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City of Detroit
CITY COUNCIL
LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
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Timarie Szwed
Theresa Thomas
Ian Tomashik
Ashley A. Wilson

TO: COUNCIL MEMBERS
FROM: David Whitaker, Director 
Legislative Policy Division Staff
DATE: May 13, 2024
RE: **Shop at 6 Brownfield Plan PA 381**

The Brownfield Redevelopment Financing Act 381 of 1996, provides tax incentives (i.e., tax increment financing) to develop brownfield properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

7326 West McNichols LLC, a development partnership comprised of members Brandon Hodges, Principal of TRIBE Development,¹ Chase Cantrell,² Executive Director of Building Community Value,³ and Damon Dickerson, Business Development at Progressive AE⁴ is the project developer and owner of the property in the Shop at 6 Brownfield Plan, located at 7326 West McNichols Road. The plan is to demolish the existing vacant single-story commercial building spanning approximately 10,366 square feet. Built in 1946, the building was once occupied by various retailers, salons, and a church, and has been vacant for 18 years.

In its place, the developer plans to construct a new two-story commercial building. The completed new building will span 14,500 square feet and feature an *Artisan's market*⁵ for emerging small businesses and creative entrepreneurs, dedicated office space, and a community event space.

In addition, the 7326 West Nicholas Development will feature courtyard improvements along McNichols Road to serve as a gathering space. The space will include artfully crafted lighting, murals and public seating areas with raised bed landscaping. Pavers and signage will complete the alley that will be accessible to the

¹ [HOME | Tribe Development](#)

² [Chase Cantrell - 40 Under 40 | Crain's Detroit Business \(crainsdetroit.com\)](#)

³ [HOME | Building Comm. Value \(bcvdetroit.org\)](#)

⁴ [People - Damon Dickerson \(weareprogressive.com\)](#)

⁵ An artisan market is a gathering of talented *artisans* (a skilled craft worker who makes or creates material objects partly or entirely by hand) who create unique and handcrafted products, such as jewelry, pottery, and clothing.

public. Parking is anticipated to be provided via off street through municipally owned lots located at Tuller, Lilac, and/or San Juan Streets adjacent to McNichols Road. As a design-conscious development partnership, accessibility is very important to the partners. Thereby the developer is assuring that that all community members with varying degrees of physical abilities will have access to the building and the amenities within, by surpassing the minimal requirements of the Americans with Disabilities Act.

The developer is requesting a **\$521,148** TIF⁶ reimbursement, with the overall value of the plan estimated at **\$674,457**, which includes local brownfield costs.⁷ In addition to the currently requested brownfield TIF, the developer is also seeking the approval of a Commercial Rehabilitation Act (PA 210) tax abatement. The estimated capital investment for this project is approximately **\$6,958,284**.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (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 functionally obsolete as defined by Act 381.

COSTS TO BE REIMBURSED WITH TIF	
1. Work Plan Exempt Activities	\$15,400.00
2. Demolition	\$99,400.00
3. Asbestos and Lead Abatement	\$77,250.00
4. Infrastructure Improvements	\$37,000.00
5. Site Preparation	\$187,000.00
6. Contingency (15%)	\$60,098.00
7. Brownfield Plan & Work Plan	\$45,000.00
Total Reimbursement to Developer	\$521,148.00
8. Authority Administrative Costs	\$101,168.00
9. State Brownfield Redevelopment Fund	\$29,899.00
10. Local Brownfield Revolving Fund	\$22,242.00
TOTAL Estimated Costs	\$674,457.00

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	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$205,182.51	\$0.00	\$0.00	\$6,788.74	\$211,971.25
State Education Tax	\$42,335.72	\$0.00	\$29,898.93	\$2,389.98	\$74,624.63
City Operating	\$132,478.15	\$48,980.96	\$0.00	\$6,324.68	\$187,783.80
Library	\$30,747.12	\$11,368.09	\$0.00	\$1,467.91	\$43,583.12
Wayne County Operating (summer)	\$37,248.86	\$13,771.97	\$0.00	\$1,778.31	\$52,799.13
Wayne County Operation (winter)	\$6,526.30	\$2,412.96	\$0.00	\$311.57	\$9,250.84
Wayne County Jails	\$6,213.57	\$2,297.33	\$0.00	\$296.64	\$8,807.54
Wayne County Parks	\$1,621.45	\$599.50	\$0.00	\$77.41	\$2,298.36
HCMA	\$1,374.45	\$508.17	\$0.00	\$65.62	\$1,948.24
Wayne County RESA Enhancement	\$13,197.35	\$4,879.44	\$0.00	\$630.06	\$18,706.85
Wayne County RESA (ISD)	\$634.77	\$234.69	\$0.00	\$30.30	\$899.77
Wayne County RESA Special Ed	\$22,205.63	\$8,210.06	\$0.00	\$1,060.13	\$31,475.81
Wayne County Community College	\$21,381.62	\$7,905.40	\$0.00	\$1,020.79	\$30,307.81
TOTAL	\$521,147.50	\$101,168.57	\$29,898.93	\$22,242.13	\$674,457.13
<i>In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i>					
City Debt	\$84,706.00				
School Debt	\$122,353.12				
Wayne County DIA	\$1,869.18				
Wayne County Zoo	\$933.65				
Total	\$209,861.95				

