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Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Director, City Planning
Commission
Janese Chapman
Director, Historic Designation
Advisory Board

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Megha Bamola
LaKisha Barclift, Esq.
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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

Phone: (313) 224-4946 Fax: (313) 224-4336

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Kathryn Lynch Underwood, MUP
Ashley A. Wilson

TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: May 19, 2021

RE: 3700 Trumbull Brownfield 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.

3700 Trumbull Brownfield Plan

3701 Lincoln, LLC,¹ is the project developer and is acquiring the property in the 3700 Trumbull Brownfield Plan from the Detroit Land Bank Authority and Civic Trumbull Holdings, LLC. The area impacted by the plan includes eleven parcels with 2.63 acres of land, seven of which are owned by the Detroit Land Bank Authority and four of which are privately owned by Civic Trumbull Holdings, LLC. If this plan is approved by the City Council, the closing and conveyance of the property to the developer will be completed.

The developer plans to develop 65 new for-sale townhomes, 48 of which are expected to be two-bedroom homes with approximately 1,300 square feet of living space and a one-car garage, 16 of which are expected to be two-bedroom homes with approximately 1,600 square feet of living space and a two-car garage and 1 of which will be a redevelopment of the existing historic power house structure into a one-bedroom unit with approximately 1,000 square feet of improved interior space and exterior parking. Onsite surface parking will be included with the townhomes as well.

¹ The Developer is a limited liability company formed by affiliates of Robertson Brothers Homes, Tekton Development, LLC and Civic Companies, LLC.

The project also includes a storm-water management system capable of detaining a ten-year storm² that complies with the Detroit City Council Ordinance and building code. An estimated four hundred and forty-five (45) construction jobs are expected for the Property and no permanent jobs are expected to be created. The 65 new households produced by the project are anticipated to generate income taxes.

It is currently anticipated that construction will begin in the fall of 2021 and that the eligible activities in the plan will be completed within 36 months.

The developer is requesting a **\$2,355,135 TIF³** reimbursement, with the overall value of the plan estimated at **\$5,216,059**, which includes local brownfield costs.⁴ The developer is also seeking the approval of a Neighborhood Enterprise Zone (NEZ) Act P.A. 147 of 1992 tax abatement. The estimated capital investment for this project is approximately **\$18.5 million**.

Description of the Eligible Property & Legal Description

The property consists of eleven tax of land containing approximately 2.63 acres of land.

Address	3689, 3697, 3701, 3707, 3713, 3907 and 3915 Lincoln and 3664, 3690, 3700 and 3708 Trumbull Avenue
Parcel ID	06005777-06005783, 06005913-5, and 06005916-06005918
Owner	Detroit Land Bank Authority as to 7 parcels (06005777-06005783); Civic Trumbull Holdings, LLC as to 4 parcels (06005913-5 and 06005916-06005918)
Legal Description	LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: (see next page)

² 10-year storm means a storm event, which has a 10-year recurrence interval or statistically has a 10% chance of occurring in a given year (Conversely, a 100-year storm statistically has a 1% chance of occurring).

³ 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.

⁴ The duration of the TIF plan is 23 years.

	<p>PARCEL 1: Lot 45 and the North 20 feet of Lot 46, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p> <p>PARCEL 2: South 30 feet of Lot 46, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p> <p>PARCEL 3: Lot 47, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p> <p>PARCEL 4: Lot 48, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p> <p>PARCEL 5: Lot 49, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p> <p>PARCEL 6: Lot 85, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p> <p>PARCEL 7: Lot 86, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p> <p>PARCEL 8: Lots 33 through 43, both inclusive, including the Northerly 8.00 feet of vacated Brainard Street adjacent thereto, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.</p>
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Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2, because (a) it was previously utilized for a residential, commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be a facility, blighted (due to being tax reverted property owned by or under the control of a land bank fast track authority) as defined by Act 381, or adjacent and contiguous to parcels that are a facility, the development of which is expected to increase the estimated to increase the taxable value of the other parcels.

For the parcels that are part of a facility, hazardous substances including arsenic, mercury, selenium and zinc are present in the soil and copper, lead, mercury, selenium and zinc are present in groundwater above Part 201⁵ unrestricted residential criteria.

