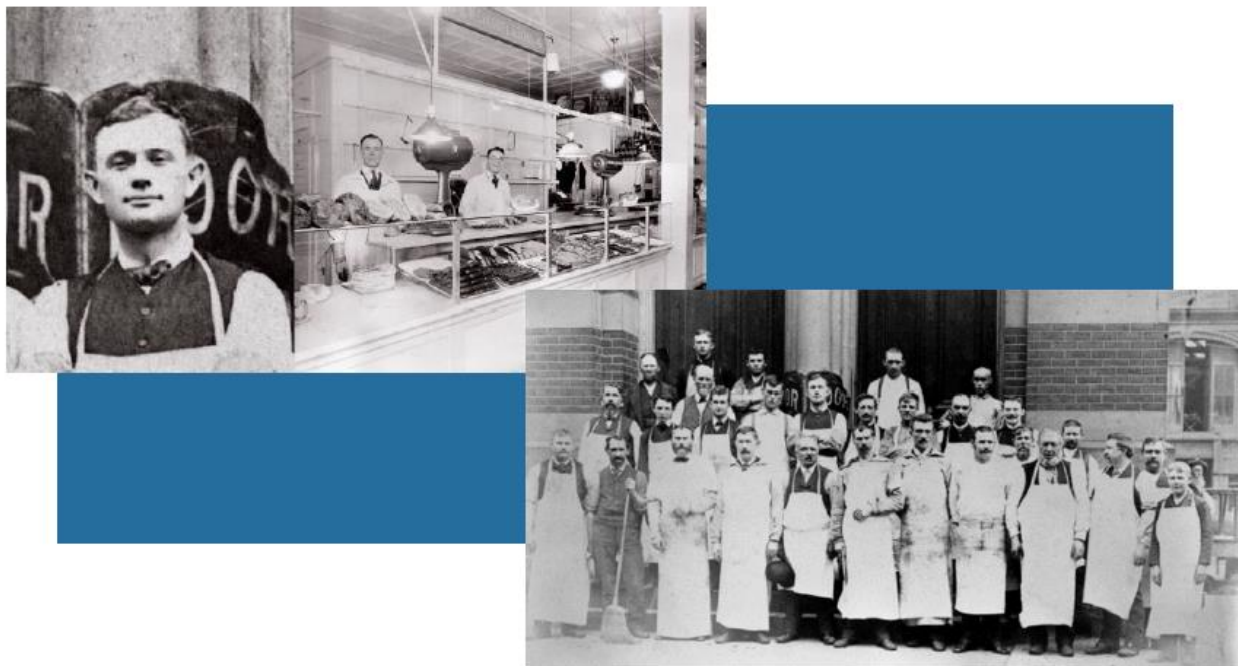
Company History

EW GROBBEL SONS, INC. is a family food company that was established in 1883. The foundation of the organization is centered on growing and developing each employee, both personally and professionally while producing premium quality food products.

Headquartered in Detroit's historic Eastern Market, EW Grobbel Specializes in traditional deli products and whole muscle proteins. The company gained a national following with its "Grobbel's" brand of products, which is best known as "America's Oldest Corned Beef Specialist".

Recent expansions include acquisitions of the Detroit processor, Sy Ginsberg's Meat & Deli (est. 1982), and Kosher produce specialist, Topor's Pickle Company (est. 1960). These strategic subsidiaries allow EW Grobbel to focus more in the traditional deli industry, while at the same time achieving growth and spurring innovation.

EW Grobbel premium products are distributed throughout Michigan and hundreds of distribution centers across the United States.



Employee Development Programs

What does it mean to be an employee focused organization? Many companies say that they are, but truly being employee focused requires an unwavering commitment that the cost of growing and developing people will over time lead to a more dedicated and productive workforce and a better community. This is not a short-term commitment. At EW Grobbel, we're good with the long game, and we have 137 years of history to prove it.

Paying It Forward

In 2014, we realized that the old model of management, with a supervisor overseeing both the technical aspects of production and the interpersonal employee relations, was no longer working. Our supervisors were bogged down with production requirements and not growing our staff. So, we decided to stop having our production supervisors supervise people. Yes, you read that right! We realized that our supervisors that were good with the technical requirements weren't necessarily great communicators. So, we decided to invest in our staff by doubling our senior supervision. Now, we have a group of supervisors that have no tie to production or quality goals, but they are specifically dedicated to the developing our staff both personally and professionally.



