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M. Rory Bolger, Ph.D., AICP
Elizabeth Cabot, Esq.
Tasha Cowen

City of Detroit

CITY COUNCIL


LEGISLATIVE POLICY DIVISION

208 Coleman A. Young Municipal Center
Detroit, Michigan 48226

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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: March 3, 2021

RE: 7303 West McNichols Development Brownfield Redevelopment Plan
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.

7303 West McNichols Development Brownfield Redevelopment Plan

7303 West McNichols, LLC is the project developer and owner of the property, in the 7303 West McNichols Development Brownfield Redevelopment Plan. The development group comprised of the development firms URGE Development Group LLC, led by Roderick Hardamon; N'Namdi Holdings, led by LLC George N'Namdi and Hosey Development LLC, led by Richard Hosey, plan to construct a 38,000 square foot mixed-use development on three parcels. The project, which is located at 7303, 7329 and 7355 West McNichols, will include the demolition of the existing structures and the construction of a new mixed-use development, with approximately 6,100 square feet of first-floor retail space and approximately 38 residential units on the floors above.

The development will offer studios, one- and two- bedroom housing units, priced for residents within the 60-80% area median income¹ (AMI). The developer is requesting a **\$1,115,686 TIF**,² with the overall value of the plan estimated at **\$1,407,827** that includes local brownfield costs.³

¹ Detroit-Warren-Livonia Metro Area HUD 2021 AMI for one person 60%-80% = \$33,000 - \$44,000 (estimated monthly rents of approx. \$825 - \$1,100 (studio rents may differ))

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.

The developer is also seeking the approval of an Commercial Rehabilitation Certificate (PA 210) and NEZ (PA 147) tax abatements and an MCRP⁴ loan. The estimated capital investment for this project is approximately **\$9,745,297**.

Description of the Eligible Property & Legal Description

The parcels comprising the eligible property and the subject of this Plan are the eligible property consists of three parcels, located at 7303, 7329, and 7355 McNichols, which is a “facility,” as defined in Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”) Michigan Public Act 451 (1994), as amended. Parcel information for the property is outlined below.

Address	7303, 7329, 7355 West McNichols Road
Parcel ID	16007950-4, 16007955-6, and 16007957-8
Owner	7303 West McNichols, LLC
Legal Description	Land situated in the City of Detroit, County of Wayne, State of Michigan, described as follows: S--W McNichols Rd 18 thru 14 Marshall Michaelson & Kohn Sub L33 P46 Plats, W C R 16/293 100 X 100 S-W McNichols Rd S 13 thru 11 Marshall Michaelson & Kohn Sub L33 P46 Plats, W C R 16/293 60 X 100 S--W McNichols Rd 10 thru 7 Marshall Michaelson & Kohn Sub L33 P46 plats, W C R 16/293 80 X 100

Basis of Eligibility

The property is considered an “eligible property” as defined by Act 381, Section 2 because: (a) the property was previously utilized as commercial as well as industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the property is determined to be a facility as defined by Act 381 and Part 201 of NREPA.

The Mannik & Smith Group, Inc. completed a Phase II Environmental Site Assessment (“ESA”) of the Property dated September 3, 2020, which identified volatile organic compounds (“VOCs”) in excess of the drinking water protection criteria (DWPC), groundwater surface water drinking protection criteria (GSIPC), and the recommended interim action screening levels (RIASLs). Based on laboratory analytical results, the property meets the definition of a facility, as defined in Michigan Department of Environment, Great Lakes and Energy (“EGLE”) Part 201 of NREPA.

In addition, the City of Detroit Building, Safety, Engineering & Environment Department (“BSEED”) has reviewed the results of the Phase I ESA, the Phase II ESA, and the Baseline

³ The duration of the TIF plan is 30 years.

⁴ The Michigan Community Revitalization Program (MCRP) is an incentive program to promote private investment in Michigan communities. Administered by the Michigan Economic Development Corporation (MEDC) on behalf of the Michigan Strategic Fund (MSF).

Environmental Assessment (“BEA”) reports and concurs with the facility designation per Part 201.

