

New Business

10.2.2018

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

22

DBRA

Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

September 27, 2018

Honorable City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: Eastern Market Gateway Brownfield Redevelopment Plan

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Eastern Market Gateway Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its August 22, 2018 meeting and a public hearing was held by the DBRA on August 30, 2018 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated August 22, 2018 (Exhibit B), recommending approval of the Plan, including the minutes of the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On September 12, 2018, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

Dev Detroit 1346 Gratiot LLC, an affiliate of Develop Detroit and Town Partners, is the project developer (the "Developer") for the Plan which entails the construction of approximately 200 residential units, with a minimum of 40% of those units priced to meet affordable unit requirements for 80% or lower of the Area Median Income. Retail and commercial spaces will include a minimum of 20,000 square feet, inclusive of live/work spaces as well as anticipated restaurant/bar uses and additional tenants, which will be a mix of new construction and the rehabilitation of existing structures. A parking structure will be constructed in the central portion of the property with a minimum of 200 parking stalls, both structured and surface to accommodate the development. The Developer will create greenspace as well as a piazza on the western portion of the Property, creating a gathering space within the district.

The total construction costs are estimated to be \$70 million. The Developer is requesting \$16,531,896.00 in TIF reimbursement.

It is currently estimated that there will be 70 temporary construction jobs and 40 FTE jobs. The 70 temporary jobs are expected to be created over a 2-year period once construction begins. The FTE jobs will be associated with the commercial and retail aspects of the development.

Property Subject to the Plan

The eligible property (the "Property") consists of twenty-one (21) parcels, which will be combined into one parcel prior to City Council approval of the Plan: bounded loosely by Gratiot Avenue to the north, Russell Street to the east, Maple Street to the south, and Rivard Street to the west and includes the rights-of-way in Detroit's Eastern Market neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial and industrial use; (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."

Eligible Activities and Projected Costs

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 Pre-Approved Activities, Department Specific Activities (such as environmental remediation and abatement), Demolition Activities, Asbestos and Lead Abatement, Infrastructure Improvements, Site Preparation Activities, and Preparation and Implementation of a Brownfield Plan/Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. Construction is anticipated to begin in the spring of 2019 and eligible activities are slated to be completed within 24 months.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Investigation and BEA	\$80,000.00
2. Demolition	\$300,000.00
3. Lead and Asbestos Activities	\$110,000.00
4. Site Preparation	\$2,183,913.00
5. Infrastructure Improvements	\$11,020,160.00
6. Brownfield Plan & Act 381 Work Plan	\$60,000.00
7. MDEQ Specific Activities	\$639,750.00
8. Contingency – (15%)	\$2,138,073.00
*Total Reimbursement to Developer	\$16,531,896.00
9. Authority Administrative Costs	\$2,760,691.00
10. State Brownfield Redevelopment Fund	\$1,107,017.00
11. Local Brownfield Revolving Fund	\$110,487.00
TOTAL Estimated Costs	\$20,510,091.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

Honorable City Council

September 27, 2018

3

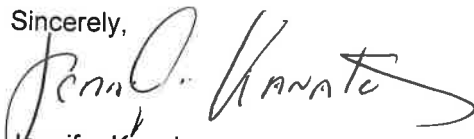
The Developer is seeking additional incentives, which will include local and/or state approval of Public Act 210 Tax Abatement, Michigan Community Revitalization Program (CRP) funds, Project Based Vouchers (PBV), Low Income Housing Tax Credits (LIHTC), a Payment In Lieu of Taxes (PILOT) on a portion of the site, and HOME funds.

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) October 2, 2018
City Council adoption of the Resolution (Exhibit D), setting the Eastern Market Gateway Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for October 18, 2018 at 10:10 AM in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.
- b.) October 18, 2018, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) October 18, 2018, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Eastern Market Gateway Brownfield Redevelopment Plan.
- d.) October 23, 2018
City Council adoption of the Resolution approving the Eastern Market Gateway Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- C
- City Clerk
 - Marcel Todd
 - Irvin Corley, Jr.
 - David Whitaker
 - Derrick Headd
 - Marcel Hurt
 - DeAndree Watson
 - Malinda Jensen
 - Matthew Walters
 - Allen Rawls
 - Brian Vosburg
 - Stephanie Washington

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
EASTERN MARKET MIXED USE DEVELOPMENT
PROJECT

Prepared by:

Dev Detroit 1346 Gratiot LLC
Develop Detroit
535 Griswold Street, Suite 1600
Detroit, MI 48226
Contact Person: Ben Phillips
Phone: (313) 960-7705

PM Environmental
4080 West Eleven Mile Road
Berkley, MI 48072
Contact Person: Elizabeth Masserang
Phone: (248) 414-1441