⁶ Tax Increment Financing (TIF) subsidizes an entity by diverting a portion of their taxes to help finance a development.

⁷ The duration of the TIF plan is 30 years.

Description of the Eligible Property & Legal Description

Address	7326 West McNichols Road, Detroit, Wayne County, Michigan 48221
Parcel ID	16008268-73
Owner	7326 West McNichols, LLC
Legal Description	N--W MC NICHOLS RD 24 THRU 29 STAFFORDS INTER-COLLEGE SUB L46 P82 PLATS, W C R 16/333 120 X 90

Eligible Activities

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include work plan exempt activities, demolition and lead and asbestos abatement, site preparation, infrastructure activities, and preparation and implementation of brownfield plan and/or work plan.

Rationale for a Brownfield Plan

The building’s deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. The requisite affidavit signed by a level 3 or level 4 assessor certifying the assessor’s expert opinion that the Property is functionally obsolete shall be provided by Developer to the DBRA. A further description of its eligibility is outlined below.

- The roof has collapsed, and water intrusion is present throughout the building.
- Utilities are non-functional.
- Mechanical and electrical systems must be replaced.
- Interior finishes are damaged and in poor condition.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.

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

Attachments

cc: Auditor General’s Office
Antoine Bryant, Planning and Development Department
Julie Schneider, HRD
Veronica Farley, Law Department
Justus Cook, HRD
Stephanie Grimes Washington, Mayor’s Office
Hassan Beydoun, Jobs & Economy Team
Brittney Hoszkiw, Jobs & Economy Team
Gail Fulton, Mayor’s Office
Malik Washington, Mayor’s Office
Kevin Johnson, DEGC
Kenyetta Bridges, DEGC
Jennifer Kanalos, DEGC
Brian Vosburg, DEGC
Cora Capler, DEGC
Glen Long, DEGC
David Howell, DEGC
Christopher Hughes, DEGC
Jay Rising, OCFO
John Naglick, OCFO
Tanya Stoudemire, OCFO
Steven Watson, OCFO

Table 1a: Eligible Activities Cost Estimates - Environmental					
EGLE Act 381 Eligible Activities					
Work Plan Exempt Activities - Assessment	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Phase I ESA	1	LS	\$ 4,000.00	\$ 4,000.00	Spring 2023
Hazardous Materials Survey	1	LS	\$ 11,400.00	\$ 11,400.00	Fall 2023
Work Plan Exempt Activities - Assessment Sub-Total				\$ 15,400.00	
Eligible Activities Sub-Total				\$ 15,400.00	
15% Contingency				\$ -	
EGLE Eligible Activities Total Costs				\$ 15,400.00	