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	BRA Admin. Reimbursement	State Revolving Fund	Local Revolving Fund	Total
School Capture					
State Education Tax (SET)	\$ 133,845		\$ 80,967	\$ -	\$ 214,812
School Operating Tax	\$ 401,535			\$ -	\$ 401,535
Local Capture					
City Operating	\$ 280,209	\$ 101,968		\$ -	\$ 382,177
Library	\$ 65,034	\$ 23,666		\$ -	\$ 88,700
Wayne County	\$ 13,899	\$ 5,058		\$ -	\$ 18,958
Wayne County Charter	\$ 79,325	\$ 28,867		\$ -	\$ 108,192
Wayne County Jails	\$ 13,175	\$ 4,794		\$ -	\$ 17,969
Wayne County Parks	\$ 3,453	\$ 1,257		\$ -	\$ 4,710
Huron Clinton Metropolitan Authority	\$ 2,955	\$ 1,075		\$ -	\$ 4,030
Wayne County Special Ed	\$ 47,298	\$ 17,212		\$ -	\$ 64,510
Wayne County RESA	\$ 1,355	\$ 493		\$ -	\$ 1,848
Wayne County RESA ENH	\$ 28,088	\$ 10,221		\$ -	\$ 38,310
Wayne County Community College	\$ 45,514	\$ 16,563		\$ -	\$ 62,077
TOTALS	\$ 1,115,686	\$ 211,174	\$ 80,967	\$ -	\$ 1,407,827

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

Zoo	\$ 2,546
DIA	\$ 5,083
Debt Service	\$ 218,130
School Debt	\$ 330,435
Total	\$ 556,194

Feasibility of the Brownfield Approval

The project is expected to create 103 new jobs during the construction phase. The Development team will actively work with Lewand Building to ensure minority and women subcontractors are utilized to the extent possible. The Development team will actively work with Lewand Building to ensure minority and women subcontractors are utilized to the extent possible. Available construction jobs are anticipated to include site supervision, security, demolition, concrete, masonry, carpentry, framing, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing, HVAC, and electrical.

The Developer anticipates 25 jobs will be created post construction, which will include two full-time equivalent jobs related to property management. Additional jobs will be created via the business owners who will be tenants of the commercial spaces. 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:

Table 1: McVichols Redevelopment - Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	EGLE Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,300		\$ 2,300
Phase II ESA/BEA/Due Care	\$ 29,800		\$ 29,800
Sub-Total Pre-Approved Activities	\$ 32,100		\$ 32,100
Environmental Remediation Activities			
Contaminated Soil Excavation, Disposal, Backfill Activities	\$ 110,400		\$ 110,400
Removal of Under Ground Storage Tanks (2 USTs and backfill)	\$ 18,000		\$ 18,000
Shoring of the Excavation Walls (Potential)	\$ 121,500		\$ 121,500
Oversight, Sampling, and Reporting	\$ 25,000		\$ 25,000
Sub-Total Environmental Remediation Activities	\$ 274,900		\$ 274,900
Demolition Activities			
Existing Building Demolition	\$ 190,000	\$ 190,000	
Site Demolition Activities	\$ 19,500	\$ 19,500	
Asbestos Abatement	\$ 30,000	\$ 30,000	
		\$ -	
Demolition Activities Sub-Total	\$ 239,500	\$ 239,500	\$ -
Infrastructure Improvements			
Side Walk Improvements	\$ 69,500	\$ 69,500	
Public Alley Improvements	\$ 49,000	\$ 49,000	
Covered Parking	\$ 250,000	\$ 250,000	
Infrastructure Improvements Sub-Total	\$ 368,500	\$ 368,500	\$ -
Site Preparation			
Traffic Control, Fencing, Signage, Relocate Utilities	\$ 30,884	\$ 30,884	
Site Preparation Activities Sub-Total	\$ 30,884	\$ 30,884	
Urban Storm Water Management System			
Urban Storm Water Management System	\$ 50,000	\$ 50,000	
Urban Storm Water Management System Activities Sub-Total	\$ 50,000	\$ 50,000	
Brownfield Plan & Act 381 Work Plan Activities			
Plan Preparation and Implementation	\$ 15,000	\$ 7,500	\$ 7,500
Brownfield Plan and Work Plan Activities Sub-Total	\$ 15,000	\$ 7,500	\$ 7,500
Eligible Activities Sub-Total	\$ 1,010,884	\$ 696,384	\$ 314,500
Contingency			
Eligible 15% Contingency (not including Brownfield Plan/Work Plan & Phase I ESA/Phase II ESA/ BEA/Due Care)	\$ 144,568	\$ 103,333	\$ 41,235
Developer Eligible Reimbursement Total	\$ 1,155,452	\$ 799,717	\$ 355,735
TIF Capture for Local Brownfield Revolving Fund	\$ -	\$ -	\$ -
TIF Capture for State Brownfield Redevelopment Fund	\$ 80,967		
Administrative Fees	\$ 211,174	\$ -	\$ -
TOTAL	\$ 1,447,583	\$ 799,717	\$ 355,735