August 3, 2018
Revised September 26, 2018

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

TABLE OF CONTENTS

I.	INTRODUCTION	I-1
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	II-2
	B. Basis of Eligibility	II-4
	C. Summary of Eligible Activities	II-4
	D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	II-6
	E. Plan of Financing; Maximum Amount Of Indebtedness	II-7
	F. Duration of Plan	II-7
	G. Effective Date of Inclusion	II-8
	H. Displacement/Relocation of Individuals On Eligible Property	II-8
	I. Local Brownfield Revolving Fund (LBRF)	II-8
	J. Brownfield Redevelopment Fund	II-8
	K. Developer's Obligations, Representations and Warrants	II-9
III.	ATTACHMENTS	
	A. Site Map	A-1
	B. Legal Description(s)	B-1
	C. Project Description	C-1
	D. Supportive Letters	D-1

E. Estimated Cost of Eligible Activities	E-1
F. TIF Tables	F-1
G. DEA Acknowledgement and Other Environmental Documents	G-1
H. Incentives Chart	H-1
I. Eligibility Confirmation	I-1

I. INTRODUCTION

In order to promote the revitalization of environmentally distressed and blighted areas within the boundaries of the City of Detroit, Michigan (the “City”), the City has established the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”).

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties, and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The identification or designation of a developer or proposed use for the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property, or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

A. Description of the Eligible Property (Section 13 (2)(h)) and the Project

The current property layout consists of twenty-one (21) parcels that will be combined into four (4) parcels prior to City Council approval of this Brownfield Plan. The property addresses will be determined at a later date. Once combined, each parcel of the property will meet the definition of a “facility” and/or adjacent and contiguous to a “facility”. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located just south of Eastern Market, bounded loosely by Gratiot Avenue to the north, Russell Street to the east, Maple Street to the south, and Rivard Street to the west and includes encompassed alleyways and easements as well as the immediate right-of-ways. Parcel information is outlined below.

Current Parcels

Parcel Address	Parcel ID Number	Current Owner
2011 Russell Street	05003462-76	Dev Detroit 1346 Gratiot LLC
2033 Russell Street	05003461.00 2L	Dev Detroit 1346 Gratiot LLC
2105 Russell Street	5003461	Dev Detroit 1346 Gratiot LLC
1301 Maple Road	05000618-9	Dev Detroit 1346 Gratiot LLC
1325 Maple Road	5000620	Dev Detroit 1346 Gratiot LLC
1337 Maple Road	5000621	Dev Detroit 1346 Gratiot LLC
1399 Maple Road	5000623	Dev Detroit 1346 Gratiot LLC
1314 Gratiot Avenue	05000642-6	Dev Detroit 1346 Gratiot LLC
1328 Gratiot Avenue	5000641	Dev Detroit 1346 Gratiot LLC
1334 Gratiot Avenue	5000640	Dev Detroit 1346 Gratiot LLC

1336 Gratiot Avenue	5000639	Dev Detroit 1346 Gratiot LLC
1340 Gratiot Avenue	5000638	Dev Detroit 1346 Gratiot LLC
1346 Gratiot Avenue	5000637	Dev Detroit 1346 Gratiot LLC
1352 Gratiot Avenue	5000636	Dev Detroit 1346 Gratiot LLC
1358 Gratiot Avenue	5000635	Dev Detroit 1346 Gratiot LLC
1364 Gratiot Avenue	5000634	Dev Detroit 1346 Gratiot LLC
1380 Gratiot Avenue	5000633	Dev Detroit 1346 Gratiot LLC
1384 Gratiot Avenue	5000632	Dev Detroit 1346 Gratiot LLC
1388 Gratiot Avenue	5000631	Dev Detroit 1346 Gratiot LLC
1350 Service Street	5000625	Dev Detroit 1346 Gratiot LLC
1366 Service Street	5000624	Dev Detroit 1346 Gratiot LLC

Attachment B provides the current legal descriptions for the eligible property as well as the proposed future legal description.

Dev Detroit 1346 Gratiot LLC is the project developer (“Developer”) and owner of the Property. Develop Detroit and Town Partners are the members of the Developer entity. The proposed redevelopment will create a mixed-use project at the southern gateway of Eastern Market. The proposed development will contain residential, live/work, retail, commercial uses and a parking structure. The proposed residential use will be situated along Gratiot Avenue and Russell Street. Retail and commercial spaces will front Gratiot Avenue and Maple Street and will be inclusive of live/work spaces. Office space is also proposed within the building along Maple Street. The overall project will provide additional tenants and merchants to support the growing Eastern Market economy. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by the DBRA in its sole discretion, to the project description are subject to the approval of the DBRA and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial and industrial use; (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” and/or adjacent and contiguous to a “facility.”

Currently 20 of the 21 parcels are eligible either because they are determined to be a “facility” or adjacent and contiguous to a “facility”. Once the parcel combination into four lots occurs, the entire Property will be considered eligible.