⁵ Part 201 (Environmental Remediation) of the Michigan Natural Resources and Environmental Protection Act (NREPA).

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:

<i>All School Taxes</i>	Totals	Reimbursement of Costs and Interest	DBRA Admin. Costs	State Revol. Fund	Local Brownfield Revolving Fund
School Operating	\$77,993	\$77,993	\$0	\$0	\$0
State Education Tax	<u>\$695,571</u>	\$208,515	\$0	\$347,785	\$139,271
Total	\$773,564	\$286,508	\$0	\$347,785	\$139,271
City Non-School Taxes					
City Operating*	\$2,156,743	\$1,004,277	\$379,844	\$0	\$772,622
Library	\$536,830	\$249,972	\$94,546	\$0	\$192,312
County Non-School Taxes					
Wayne County Operating-Summer*	\$491,909	\$229,055	\$86,635	\$0	\$176,219
Wayne County Operating-Winter*	\$86,193	\$40,135	\$15,180	\$0	\$30,877
Wayne County Parks-Winter	\$28,507	\$13,274	\$5,021	\$0	\$10,212
Wayne County Jail-Winter	\$108,753	\$50,640	\$19,153	\$0	\$38,959
Huron Clinton Metropolitan Authority (HCMA)	\$24,391	\$11,358	\$4,296	\$0	\$8,738
Wayne County ISD (RESA)	\$401,611	\$187,008	\$70,731	\$0	\$143,871
Wayne County Special ISD/RESA	\$231,857	\$107,963	\$40,834	\$0	\$83,059
Wayne County Community College	<u>\$375,701</u>	\$174,943	\$66,168	\$0	\$134,589
Total Incremental Local Taxes Paid	\$4,442,495	\$2,068,627	\$782,409	\$0	\$1,591,459
Total Schools and Non-Schools Capturable Millage	\$5,216,059	\$2,355,135	\$782,409	\$347,785	\$1,730,730

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

<i>Non-Capturable Taxes</i>	
<i>City Debt</i>	<u>\$1,051,854</u>
<i>School Debt</i>	<u>\$1,479,880</u>
<i>DIA Tax</i>	<u>\$22,973</u>
<i>Zoo Tax</i>	<u>\$58,752</u>
Total Non-Capturable Millages	\$2,613,458



Rendering of the completed project⁶

⁶ Source: DBRA 3700 Trumbull CC Public Hearing Flyer

Feasibility of the Brownfield Approval

The eligible activities include response activities to properly manage contaminated soils on the Property; geotechnical evaluations; site and other demolition, asbestos assessment and abatement, removal and replacement of fill material; soil erosion management; storm water management features; relocation and/or installation of public franchise utilities including water and sewer and other improvements in rights of way of adjacent streets and public alleys.

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:

SUMMARY OF ELIGIBLE ACTIVITIES

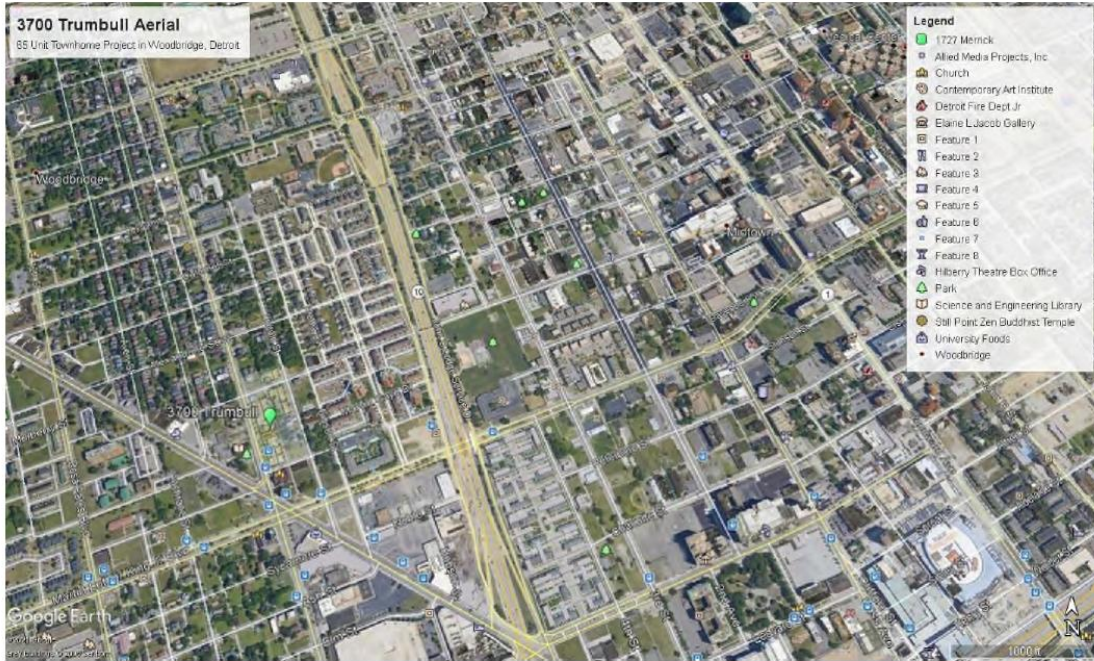
	<u>Estimated Costs</u>
MSF Eligible Activities	
1. Site Preparation	\$415,267
2. Asbestos Assessment and Abatement	\$25,000
3. Demolition	\$25,000
4. Infrastructure Improvements (includes \$331,403 of incremental storm water management costs)	\$956,580
Subtotal MSF Eligible Activities	\$1,421,847
3. MSF Activities Contingency (15%)	\$213,277
4. Brownfield Plan and Work Plan Preparation (50%)	\$15,000
5. Brownfield Plan Implementation (50%)	\$15,000
Subtotal MSF Eligible Activities	\$1,665,124
6. Interest on MSF Eligible Activities	\$ 220,499
Total MSF Eligible Activities	\$1,885,623
ELGE Eligible Activities	
1. Phase I, Phase II and BEA Activities	\$35,000
2. Due Care Activities	\$304,008
Subtotal EGLE Eligible Activities	\$339,008
4. EGLE Activities Contingency (15% of Due Care/Add. Resp.)	\$45,601
5. Brownfield Plan and Work Plan Preparation (50%)	\$15,000
6. Brownfield Plan Implementation (50%)	\$15,000
Subtotal EGLE Eligible Activities	\$414,609
7. Interest on EGLE Eligible Activities	\$54,903
Total EGLE Eligible Activities	\$469,512
Total Payments to Developer	\$2,355,135
DBRA Administrative Fees	\$782,409
Local Brownfield Revolving Fund	\$1,730,729
State Brownfield Redevelopment Fund	\$347,785
Total Eligible Costs	\$5,216,058

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

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 Peeples, Mayor's Office
Malinda Jensen, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC
Cora Capler, DEGC