Rendering of the development

cc: Auditor General's Office
 Donald Rencher, Chief of Services and Infrastructure
 Katy Trudeau, Planning and Development Department
 Julie Schneider, 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

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

PROJECT: 7303 West McNichols LLC

DATE: December 21, 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 Mannik Smith Group (MSG) on behalf of 7303 West McNichols, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 7303 West McNichols, LLC 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
- 1 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 agrees with the environmental consultant that the site meets the definition of a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety
Engineering and Environmental
Department

By: Anita Hazzington

Its: Environmental Specialist III

Michael E. Duggan, MAYOR

Incentive Information Chart: 7303 West McNichols Development

Project Type	Incentive Type	Investment Amount	District
Mixed-use	Brownfield	\$9.7 MM	2

Jobs Available							
Construction				Post Construction			
Professional	Non-professional	Skilled Labor	Non-Skilled Labor	Professional	Non-professional	Skilled Labor	Non-Skilled Labor
2	1	30	70			5	20

1. What is the plan for hiring Detroiters?

Lewand Building, as the project's general contractor, is well-versed and has an inventory of Detroit-based subcontractors that they intend to utilize during redevelopment activities. The project is expected to create 103 new jobs during the construction phase. The Development team will actively work with Lewand Building to ensure minority and women subcontractors are utilized to the extent possible.

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

Available construction jobs are anticipated to include site supervision, security, demolition, concrete, masonry, carpentry, framing, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing, HVAC, and electrical. The Developer anticipates the creation of two full-time equivalent permanent jobs related to property management. Additional post-construction jobs will be created via the business owners who will be tenants of the commercial spaces.

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

The development will not cause any relocation and is anticipated to create an estimated 38 new residential units in the City of Detroit.

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

Based upon the premise that communities are built through collaborative partnerships and/or alliances to improve the vitality of the population. To gain input and feedback from local residents, business owners, property owners, and community leaders. The Development Team has established partnerships/ relationships with Invest Detroit, Live 6 Alliance, City of Detroit District 2 and various block associations and community boards, not only to raise community awareness of the project and the arts and healthy lifestyles. Restarting in September 2020, the team has shared

the vision for its 7303 West McNichols development and will continue to engage through its Creative Cultural Exchange program formally launching in 2021.

5. When is construction slated to begin?

Construction is slated to commence Summer 2021.

6. What is the expected completion date of construction?

24 months following project commencement.



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

January 20, 2021

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

RE: 7303 W. McNichols 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 7303 W. McNichols Brownfield Redevelopment Plan (the "Plan").

7303 West McNichols, LLC is the project developer ("Developer"). The property in the Plan is located on 3 parcels (to be combined into one parcel) bounded to the north by McNichols Road, to the south by a public alley, to the west by Prairie Street, and to the east by Monica Street along the northern border of Detroit's Fitzgerald neighborhood.

The project will include the demolition of the current structures and the construction of a new, mixed-use development with approximately 6,100 square feet of first-floor retail space and approximately 38 residential units on the floors above. All 38 of the new residential units are targeted to be within the 60-80% range of the Area Median Income. The proposed structure will be fronted along McNichols Road with tenant parking to the rear of the building.

The new development will help to activate the corridor's tremendous commercial potential and engage the neighborhood by creating a new retail plaza and promoting a high level of design for commercial and residential units. Total investment is estimated at \$9.4 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

December 4, 2020

Detroit Brownfield Redevelopment Authority
500 Griswold St # 2200
Detroit, MI 48226

RE: 7303 West McNichols Brownfield Letter of Support

To Whom It May Concern:

On behalf of URGE Development Group LLC, N'Namdi Holdings LLC, Hosey Development LLC, and 7303 West McNichols, LLC; I would like to express my strong support for the **7303 West McNichols development project** Brownfield Plan.