In 2014, a Phase II Environmental Site Assessment (ESA) was conducted on 1346-1364 Gratiot Avenue and 1350-1366 Service Street. BVNA completed a scope of work consisting of advancing 12 soils borings, installing one temporary monitoring well, and collecting 12 soil samples and one groundwater sample for laboratory analysis.

PM Environmental, Inc. (PM) conducted a Phase II ESA in 2015 on the parcels identified as 1314-1340 and 1380-1388 Gratiot Avenue, 2011-2105 Russell Street, and 1301-1337 and 1399 Maple Street. The 2015 Phase II ESA consisted of 28 soil borings and collection of 40 soil samples. In addition, two temporary monitoring wells were installed in the subject building identified as 1325-1337 Maple Street to assess the non-aqueous phase liquid (NAPL) (i.e., oil) identified, and a liquid sample and a groundwater sample were collected for laboratory analysis.

The soil and groundwater concentrations identified exceed the Michigan Department of Environmental Quality (MDEQ) Part 201 Residential and Nonresidential (Drinking Water Protection/Drinking Water (DWP/DW), Groundwater Surface Water Interface Protection/Groundwater Surface Water Interface (GSIP/GSI), Ambient Air Volatile Soil Inhalation (VSI), Soil Volatilization to Indoor Air Inhalation (SVII) and Direct Contact (DC) cleanup criteria in soil and groundwater samples collected from the subject property and the presence of NAPL, the subject property is considered a “facility” under Part 201 of P.A. 451, as amended, and the rules promulgated thereunder.

C. Summary of Eligible Activities and Description of Costs (Section 13 (2)(a),(b))

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2(o) of Act 381, because they include Pre-Approved Activities, Department Specific Activities, Demolition Activities, Asbestos and Lead Abatement, Infrastructure Improvements, Site Preparation Activities, and Preparation and Implementation of a Brownfield Plan/Act 381 Work Plan.

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

attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the performance of such eligible activities does not exceed the total costs stated in Attachment E.

It is currently anticipated construction will begin in the spring of 2019 and eligible activities are slated to be completed within 36 months. Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within thirty-six (36) months after the date the governing body approves this Plan and be completed within five (5) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and Developer after approval of this Plan by the governing body (the "Reimbursement Agreement"). In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund and the Michigan Department of Environmental Quality, as may be required pursuant to Act 381, or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement, provided that the total cost of eligible activities shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible

activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved MDEQ or MSF work plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section (13)(2)(f)); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)16 of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

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 Revolving Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund (LBRF), as follows:

	<u>Reimbursements Costs</u>	<u>Admin. Costs</u>	<u>State Revolving Fund</u>	<u>Revolving Fund</u>
City Operating	\$4,496,797	\$1,258,204	-	\$56,365
Library	\$1,043,671	\$292,019	-	\$13,082
Wayne County	\$1,762,928	\$493,267	-	\$22,098
HCMA	\$48,367	\$13,533	-	\$606
RESA	\$780,787	\$218,464	-	\$9,787
WCCC	\$730,414	\$204,370	-	\$9,155
School Operating	\$5,751,700	-	-	-
SET	\$1,917,233	-	\$1,107,017	-

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

City Debt	\$	2,435,581
School Debt and Judgment	\$	3,843,943
Wayne County DIA	\$	59,138
Wayne County Zoo	\$	29,569
Total	\$	6,368,230

In no event shall the duration of the Plan exceed thirty five (35) years following the date of the governing body’s resolution approving the Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s resolution approving the Plan or such other date as authorized by Act 381.

The Developer is seeking a Payment In Lieu of Taxes (PILOT) for residential units that will be housed within the Russell Street building. It is anticipated these units will be under a separate condo parcel in the future and will not contribute to Developer TIF reimbursements. The Developer also anticipates approval of a Commercial Rehabilitation Act, PA 210 Tax Abatement (CRA), which, if approved, would abate 100% of the remaining non-land local taxes on the commercial portion of the Property for up to 10 years. In the event the CRA is approved, the tax abatement will reduce the property tax obligations of the commercial portion of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by the Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Interest may be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the Michigan Strategic Fund or Michigan Department of Environmental Quality does not approve the payment of interest on an eligible activity with school taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement. Notwithstanding anything to the contrary in this Plan, at this time, the payment of interest is not contemplated by this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the Tax Increment Financing (TIF) table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

Furthermore, this Plan, or any subsequent amendment thereto, may be abolished or terminated in accordance with Section 14(8) of Act 381 in the event of any of the following:

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least five (5) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto). Based on the magnitude of the project the developer foresees the following project schedule and milestones as it relates to the 5 year allocation:

- By the end of 2021: Completion of 25% of the proposed project
- By the end of 2022: Completion of 50% of the proposed project
- By the end of 2023, Completion of the proposed project

This is provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body.