ATTACHMENT A

Location Map and Site Plan



Site Data

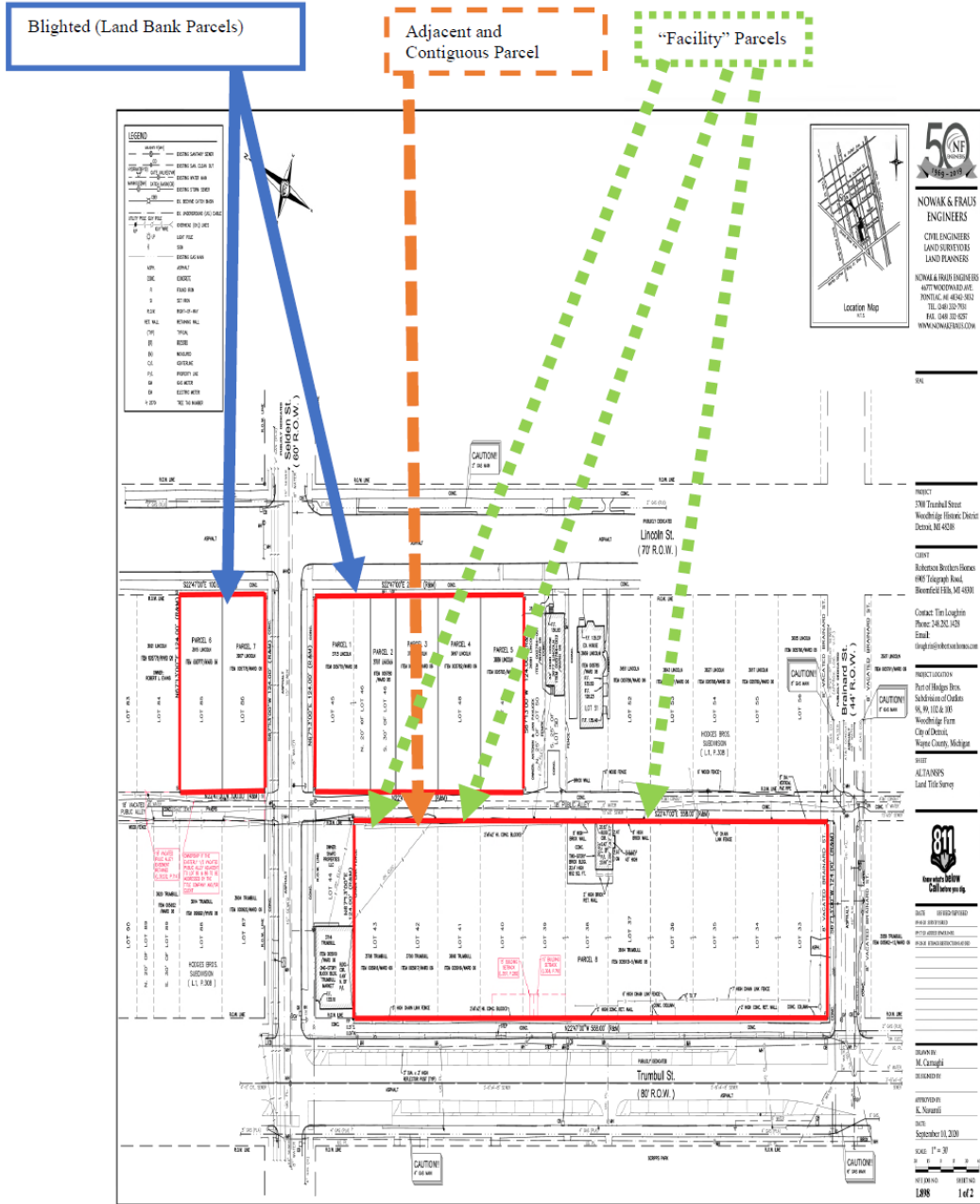
Site Area	3.57 AC
Proposed Units	85
- 1 Car Townhomes	65
- 2 Car Townhomes	16
Proposed Density	25.23 Du./Ac.

Building Details:

- 5 Unit Town
- Building Separation: 15' min.

Parking:

- On Site Parking: 85 spaces
- Street Parking: 33 spaces
- Street Parking: 37 spaces
- Parking Distribution: 2.65 spaces / Du.



38809885.3

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Gwen Lewis
Frederick E. Russell, Jr.
Henry Williams

April 6, 2021

Jennifer Kanalos, Authorized Agent
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 3700 Trumbull 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 3700 Trumbull 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(c). 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



City of Detroit City Planning Commission



Form 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: 3701 Lincoln, LLC

Project name: 3701 Lincoln Townhomes

Contact person & telephone number/email: Richard Barr, _____
rbarr@honigman.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.

See attached survey and title commitment demonstrating Detroit Land Bank Authority ownership

Brief project description (Response should be limited to the space provided.):
Construction of 65 new townhomes on brownfield property, a portion of which is currently owned by the Detroit Land Bank Authority

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(c) 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][c])*

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.).

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.

3700 Trumbull/3701 Lincoln Townhomes Project is a proposed DBRA brownfield project, will include the **seven (7) properties** located generally within the boundaries of **Lincoln St., Brainard St., Trumbull St., W. Alexandrine St.**

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**, as defined in Act 381.