Employee Certification Program

We like to say that we develop experts at EW Grobbel. We do this through a variety of on the job training opportunities and certifications. Not only does this allow for internal employee advancement, but also allows employees to build a work skill set that will aid them in all their future endeavors. We currently offer **more than 80** certifications to our employees and continue to invest and grow this program. Our certifications cover everything from Forklift driving to Internal Auditing to Machine Operation.

Personal Leadership Meeting

Most companies offer leadership training to a few select individuals and focus that training on the management of others. We believe that before learning to lead others, we must first learn to lead ourselves, and that self-leadership is something that benefits all levels of the organization. Our Personnel Supervisors meet with all employees on a routine basis to delve into how employees can continue their growth path both inside and outside of work. We discuss what obstacles may be holding them back from achieving their goals and connect them with resources to meet either personal or professional goals. Whether the employee is entry level with just a couple months in or a veteran employee, we invest in their personal leadership and growth both in and out of work.



Employee Encouragement Program

A positive work environment is fundamental to who we are as a company. The moment you hit our production floor you know this is a different kind of company. Our production floor is filled with music and employees productively and positively working together. That's by design. We focus a lot on the attitude of both our employees and supervision. We spend time training our employees on our company culture that is grounded in respect. You won't hear our supervisors yelling at our employees. You will see our supervisors offering positive encouragement and thanking our employees for being here. We even stock gift cards to hand out to employees as a quick thanks for being part of the team and to encourage our employees.



Weekly Employee Evaluations

Consistent and constructive feedback with our employees allows us to focus on success in our employee discussions. Instead of waiting until an annual employee review, we evaluate all our employees on a weekly basis. This quick check allows us to monitor the growth of our employees over time and allows us to intervene early when performance issues are noticed. Every conversation is focused not on what employees are doing wrong but on how they can be successful. We outline how employees can be successful in a simple guide we call the ACE Pledge (Attitude, Competency, Energy).



Employment Barrier Removal Initiatives

We're a Detroit company and proud of it. We love the history of Eastern Market and indomitable spirit of the city. There is a rawness to Detroit that won't be conquered – no matter what the hardship – the city keeps going. We're proud to be part of this community, but we also recognize that there are challenges that our employee base, largely Detroiters, must overcome. As part of our community commitment we are working both internally and with several community partners to remove barriers to employment.

Progressive Attendance Policy

A few years back, in a single week, we had an employee unable to get to work due to domestic violence, another whose brother was shot, and another whose sister was molested. These employees failed to meet our attendance policy at the time and would have been dismissed. We took a step back and decided that our policy needed to meet the needs of us as a company but with compassion and understanding to our employees. Sometimes, showing up for work is an act of heroism.

We relaxed our attendance requirements, and we stopped dismissing because of lapses in attendance. Instead, we developed a probationary program that provides a second chance to employees that may be going through tough circumstances but is still fair to the employees that do show up on time for work each day. Employees in our second chance program are also offered coaching and assistance in overcoming the life circumstances that are creating a barrier to their attendance.



No Educational Requirements

We believe that education and literacy are important to the continued advancement of our employees. We also believe in hard work and giving people opportunities. For our entry level positions, we have no educational requirements or literacy test. We hope that our employees will continue their educational pursuits. However, we believe that by not limiting applicants by educational requirements, we can serve some of the most at risk population in Detroit and help them grow and develop. We are also working with community partners to connect employees to no cost GED programs.

Accessible Counseling

Beyond our onsite Personnel Supervisors, we offer employees access to low cost counseling services. These counseling services are confidential and can be accessed either by traditional in-person counseling sessions or via teleconference from their mobile device.

New Community Partner Initiatives

We continue to expand our partnership with other entities to remove barriers to employment. Current initiatives in development:

- GED assistance
- English Classes
- 24 Hour Childcare partner
- Transportation Assistance
- Financial Planning Assistance
- Crisis Assistance



Competitive Wages and Benefits

We're committed to growing and developing our employees. We love it when employees decide to make their career here, but we're also happy to help them to the next step in their career path. We offer competitive wages at every level, and our entry level positions require little to no experience and have no educational or literacy requirements.