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))

There are no persons or businesses residing on the eligible property and no occupied residences will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

I. Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m))

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$111,093. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer’s Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property, including, but not limited to City Executive Order 2016-1 (as amended and/or replaced) and City Executive Order 2014-5 (as amended and/or replaced), and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed on the Property (“Environmental Documents”). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

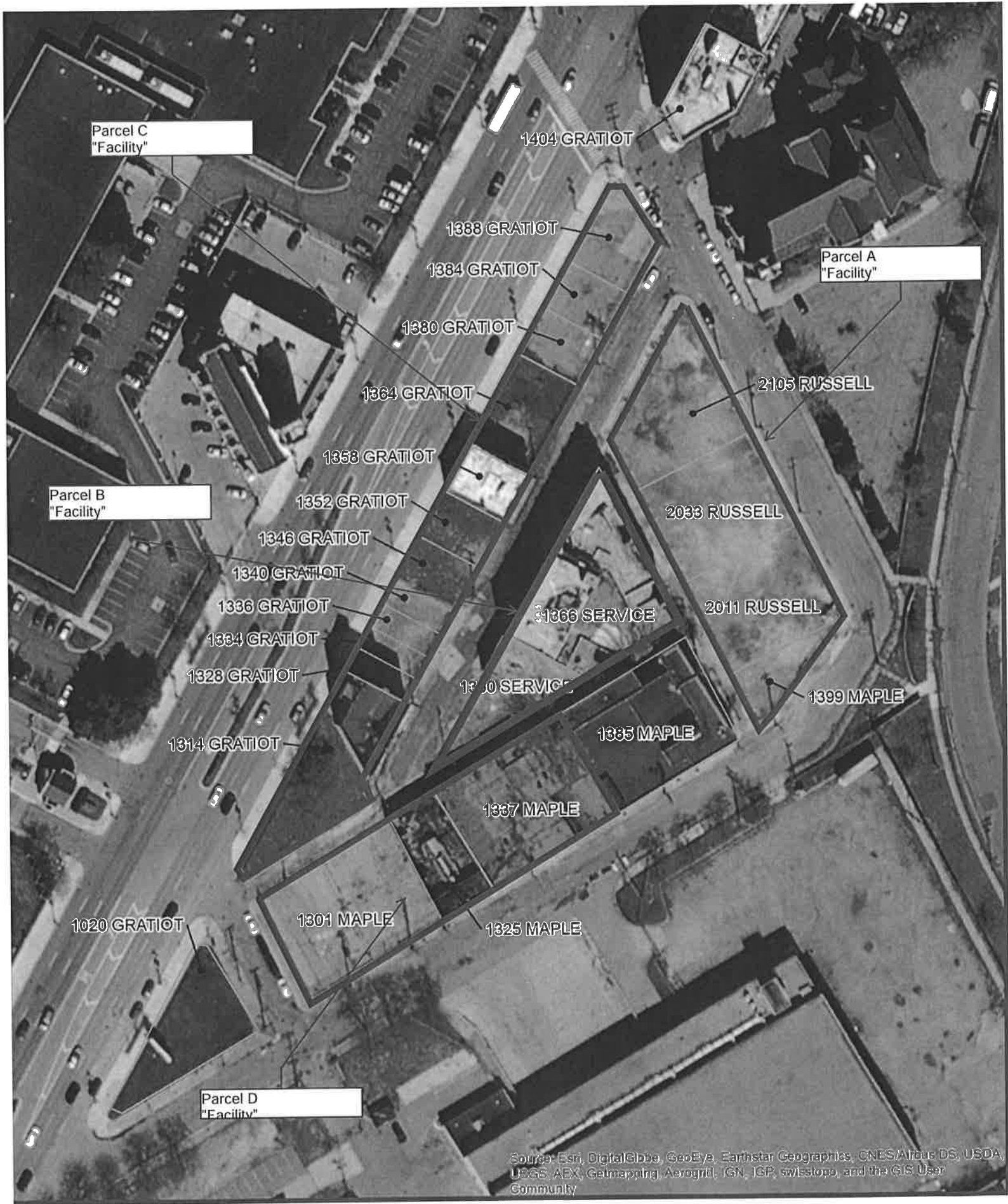
In the event the Developer is awarded any grant or conditional loan for a Project, the Developer acknowledges and agrees that any activities funded by such a grant or conditional loan shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. Notwithstanding anything to the contrary herein, any eligible activities that were paid for with funds from loans that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the applicable Reimbursement Agreement.

Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Map



Parcel C
"Facility"

1404 GRATIOT

Parcel A
"Facility"

1388 GRATIOT

1384 GRATIOT

1380 GRATIOT

2105 RUSSELL

1364 GRATIOT

Parcel B
"Facility"

1358 GRATIOT

2033 RUSSELL

1352 GRATIOT

1346 GRATIOT

2011 RUSSELL

1340 GRATIOT

1366 SERVICE

1336 GRATIOT

1334 GRATIOT

1360 SERVICE

1328 GRATIOT

1399 MAPLE

1314 GRATIOT

1385 MAPLE

1337 MAPLE

1020 GRATIOT

1301 MAPLE

1325 MAPLE

Parcel D
"Facility"

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomatics, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

ALTA/NSPS LAND TITLE SURVEY



VICINITY MAP
(NOT TO SCALE)

PARCEL AREA

PARCEL 1: SQUARE FEET = 0.0114 ACRES
 PARCEL 2: SQUARE FEET = 0.3445 ACRES
 PARCEL 3: SQUARE FEET = 0.0886 ACRES
 PARCEL 4: SQUARE FEET = 0.0792 ACRES
 TOTAL: SQUARE FEET = 0.5237 ACRES

BASIS OF BEARING

ONLY THOSE ALTERNATES CONTAINED WITHIN THE OFFICIAL AMERICAN TITLE RECORDS SHALL BE USED. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT FOR THE PURPOSES OF THIS SURVEY.

TITLE REPORT NOTE

ONLY THOSE ALTERNATES CONTAINED WITHIN THE OFFICIAL AMERICAN TITLE RECORDS SHALL BE USED. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT FOR THE PURPOSES OF THIS SURVEY.

8. TERMS, CONDITIONS AND COVENANTS AS SHOWN BY INSTRUMENT RECORDED IN BOOK 10, PAGE 301, AS TO PARCELS 7, PARCEL 8, AND PARCEL 9.

9. TERMS, CONDITIONS AND COVENANTS AS SHOWN BY INSTRUMENT RECORDED IN BOOK 10, PAGE 301, AS TO PARCELS 7, PARCEL 8, AND PARCEL 9.

10. TERMS, CONDITIONS AND COVENANTS AS SHOWN BY INSTRUMENT RECORDED IN BOOK 10, PAGE 301, AS TO PARCELS 7, PARCEL 8, AND PARCEL 9.

11. TERMS AND COVENANTS CONTAINED IN INSTRUMENTS AS CITED BY THIS SURVEYOR ARE INCORPORATED BY REFERENCE INTO THIS SURVEY.

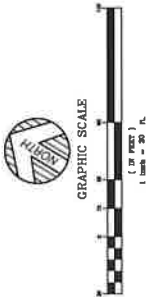
12. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT FOR THE PURPOSES OF THIS SURVEY.

13. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT FOR THE PURPOSES OF THIS SURVEY.

14. THE SURVEYOR HAS REVIEWED THE RECORDS AND HAS FOUND THEM TO BE CORRECT FOR THE PURPOSES OF THIS SURVEY.

LEGEND

- (---) RECORDED AND UNRECORDED ENCUMBRANCES
- (---) RECORDED ENCUMBRANCES
- (---) PARCEL BOUNDARY LINE
- (---) PLATTED LOT LINE



PROPERTY DESCRIPTION

THIS SURVEY IS A PART OF THE ALTA/NSPS LAND TITLE SURVEY OF THE CITY OF SEYMOUR, STATE OF MICHIGAN, AS DESCRIBED AS FOLLOWS:

PARCEL 1: THAT CERTAIN TRACT OF LAND, BEING THE SOUTHWEST CORNER OF THE ALTA/NSPS LAND TITLE SURVEY OF THE CITY OF SEYMOUR, STATE OF MICHIGAN, AS DESCRIBED AS FOLLOWS: ...

PARCEL 2:

THAT CERTAIN TRACT OF LAND, BEING THE SOUTHWEST CORNER OF THE ALTA/NSPS LAND TITLE SURVEY OF THE CITY OF SEYMOUR, STATE OF MICHIGAN, AS DESCRIBED AS FOLLOWS: ...

PARCEL 3:

THAT CERTAIN TRACT OF LAND, BEING THE SOUTHWEST CORNER OF THE ALTA/NSPS LAND TITLE SURVEY OF THE CITY OF SEYMOUR, STATE OF MICHIGAN, AS DESCRIBED AS FOLLOWS: ...

PARCEL 4:

THAT CERTAIN TRACT OF LAND, BEING THE SOUTHWEST CORNER OF THE ALTA/NSPS LAND TITLE SURVEY OF THE CITY OF SEYMOUR, STATE OF MICHIGAN, AS DESCRIBED AS FOLLOWS: ...