ATTACHMENT H

INCENTIVE INFORMATION CHART:



Project Type		Incentive Type		Investment Amount	District		
Residential New Construction		NEZ & Brownfield TIF		\$18,500,000	6		
Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	445	0	0	0	0	0

1. What is the plan for hiring Detroiters?
 - Subcontractor selection for the Project (as defined in this Plan) shall include a prequalification assessment prior to bidding. As part of the prequalification process, evaluation of geographic location of the business and their associated staff assigned to the Project will occur along with capacity assessment, relevant work experience, financial standing, and insurance and performance qualifications. It is the team's goal to provide local subcontracts that are qualified with the opportunity to participate within the Project based on a qualified and competitive process.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
 - Construction related jobs shall include, but not limited to; skilled trades such as carpentry, electrical, mechanical, plumbing, finish work (painting, flooring and millwork), building facade and enclosure work. These jobs shall be provided via subcontractors selected to the project team. In addition to subcontract related positions, general labor positions will be available as well. Qualifications are subject to the

individual business hiring requirements. A contact name and information shall be provided for inquiries.

- **Post construction jobs will be related to building maintenance and operations.**

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

- **Our experience in Detroit is that upwards of 60% of buyers are relocating from outside the City as new residents. We will not be displacing any current residents as this development will be new construction on vacant lots.**

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

- **The developer has met with and has the support of numerous Woodbridge residents and businesses and Woodbridge community groups, including the Woodbridge Citizens Council, Woodbridge Neighborhood Development Corporation and Woodbridge Farms. The developer has also met with and received a Certificate of Appropriateness from the Detroit Historic District Commission as part of the project will include the renovation of the historic Scripps Manor powerhouse.**

5. When is construction slated to begin?

- **Construction is slated to begin in Fall 2021**

6. What is the expected completion date of construction?

- **Construction is estimated to take approximately 36 months and be completed in Winter/Spring of 2024/2025**

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

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING
& ENVIRONMENTAL DEPARTMENT

401 COLEMAN A. YOUNG
MUNICIPAL CENTER
DETROIT, MICHIGAN 48226
Phone 313 • 628 • 2451
Fax 313 • 224 • 2745

April 8, 2021

Jennifer Kanalos
Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: **DBRA Document Review and Invoice Notice**

Dear Ms. Kanalos:

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review of the Robertson Brothers Homes Trumbull Street Project at 3700 Trumbull.

The review of the Phase I Environmental Site Assessment and Baseline Environmental Assessment was completed and Invoice # 5802120 in the amount of \$1,000.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 628-2459.

Sincerely,

Anita Harrington

Anita Harrington

Enclosure

cc: Brian Vosburg
Raymond A. Scott
Crystal Gilbert Rogers

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: Trumbull Avenue Development
DATE: 4/8/2021

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department, Environmental Affairs, acknowledges the receipt of the environmental documents listed below, which have been submitted by Robertson Brothers Homes, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Trumbull Avenue Development.

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

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

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

By: *Anita Harrington*
Its: Environmental Specialist III

Michael E. Duggan, MAYOR



City of Detroit
Buildings, Safety Engineering and Environmental Department
Licensing and Permits Division
Coleman A. Young Municipal Center
2 Woodward Avenue, 4th Floor, Suite 402, Detroit, Michigan 48226
(313) 224-3202 and (313) 224-3188

INVOICE

RECORD INFORMATION

Applicant: Detroit Brownfield Revitalization Authority
500 W Griswold
Suite 2200
DETROIT, MI 48226

Record ID: POS2021-00036
Record Type: Point of Sale
Property Address: 3700 TRUMBULL, # 48208
Description of Work: DBRA Environmental Document Review, 3700 Trumbull Development project. Robertson Brothers Project

Invoice No. : 5802120
Invoice Date: 04/08/2021
Due Date : 05/08/2021

FEE DETAIL

Fee Description	Quantity	Fee Amount
DBRA Document Review - 2 Documents	1	\$1,000.00
		\$1,000.00

Michael E. Duggan, MAYOR

February 8, 2021

Mr. George Roberts
3701 Lincoln, LLC
Robertson Brothers Homes, Tekton Development, & Civic Development
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Roberts:

Thank you for discussing your proposed development at the monthly for The Woodbridge Citizens' Council on Thursday, December 10, 2020. The Woodbridge Citizens' Council meets every second Thursday of the month at 6:00pm. All meetings are open to the public and to everyone in the Woodbridge Community. As per your request, we are writing this letter to acknowledge your communication and engagement with our community.