As a long-time Bagley resident and former Roselawn Block Club President, I am excited to see this design and space for upcoming business owners. The 100% affordable apartment offering with this level of innovation will increase the high-quality housing options right on McNichols Ave and inspire more economic activity in our area, particularly this block which is currently vacant.

With its creative building design for the McNichols corridor, creating commercial opportunities for emerging entrepreneurs, and infusing art into the aesthetic, I am in favor of the plan to develop the vacant sites, converting into 38 residential apartments and over 6,000 sq. ft of retail space.

It is for the reasons above that I support this project. If you have any further questions, please feel free to contact me at 313-468-0343

Sincerely,

Kenneth Davis
Former President, Roselawn Block Club
18426 Roselawn
Detroit, MI 48221



December 11, 2020

City of Detroit
City Planning Commission
2 Woodward Avenue, Suite #202
Detroit, MI 48226

RE: 7303 West McNichols Brownfield Letter of Support

To Whom It May Concern:

On behalf of URGE Development Group LLC, N’Namdi Holdings LLC, Hosey Development LLC, and 7303 West McNichols, LLC; I would like to express my full support for the 7303 West McNichols development project in its pursuit of Brownfield Tax Increment Financing (TIF) from the Detroit Brownfield Redevelopment Authority (DBRA).

With its innovative building design for the McNichols corridor, creating commercial opportunities for emerging entrepreneurs, and infusing art into the aesthetic, I am in favor of the plan to develop the vacant sites, converting into 38 residential apartments and over 6,000 sq. ft. of retail space.

As a neighboring business owner and community engagement resource, the prospect of this entire block coming back to life is exciting both for personal and professional reasons. The new housing and commercial offering will bring additional residents, energy, and consumer dollars to an area that will benefit from the increased foot traffic.

It is for the reasons above that I support this project. If you have any further questions, please feel free to contact me at (313) 312-5810.

Sincerely,

Dr. Geneva J. Williams
Executive Director
Live6 Alliance

Live6 Alliance - 7426 W. McNichols, Detroit, MI 48221 - (313) 578-0304 – live6detroit.org

December 9, 2020

Detroit Brownfield Redevelopment Authority
500 Griswold St # 2200
Detroit, MI 48226

RE: 7303 West McNichols Brownfield Letter of Support

To Whom It May Concern:

On behalf of URGE Development Group LLC, N'Namdi Holdings LLC, Hosey Development LLC, and 7303 West McNichols, LLC; I would like to express my full support for the 7303 West McNichols development project in its pursuit of Brownfield Tax Increment Financing (TIF) from the Detroit Brownfield Redevelopment Authority (DBRA).

With its innovative building design for the McNichols corridor, creating commercial opportunities for emerging entrepreneurs, and infusing art into the aesthetic, I am in favor of the plan to develop the vacant sites, converting into 38 residential apartments and over 6,000 sq. ft of retail space.

As a neighboring business owner and community engagement resource, the prospect of this entire block coming back to life is exciting both for personal and professional reasons. The new housing and commercial offering will bring additional residents, energy, and consumer dollars to an area that will benefit from the increased foot traffic.

I have owned a business in the same business district for six years. Continuing to develop our community is a must. It is for the reasons above that I *fully* support this project. If you have any further questions, please feel free to contact me at (313) 288-6236.

Sincerely,

/s/ Jevona Watson

Jevona Watson
Resident and Owner of Detroit Sip



December 11, 2020

Detroit Brownfield Redevelopment Authority
500 Griswold St # 2200
Detroit, MI 48226

RE: **Brownfield Tax Increment Financing Letter of Support for 7303 West McNichols, LLC**

To Whom It May Concern:

On behalf of URGE Development Group LLC, N'Namdi Holdings LLC, Hosey Development LLC, and 7303 West McNichols, LLC; I would like to express Invest Detroit's support for the **7303 West McNichols development project** in its pursuit of Brownfield Tax Increment Financing (TIF) from the Detroit Brownfield Redevelopment Authority (DBRA). The Brownfield TIF for this project is an important element in the capital stack to make this project financially feasible.