SURVEYOR'S CERTIFICATION

I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF MICHIGAN AND THAT I HAVE PERSONALLY CONDUCTED THIS SURVEY AND THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF SURVEY: SEPTEMBER 15, 2010
 DATE OF PLOT: SEPTEMBER 15, 2010

PROJECT: ALTA/NSPS LAND TITLE SURVEY OF THE CITY OF SEYMOUR, STATE OF MICHIGAN

PROJECT NO.: 10-001

DATE: SEPTEMBER 15, 2010

SHEET: 1 OF 3

DATE: SEPTEMBER 15, 2010

KEM-TEC & ASSOCIATES
 10000 W. HAWTHORNE AVENUE, SUITE 100
 SEYMOUR, MICHIGAN 49088
 PHONE: (517) 835-1111
 FAX: (517) 835-1112
 WWW.KEMTEC.COM

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Current Legal Description

Parcel Address	Parcel ID Number	Legal Description	Current Owner
1314 Gratiot Avenue	05000642-6	S GRATIOT S 51.86 FT 189CASS SUB LI P6 PLATS, W C R 5/20 169 THRU 171 EXC GRATIOT AS WD PLAT OF PT P C 181 A RIVARD L12 P348-51 CITY RECORDS, W C R 5/8 8097 SQ FT	Dev Detroit 1346 Gratiot LLC
1328 Gratiot Avenue	5000641	S GRATIOT W 20 FT 190 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 20.53 IRREG	Dev Detroit 1346 Gratiot LLC
1334 Gratiot Avenue	5000640	S GRATIOT E 20 FT 190 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 19.14 IRREG	Dev Detroit 1346 Gratiot LLC
1336 Gratiot Avenue	5000639	S GRATIOT W 1/2 191 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 19.95 IRREG	Dev Detroit 1346 Gratiot LLC
1340 Gratiot Avenue	5000638	S GRATIOT E 1/2 191 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 19.73 IRREG	Dev Detroit 1346 Gratiot LLC
1346 Gratiot Avenue	5000637	S GRATIOT 192 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 40.14 IRREG	Dev Detroit 1346 Gratiot LLC
1352 Gratiot Avenue	5000636	S GRATIOT 193 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 40 IRREG	Dev Detroit 1346 Gratiot LLC
1358 Gratiot Avenue	5000635	S GRATIOT 194 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 40.32 IRREG	Dev Detroit 1346 Gratiot LLC
1364 Gratiot Avenue	5000634	S GRATIOT 196-195 EXC GRATIOT AS WD CASS SUB L1 P6 PLATS, W C R 5/20 80 X 52	Dev Detroit 1346 Gratiot LLC
1380 Gratiot Avenue	5000633	S GRATIOT 197 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 40.19 IRREG	Dev Detroit 1346 Gratiot LLC
1384 Gratiot Avenue	5000632	S GRATIOT 198 EXC GRATIOT AVE AS WD CASS SUB LI P6 PLATS, W C R 5/20 40.28 IRREG	Dev Detroit 1346 Gratiot LLC
1388 Gratiot Avenue	5000631	S GRATIOT 200-199 EXC GRATIOT AS WD CASS SUB LI P6 PLATS, W C R 5/20 66,37 IRREG	Dev Detroit 1346 Gratiot LLC
1350 Service Street	5000625	S ANTIETAM 188 CASS SUB L1 P6 PLATS, W C R 5/20 115.95 IRREG	Dev Detroit 1346 Gratiot LLC
1366 Service Street	5000624	S ANTIETAM 185 THRU 187 CASS SUB L1 P6 PLATS, W C R 5/20 148.73 IRREG	Dev Detroit 1346 Gratiot LLC

1399 Maple Road	5000623	N MAPLE 2 LAFAYETTE PARK SUB L80 P87-91 PLATS, W C R 5/148 2653 SQ FT	Dev Detroit 1346 Gratiot LLC
2011 Russell Street	05003462-76	W RUSSELL 180-179 CASS SUB LI P6 PLATS, W C R 5/20 80 X 100	Dev Detroit 1346 Gratiot LLC
2033 Russell Street	05003461.002L	W RUSSELL 182-181 CASS SUB LI P6 PLATS, W C R 5/20 80 X 100	Dev Detroit 1346 Gratiot LLC
2105 Russell Street	5003461	W RUSSELL 184-183 CASS SUB LI P6 PLATS, W C R 5/20 112.63 IRREG	Dev Detroit 1346 Gratiot LLC
1301 Maple Road	05000618-9	N MAPLE 166 THRU 168 PLAT OF PTPC 181 A RIVARD L12 P348-51 GTY RECORDS, W C R 5/8 10,800 SQ FT	Dev Detroit 1346 Gratiot LLC
1325 Maple Road	5000620	N MAPLE 171 W 6 FT 172 CASS SUB LI P6 PLATS, WCR 5/20 3,856 SQ FT	Dev Detroit 1346 Gratiot LLC
1337 Maple Road	5000621	N MAPLE E 34 FT 172 173-174 CASS SUB LI P6 PLATS, WC R5/20 114X90	Dev Detroit 1346 Gratiot LLC

Proposed Future Legal Description

PARCEL A:

LOT 2, OF LAFAYETTE PARK SUBDIVISION OF PARTS OF PRIVATE CLAIMS 6, 181, 7, 132, 12, 13, 8 AND 17, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 80 OF PLATS, PAGES 87, 88, 89, 90 AND 91, WAYNE COUNTY RECORDS. ALSO, LOTS 179 THROUGH 184, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY OF SERVICE STREET WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET, SOUTH 27 DEGREES 01 MINUTE 32 SECONDS EAST, 273.40 FEET TO THE NORTHEAST CORNER OF LOT 2; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SOUTH 34 DEGREES 34 MINUTES 25 SECONDS WEST, 96.54 FEET; THENCE CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 15.12 FEET TO THE SOUTHEASTERLY CORNER OF LOT 2; THENCE ALONG THE NORTHEASTERLY LINE OF THE 20' WIDE ALLEY, NORTH 27 DEGREES 01 MINUTE 29 SECONDS WEST, 252.53 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SERVICE STREET, NORTH 28 DEGREES 48 MINUTES 49 SECONDS EAST, 120.85 FEET TO THE POINT OF BEGINNING.

PARCEL B:

LOTS 185 THROUGH 188, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE SOUTHEASTERLY LINE OF SERVICE STREET WITH THE SOUTHWESTERLY LINE OF THE 20' WIDE ALLEY; THENCE ALONG SAID SOUTHEASTERLY LINE OF SERVICE STREET, SOUTH 28 DEGREES 48 MINUTES 49 SECONDS WEST, 288.46 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF THE 15' WIDE ALLEY, NORTH 58 DEGREES 56 MINUTES 25 SECONDS EAST, 222.69 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID 20' WIDE ALLEY, NORTH 27 DEGREES 01 MINUTE 29 SECONDS WEST, 135.08 FEET TO THE POINT OF BEGINNING.

PARCEL C:

PART OF LOTS 189 THROUGH 200, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS. ALSO, PART OF LOTS 189 THROUGH 171, BOTH INCLUSIVE, OF PLAT OF THAT PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE. FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GRATIOT AVENUE WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF GRATIOT AVENUE, NORTH 28 DEGREES 48 MINUTES 49 SECONDS EAST, 603.44 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 03 SECONDS EAST, 9.30 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL STREET, SOUTH 27 DEGREES 01 MINUTE 32 SECONDS EAST, 53.19 FEET; THENCE ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SERVICE STREET, SOUTH 28 DEGREES 48 MINUTES 49 SECONDS WEST, 468.95 FEET; THENCE ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF SERVICE DRIVE, SOUTH 27 DEGREES 05 MINUTES 44 SECONDS EAST, 20.43 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF THE 15' WIDE ALLEY, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 120.02 FEET; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES 06 MINUTES 29 SECONDS WEST, 10.48 FEET TO THE POINT OF BEGINNING.

PARCEL D:

LOTS 166 THROUGH 168, BOTH INCLUSIVE, OF PLAT OF THAT PART OF PRIVATE CLAIM 181 NORTH OF JEFFERSON AVE. FOR THE HEIRS OF ANTOINE RIVARD AS SUBDIVIDED INTO LOTS MARCH 1841, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 12 OF CITY RECORDS, PAGES 350 AND 351, WAYNE COUNTY RECORDS. ALSO, LOTS 171 THROUGH 174, BOTH INCLUSIVE, OF CASS SUBDIVISION OF PART OF THE MULLETT FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 6A, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET, ALSO BEING THE SOUTHWEST CORNER OF LOT 166; THENCE ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF RIVARD STREET, NORTH 27 DEGREES 06 MINUTES 29 SECONDS WEST, 90.24 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF THE 15' WIDE ALLEY, NORTH 58 DEGREES 56 MINUTES 25 SECONDS EAST, 273.85 FEET; THENCE SOUTH 31 DEGREES 00 MINUTES 57 SECONDS EAST, 90.03 FEET TO THE SOUTHEAST CORNER OF LOT 174; THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF MAPLE STREET, SOUTH 58 DEGREES 56 MINUTES 25 SECONDS WEST, 280.00 FEET TO THE POINT OF BEGINNING.

Additional Information

IT IS PROPOSED PORTIONS OF SERVICE STREET AND THE ALLEYWAY TO THE EAST OF 1366 SERVICE STREET WILL BE VACATED. THE ALLEYWAY TO THE SOUTH OF 1366 SERVICE STREET WILL ALSO BE VACATED AND CONVERTED TO AN EASEMENT. THIS LAND AND THE SURROUNDING RIGHT OF WAYS ARE INCLUDED WITH IN THE BROWNFIELD PLAN ELIGIBLE PROPERTY.