Rendering of completed project at 7326 W McNichols⁸

⁸ Source: Shop at 6 Brownfield Plan

Table 1b: Eligible Activities Cost Estimates - Non-Environmental					
MSF Act 381 Eligible Activities					
Demolition	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Building Demolition, including Foundation removal and rough grading	1	AL	\$ 61,200.00	\$ 61,200.00	
Proper Disposal of Non-Reusable/Non-Recyclable Building Elements (for MSF, this includes transportation)	1	AL	\$ 7,500.00	\$ 7,500.00	
Dewatering During Demolition	1	AL	\$ 4,100.00	\$ 4,100.00	
Sheeting and Shoring for Demolition	1	AL	\$ 2,500.00	\$ 2,500.00	
Site Demolition					
Removal of Abandoned Utilities	1	AL	\$ 3,100.00	\$ 3,100.00	
Removal of Roads, Alleyway paving	3000	SF	\$ 2.00	\$ 6,000.00	
Removal of Curbs and Gutters, Sidewalks	1	AL	\$ 15,000.00	\$ 15,000.00	
Demolition Sub-Total				\$ 99,400.00	
Lead, Asbestos, and Mold Abatement, Universal Waste	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Abatement Activities, including Air Monitoring, Oversight, Reporting	1	AL	\$ 51,500.00	\$ 77,250.00	
Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total				\$ 77,250.00	
Infrastructure Improvements	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Public Alley Improvements	3000	SF	\$ 3.00	\$ 9,000.00	
Sidewalks, Curbs, and Gutters	1	AL	\$ 15,000.00	\$ 15,000.00	
Lighting	1	AL	\$ 13,000.00	\$ 13,000.00	
Infrastructure Improvements Sub-Total				\$ 37,000.00	
Site Preparation	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Geotechnical Engineering	1	AL	\$ 15,000.00	\$ 15,000.00	
Grading, Cut and Fill, Relocation of Active Utilities, and Foundation Work to Address Special Soil Concerns	1	AL	\$131,000.00	\$131,000.00	
Temporary Erosion Control, Site Control, Facility, and Traffic Control	1	AL	\$ 23,000.00	\$ 23,000.00	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation	1	AL	\$ 18,000.00	\$ 18,000.00	
Site Preparation Sub-Total				\$187,000.00	
Eligible Activities Sub-Total				\$400,650.00	
15% Contingency*				\$ 60,097.50	
Brownfield Plan Preparation	1	AL	\$ 30,000.00	\$ 30,000.00	
Brownfield Plan Implementation	1	AL	\$ 15,000.00	\$ 15,000.00	
Total				\$505,747.50	

Table 1c: Total Eligible Activities Cost Summary	
Total EGLE and MSF Eligible Activities Cost Summary	
Developer Reimbursement - EGLE State and Local Eligible Activities	\$ 15,400
Developer Reimbursement - MSF State and Local Eligible Activities	\$ 505,748
Subtotal Developer Reimbursement	\$ 521,148
TIF Capture for Local Brownfield Revolving Fund	\$ 22,242
Administrative Fee	\$ 101,169
State Brownfield Fund	\$ 29,899
Subtotal	\$ 153,310
Total	\$ 674,457

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: 7326 W McNichols
DATE: 1/18/2024

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental on behalf of 7326 West McNichols LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 7326 W McNichols redevelopment project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- 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 has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA Guidelines

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

By: Anita Harrington
Its: Environmental Specialist III



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

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

March 26, 2024

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

RE: 7326 W McNichols, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Chief Financial Officer – Office of the Assessor has reviewed the proposed project for the property located at 7326 W McNichols, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

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

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property." MCL 125.2652(s).

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

The Property was originally intended for a commercial use one-story store-retail, and without substantial updates and renovations, the property is not able to meet market demand for several reasons including, but not limited to: lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the floors, ceilings, walls, roof, and fenestration, lack of energy efficiency in antiquated materials and equipment, obsolete building materials through the presence of lead and asbestos, and failure of the masonry façade.

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

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors



March 27, 2024

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

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the Shop at 6 Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of March 27, 2024, adopted a resolution approving the proposed Brownfield Plan for Shop at 6 and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for Shop at 6.

Very truly yours,

By: _____

Rico Razo, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

February 23, 2024

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

RE: 7326 W. McNichols Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the Shop at 6 Brownfield Redevelopment Plan (the "Plan") for consideration.

7326 West McNichols, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel bounded by an alleyway to the north, the property line to the east, West McNichols Road to the south, and Prairie Street to the west in the Bagley neighborhood of Detroit.

The project consists of the demolition of the existing one-story building spanning approximately 10,366 square feet and the new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an Artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. Built in 1946, the building was occupied by various retailers, salons, and a church. It has been vacant for at least 18 years.

The project will redevelop an underutilized and functionally obsolete property to provide new commercial and community space along the West McNichols corridor in the Bagley neighborhood of Detroit. Total investment is estimated at \$6.9 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,

Russell Baltimore
Assistant Director Design
Planning and Development Department

c: B. Vosburg
C. Capler

January 18, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407 Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221. The Live6 Alliance supports commercial corridor development and small business attraction on W. McNichols Rd, and we are delighted that the development team is planning to activate and restore this critical site in our neighborhood which will lead to catalytic growth in our district.

I support the proposed Brownfield Redevelopment Plan as it will bring vibrant new businesses and much needed jobs to the Bagley and Fitzgerald Neighborhoods.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, especially at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses.
- This project seeks to employ residents from the surrounding neighborhoods.
- There will be indoor and outdoor seating, which brings a different landscape to our neighborhood.
- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from the neighborhood.

For these reasons, I am strongly in favor of this project. This work along with other strategically aligned investments and programs ensure that our neighborhood remains a strongly connected and stewarded main street in northwest Detroit. If I can provide any additional information or statements of support, please feel free to contact me directly at caitlin@live6detroit.org or by cell phone at (313) 204-3276.