Based on your presentation, materials, and description of your project, we are comfortable with the following:

- o George Roberts, Jason Jones and representatives of Robertson Homes have been accessible and available to discuss their proposed project with our general body
- o The development team has presented their site plan, architectural elevations, renderings, and project timing to our general body
- o In general, WCC supports the proposed density, noting that townhouses can be constructed by right on the R3-zoned property.
- o We support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock.
- o The Woodbridge community has developed our own Design Standards and we believe that this project meets the majority of our design standards.
- o The proposed development does have some green space and we believe this is a benefit to our community.
- o The proposed development does have the potential for an element of retail and/or community amenity space. We believe this retail and/or community amenity would be an asset to our community.
- o We also support the developments teams use and reconstruction of the existing alley.
- o WCC understands that the proposed development may require some, yet to be determined, variances. We are supportive of the project and its vision and will address concerns with variances if/as they arise.
- o WCC understands that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. We are supportive of the project and its vision.
- o WCC understands that the proposed development will seek the creating of a Brownfield Tax Incremental Finance District. We are supportive of the project and its vision.
- o WCC understands that the proposed development will seek the creating of a Brownfield Tax Incremental Finance District. We are supportive of the project and its vision.
- o Due to the highly visible location of the proposed development-across from a park, at a major intersection which forms a gateway to Woodbridge-WCC feels it is important to emphasize that the exterior design aesthetic and material quality should be of a high standard. The development should age elegantly, and create an excellent first impression of our neighborhood. Based on the elevations and material pallet presented at our January 14, 2021 meeting, we believe the development team has satisfied this standard.

WCC appreciates that you have reached out to us for input and we will inform the Land Bank that you have introduced your proposed project to our community organization. We ask that you provide continued updates so that our community is continually engaged. We would also ask that you provide at least two additional formal presentations to our general body on updates to the project over the course of the development.

Sincerely,



Jim Geary
President, Woodbridge Citizens Council



January 20, 2021

Mr. Jason Jones
3701 Lincoln, LLC
Tekton Development, Civic Development, & Robertson Brothers Homes
440 Burroughs St., Suite 125
Detroit, MI 48202

Re: Project Located at 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for discussing your proposed development with members of the Woodbridge Neighborhood Development's Land and Development Committee meeting on December 16, 2020. This letter serves to acknowledge your communication and engagement with the Woodbridge community, and WND's support for your development team's vision for the project.

Based on the discussions we've had and the information and materials you've provided, we are comfortable providing the following comments and indications of support:

- Jason Jones, George Roberts, and representatives of Robertson Homes have been accessible and available to discuss their proposed project with neighbors and community groups. In addition to the December 16th presentation to WND, a November 21, 2020 meeting was held with neighbors residing in the Woodbridge Farm Historic District, and the project was presented in the December and January meetings Woodbridge Citizens' Council. We would like to acknowledge that Mr. Roberts sits on the Board of Directors of Woodbridge Neighborhood Development.
- The development team has presented their site plan, architectural elevations, renderings, and project timing.
- In general, WND supports the proposed density, noting that townhouses can be constructed by right on the R3-zoned property.
- We support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock.
- The green space included in the proposed development is described as a common space, which provides a benefit to the community.
- The proposed development has the potential for an element of retail and/or community amenity space. We believe this retail and/or community amenity would be an asset to our community, and note that the development team plans to further discuss possible uses and types of businesses with the community.
- We support the development team's plan for the use and reconstruction of the existing alley.
- WND understands that the proposed development may require yet to be determined zoning variances; we support the variances required to execute the site plan as presented.
- The proposed development is within the Woodbridge Farm Historic District and will require Historic

440 Burroughs, Suite 180, Detroit MI 48202 | www.woodbridgendc.org

District Commission approval. WND is pleased that the development will restore and re-purpose the existing historic powerhouse building. We believe the proposed massing, design and material choices are appropriate for the historic district.