This project with its artful, innovative building design, the creation of commercial space (approximately 6,000 SF) to be offered at below market rents for local small business owners, and the creation of quality affordable housing units (38 units) accessible to local residents, serves to reactivate a block of the McNichols commercial corridor into a vibrant hub for the neighborhood in alignment of the city's street scape improvement effort and the Strategic Neighborhood Fund initiative to redevelop the city's neighborhoods. Not only does this project further the goal of redeveloping the city's McNichol's corridor, but it redevelops the corridor with ownership by city residents and emerging developers who will benefit from its completion both as residents of the city and as developers of the project.

Invest Detroit is an active participant and advocate for the Strategic Neighborhood Fund initiative and as such is a lender to 7303 West McNichols, LLC for its predevelopment efforts. Our support for this project is anticipated to continue through development as we have targeted this project for inclusion into our NMTC Small Loan Fund, which will provide subsidy and low-cost financing to assist the developers to meet their project goals. Further, we anticipate participating on other financing for the project beyond the NMTC loans. All financing discussed, beyond the predevelopment loan, which is approved and closed, is a statement of interest and is not a commitment to lend. All loans are subject to full underwriting including but not limited to credit approval and closing due diligence.

Invest Detroit is pleased to support this project and this group of developers for approval of a brownfield TIF for a project that will contribute to betterment of its neighborhood. The TIF is very a very important element in the capital stack to make this important project feasible. If you have any further questions, please feel free to contact me at marcia.ventura@investdetroit.com

Sincerely,

A handwritten signature in cursive script that reads "Marcia Ventura".

Marcia F Ventura
Senior Vice President

January 5, 2021

Detroit Brownfield Redevelopment Authority
500 Griswold St # 2200
Detroit, MI 48226

RE: 7303 West McNichols Brownfield Letter of Support

To Whom It May Concern:

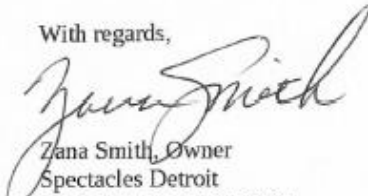
I would like to express my support for the **7303 West McNichols development project** and its Brownfield Plan for its creative placemaking along the McNichols corridor between Monica and Prairie Streets.

I am a proud Detroit business owner, supporter of the arts, and home owner in the Fitzgerald neighborhood who values people who create spaces with the intent of giving new businesses a place to grow and thrive. As a homeowner near on Praire St., I'm happy to see how the 7303 West McNichols LLC team is also giving our community more vibrant business destinations on McNichols, resemlbling its historical past.

With the creative building design plans for the McNichols corridor, especially infusing art into the aesthetic, I strongly support the team's plan to redevelop the vacant sites to add 38 residential apartments and over 6,000 sq. ft of retail space to our community.

For the reasons stated above, I recommend that your organization support this group of developers and its Brownfield plan. If you have any further questions, please feel free to contact me at (313) 963-6886.

With regards,



Zana Smith, Owner
Spectacles Detroit
Work Tel: (313)963-6886
Email: spectacles@comcast.net



23638 Michigan Avenue, #439
Dearborn, MI 48124

January 15, 2021

Detroit Brownfield Redevelopment Authority
500 Griswold St # 2200
Detroit, MI 48226

RE: 7303 West McNichols Brownfield Letter of Support

To Whom It May Concern:

On behalf of URGE Development Group LLC, N'Namdi Holdings LLC, Hosey Development LLC, and 7303 West McNichols, LLC; I would like to express my full support for the **7303 West McNichols development project** in its pursuit of Brownfield Tax Increment Financing (TIF) from the Detroit Brownfield Redevelopment Authority (DBRA).

With its innovative building design for the McNichols corridor, creating commercial opportunities for emerging entrepreneurs, and infusing art into the aesthetic, I am in favor of the plan to develop the vacant sites, converting into 38 residential apartments and over 6,000 sq. ft of retail space.

As a neighboring business owner and community engagement resource, the prospect of this entire block coming back to life is exciting both for personal and professional reasons. The new housing and commercial offering will bring additional residents, energy, and consumer dollars to an area that will benefit from the increased foot traffic.

It is for the reasons above that I support this project. If you have any further questions, please feel free to contact me at (734) 891-4516.

Sincerely,



Arington Hicks, President
Masterliving, Inc.