Sincerely,



Caitlin Murphy
Executive Director, Live6 Alliance

Live6 Alliance
7426 W. McNichols Rd
Detroit, MI 48221
info@live6detroit.org | (313) 578-0304





15 January 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407
Detroit, Michigan 48226

RE: Letter of support for 7326 W. McNichols Development

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I am a former resident of, property owner, and currently employed in the University District. I support the proposed Brownfield Redevelopment Plan uses because the development will contribute to the growing vibrancy and activation of the commercial corridor of our neighborhood.

The neighborhood will benefit from this type of investment along the McNichols commercial corridor, located at the NE corner of Prairie Street and McNichols, because the project addresses some key issues. The project is rehabilitating a blighted building, an area of long-term concern in the neighborhood. Additionally, the project is thoughtfully considering the food, retail, and entertainment needs of the residents, including the addition of outdoor seating. Lastly, the project is owned by Black residents, reflecting the majority population of the neighborhood and city.

As Detroit continues to see new developments and investment, it is vitally important to me that Black ownership is supported, and that beneficial investment happens directly in neighborhoods. For these reasons, it is my pleasure to offer my support for the project proposed at 7326 W. McNichols.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Sarida Scott'.

Sarida Scott
Assistant Professor and Director
School of Architecture + Community Development
University of Detroit Mercy

School of Architecture
+ Community Development.

4001 W. McNichols Road.
Detroit, MI 48221

T. 313-993-1532
sacd.udmercy.edu

January 16, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407, Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I support the proposed Brownfield Redevelopment Plan uses because the development will revive and activate the commercial corridor of our neighborhood, bringing vibrant new businesses and much needed jobs.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses.
- This project seeks to employ residents from the surrounding neighborhoods.

URGE
DEVELOPMENT
GROUP



- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern, architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from my neighborhood.

Sincerely,

A handwritten signature in black ink that reads "RCA" followed by a long horizontal flourish.

Roderick Hardamon
CEO, URGE Development Group
8425 W. McNichols Rd.
Madame Cadillac Ste. 239 Detroit, MI 48221

8425 W McNichols Rd, Detroit, MI 48221

313-492-2170

contact@urgeimprint.com



January 16, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407 Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I support the proposed Brownfield Redevelopment Plan uses because the development will revive and activate the commercial corridor of our neighborhood, bringing vibrant new businesses and much needed jobs.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses
- This project seeks to employ residents from the surrounding neighborhoods.
- There will be indoor and outdoor seating, which brings a different landscape to our neighborhood.
- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern, architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from my neighborhood.

For these reasons, I am strongly in favor of project.

Kind regards,

Nate Barnes
Vice President, Invest Detroit
600 Renaissance Center #1710
Detroit, MI 48243

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Commercial	PA 210, Brownfield TIF	\$5.2 Million (hard cost) \$6.3 Million (total investment)	Bagley Neighborhood

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
4	0	26	0	2	6	0	0

1. What is the plan for hiring Detroiters?

The Developer has selected Nora Contracting, a Detroit-based commercial general contractor and construction management company as the General Contractor for the project. Nora Contracting is a certified Minority-owned and Service-Disabled Veteran-Owned Small Business.

Nora has built relationships with all trades since their founding in 2009 and has existing relationships with Detroit-based trades in electrical, flooring, painting, mechanical, plumbing, carpentry, roofing, concrete panels, and steel industries. Subcontracts are vetted for experience, capability, quality control, and safe work practices in their commitment to delivering quality projects.

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

On a short-term basis, approximately 30 construction jobs will be created during the estimated 18-month construction period. Professional positions will include a project manager, site supervisor, accountant, and engineer.

During the construction phase, the contractor will have employees and/or subcontractors for the following trades:

Demolition, Abatement, Sitework, Foundations, Superstructure, Enclosures and Roofing, Interior construction and framing, Interior Finishing, Conveyance Systems, Plumbing, HVAC, Fire Protection, and Electrical.

On a long-term basis, the proposed redevelopment associated with the project will create approximately 8 Full-Time Equivalent jobs by tenants.

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

There are no current residents at the subject property that will need to be relocated as a result of this development.

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

The developer has received and garnered strong support from local organizations including Invest Detroit and Liv 6 Alliance. The Developer will be presenting in a District 2 community meeting as soon as one is rescheduled. A robust community engagement process is planned and will include dedicated meetings with neighboring residents, adjacent small businesses, and community organizations.

5. When is construction slated to begin?

Construction is slated to commence in fall 2024.

6. What is the expected completion date of construction?

Construction completion is anticipated to take 18 months and be complete by Spring 2026.