- It is WND's understanding that the proposed development will seek the creation of a Brownfield Tax Incremental Finance District to support financing of the project.

WND appreciates that you have reached out to us for input we believe that continued and strong community engagement is key to successfully and cooperative development. We ask that you provide continued updates so that our community can be engaged throughout the project.

Sincerely,



Christine Holmes
Policy and Property Development Director

25 January 2021

Mr. Jason Jones
3701 Lincoln, LLC
Tekton Development, Civic Development, & Robertson Brothers Homes
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: Project Located at 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for discussing your proposed development with The Woodbridge Farm Association and members of the public on Saturday, November 21, 2020. The Woodbridge Farm Association is a neighborhood association that governs and connects neighbors within the Historic Woodbridge Farm neighborhood. Our members live within the historic district and our Association acts as a liaison between our neighbors and the development community. As per your request, we are writing this letter to acknowledge your communication and engagement with our community and our support for the project vision.

Based on your presentation, materials, and description of your project, we are comfortable with the following:

- o Jason Jones , George Roberts, and representatives of Robertson Homes have been accessible and available to discuss their proposed project with our general body
- o The development team has presented their site plan, architectural elevations, renderings, and project timing to our general body
- o In general, Woodbridge Farm Association supports the proposed density, noting that townhouses can be constructed by right on the R3-zoned property
- o We support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock
- o The proposed development does have some green space and we believe this is a benefit to our community.
- o The proposed development does have the potential for an element of retail and/or community amenity space. We believe this retail and/or community amenity would be an asset to our community.
- o We also support the developments teams use and reconstruction of the existing alley.
- o The Woodbridge Farm Association understands that the proposed development may require some, yet to be determined, variances. We are supportive of the project and its vision and the expected variances.
- o The Woodbridge Farm Association understands that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. We are supportive of the project and its vision.
- o The Woodbridge Farm Association understands that the proposed development will seek the creating of a Brownfield Tax Incremental Finance District. We are supportive of the project and its vision.

The Woodbridge Farm Association appreciates that you have reached out to us for input we believe that continued and strong community engagement is key to successfully and cooperative development. We ask that you provide continued updates so that our community is continually engaged.

Sincerely,



Angela Topacio, Secretary, Woodbridge Farm Board of Directors

DETROIT LAND BANK AUTHORITY
500 Griswold Street, Suite 1200
Detroit, Michigan 48226



February 18th, 2021

Detroit Brownfield Redevelopment Authority
500 Griswold Suite 2200
Detroit, MI 48226

RE: Townhome Development at 3701 Lincoln

To Whom It May Concern:

I am pleased to write this letter of support for the development of the site located at 3701 Lincoln in Detroit's Woodbridge neighborhood. By way of background the Detroit Land Bank Authority (DLBA) holds title to part of the land assemblage that makes up the development footprint for this project and has entered into an Option to Purchase Agreement with 3701 Lincoln LLC (developer) that will culminate in a sale of the property once the project becomes fully entitled.

The DLBA marketed this assemblage of properties for sale in the Winter of 2020 and received two offers to purchase the property. The DLBA, along with our partners at the city of Detroit, selected the developer due to their proposal being the most feasible and compatible with development objectives city departments wanted to see in the neighborhood.

Since entering into the Option to Purchase Agreement the developer has been an accommodating development partner by creating their final development plans with ample input from the city of Detroit's Planning and Development Department, residents of the Woodbridge neighborhood, and providing regular updates on their entitlement progress to the DLBA.

I believe that this project will add value to the neighborhood by offering thoughtful, well designed, and much needed housing on what is now vacant land. Developing infill housing in urban environments is a challenging task, and I believe that utilizing a Brownfield Tax Increment Financing tool will greatly assist the project in succeeding. Please do not hesitate to reach out to me should you have any questions about the DLBA's role in this project. You may contact me directly at gandreassen@detroitlandbank.org and/or (313) 261-9897.

Best,

Gustaf Andreasen
Project Manager
Detroit Land Bank Authority

January 25, 2021

Mr. Jason Jones
3701 Lincoln, LLC
Tekton Development, Robertson Brothers Homes, & Civic Development
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for discussing your proposed development with me on January 11, 2021. As per your request, I am writing this letter to acknowledge your communication and engagement with me as a homeowner and community member within the Woodbridge Community. I own the land located at 3606 Lincoln which is located directly across the street from your proposed development located at 3700 Trumbull and 3701 Lincoln.

Based on your presentation, materials, and description of your project, I can attest to the following:

- o Jason Jones has been accessible and available to discuss his project.
- o He has presented his site plan, architectural elevations, renderings, and project timing.
- o I am in full support of his project, its fit within the neighborhood, and I am excited to see it come to fruition.
- o I especially like the proposed green space and I believe it will be a benefit to the community.
- o I also believe that the potential for an element of retail and/or community amenity would be an asset to our community.
- o I support the developments teams use and reconstruction of the existing alley into a walkable alley
- o I understand that the proposed development may require some small dimensional variances, and I am in support of variances required to yield the project vision that was shared with me.
- o I understand that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. I am in support of the project and its vision.

Sincerely,



Alex Pereira

January 14, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

As a resident of the Woodbridge neighborhood here in Detroit, I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

Sincerely,

Jeffrey Reid

January 12, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Jim Geary__I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

Sincerely,

A handwritten signature in black ink, appearing to be the initials 'JG' or similar, written in a cursive style.

Authentic ID: 35032FED-A1FF-4AF3-868D-371D07827C82

January 22, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Brick and Stone Real Estate I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The 3700 block of Trumbull has long been vacant and underutilized and is in a prominent location in the neighborhood. I am glad to see a qualified development team is bringing their talents to this redevelopment opportunity. The team has spent significant time in designing buildings that respond to the character of the neighborhood while introducing a modern exciting flair of their own. The proposed plans will also contribute to the vitality of our community by attracting new residents and creating additional public space.

The development team has made many efforts to share their plans and gather feedback from residents, organizations, and businesses in the neighborhood and they have made adjustments based on the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

Sincerely,

Authentic
Mark Hoffman
1/28/2021 4:32:29 PM EST

Mark Hoffman
Broker / Owner
Brick and Stone Real Estate

38809885.3

January 12, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of **Mark Jones**, I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

Sincerely,



Mark Jones

Woodbridge Co-hop, Founder
SEMCOG, City Planner

January 12, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Richard Chase of 3627 Lincoln, Detroit MI 48208 I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

On a personal note, I would like to say the team has done an excellent job engaging the community in their decision making and design choices. Please feel free to call me at if there are any concerns. My phone number is at the bottom of the page.

Sincerely,
Richard Chase
734.658.7448

January 26, 2021

Mr. Jason Jones
3701 Lincoln, LLC
Tekton Development, Robertson Brothers Homes, & Civic Development
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: 3700 Trumbull, 3701 Lincoln, and other related parcels

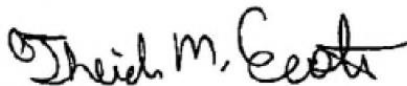
Dear Mr. Jones:

Thank you for taking the time to share your proposed development with us on January 11, 2021. I am writing this letter to acknowledge your communication and engagement with us as homeowners and community members within the Woodbridge Community. My family and I currently own and reside in a stabilized property located at 3721 Trumbull St, directly across the street from your proposed development consisting of both 3700 Trumbull and 3701 Lincoln. Based on your presentation materials and the description of the project, I am in full support of the proposed developments and can attest to the following:

- o You (Jason Jones) have been accessible and available to discuss this project in detail.
- o You have presented your site plan, architectural elevations, renderings, and project timeline
- o I understand and support the development team's use and reconstruction of the existing alley into a walkable alley
- o I understand that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. I am in support of the project and its vision.
- o I understand that the proposed development may require some small dimensional variances, and I am in support of variances required to yield the project vision that was shared with me.
- o I especially like the proposed green space and I believe it will be a benefit to the community.
- o I also believe that the potential for an element of retail and/or community amenity would be an asset to our neighborhood.

Again thank you for sharing your fantastic vision for our community and I am excited to see it come to fruition.

Sincerely,



Theidore Easter

January 12, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Woodbridge P&G I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

Sincerely,