ATTACHMENT C

Project Description

Eastern Market Mixed Use Development

PROJECT DESCRIPTION

Development Team and Company Synopsis

Develop Detroit is a mission-driven real estate development company that executes significant housing and revitalization projects throughout Detroit. Operating as a catalyst to help stabilize and grow key Detroit neighborhoods, Develop Detroit is an independent nonprofit that builds on the experience and performance of the most accomplished developers in the nation. Develop Detroit specializes in a wide range of real estate projects, including multifamily and mixed-use housing developments, single family home rehabilitation, educational facilities, commercial properties and community centers. They create housing for a wide range of income types, with a strong focus on insuring opportunities for low- and moderate- income Detroiters to attain quality housing. Develop Detroit creates sustainable and dynamic communities that promote economic stability and enhance the quality of life for all residents.

Develop Detroit is partnering with Town Partners (the “developer”) for this development. Town Partners (Town) founded in 2012, is focused on multifamily, retail, and light manufacturing development opportunities that leverage Detroit’s world-class assets. Town takes an alternative approach to real estate development with a, “Return on Community” philosophy where they seek to combine sound investment strategies with building strong interconnected communities and culture.

Town was created to connect small businesses and the on-the-ground energy in the city of Detroit to well-designed, unique spaces that transform the communities in which they are developed. Town combines sound real estate investment and management principles with local market knowledge, alternative financing strategies, and a formal tenant recruitment process to build globally recognized developments in the city of Detroit.

Develop Detroit and Town Partners has recognized the potential for redevelopment of the blighted properties immediately surrounding Eastern Market and the opportunity to create a development that compliments Eastern Market and would offer services in the neighborhood beyond Eastern Market’s typical 9am-5pm hours. The location for this redevelopment is situated near the southern entrance of Eastern Market.

Project Synopsis

The proposed residential use will be situated along Gratiot Avenue and Russell Street with a minimum of 200 units. It is anticipated that the rental rates will consist of 60% market rate and 40% aside for affordable housing (i.e. 80% AMI or lower).

The Development team is seeking additional financing sources to be able to offer an expanded affordable component to the project.

Common space will be included for residents to add to the sense of community the developer intends to create. The building along Russell Street will be developed to

allow for parking below the building. The parking structure will be located in the central portion of the property on the service street parcels. The facades of the existing warehouse building will partially wrap and obscure the structure. Overall there will be a minimum of 200 parking stalls, both structured and surface to accommodate the development.

Retail and commercial spaces will front Gratiot Avenue and Maple Street and will include a minimum of 20,000 square feet, which will be a mix of new construction and rehab of existing structures. This is inclusive of live/work spaces as well as anticipated restaurant/bar uses and additional tenants to support the overall Eastern Market economy.

The developer will create greenspace behind the Russell Street building as well as a piazza on the western portion of the property, creating a gathering node within the district. The commercial and retail tenants that will populate the development will garner visitors and encourage a 24/7 atmosphere.

The developer anticipates 40 full time equivalent (FTE) jobs associated with the commercial and retail aspects of the proposed development will be created. Of the 40 jobs, 4 are anticipated to be direct jobs. The remainder will be indirect associated with future office, retail, and commercial tenants.

Upon completion, this project will bring a contaminated and dilapidated space back to productive use, addressing the growing demand for office, retail, and affordable, inclusive residential uses. It will further catalyze economic development in the area, including Lafayette Park, Eastern Market and Downtown.

Project Investment Estimates to Date

Hard Costs: Approximately \$70 million

Soft Costs: Approximately \$20 million

Total Costs: Approximately \$89-90 million

Additional Financing Incentives Associated with the Redevelopment

The Developer is also pursuing the following at this time:

- A Commercial Rehabilitation Act (CRA) Tax Exemption (Public Act 210)
- HOME Funding from the City of Detroit
- Project-Based Vouchers from the Detroit Housing Commission
- Low Income Housing Tax Credits (LIHTC)

Economic Benefit Analysis

The proposed Development will create a community urban core and centerpiece between Eastern Market, the downtown, and Lafayette Park. Through its display and accessibility to local food products and retail, the Development will attract local talent and bring a high-density of residents and visitors to the area.

Upon completion, the Development will also serve as a retail, restaurant, and entertainment venue and offer a destination spot that will be accessible and open beyond the Eastern Market's typical 9am to 5pm hours. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Gratiot Avenue corridor and the surrounding neighborhoods and provide spinoff consumer spending in Eastern Market.

The mixed-use nature that the Development will create will spur a vibrant culture and facilitate social and economic growth for residents and visitors. Additionally, the developer recognizes the potential for this space to capture the community demand for a 24/7 hub. Through retail and high foot traffic, the Development will aid in stabilizing the neighborhood, create jobs, increase density, and strengthen security.

Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs and residents that the project will create.

On a short term basis approximately 70 construction jobs will be created, and on a long-term basis the proposed redevelopment associated with the District will create approximately 40 full-time equivalent (FTE) jobs. The developer has already presented at a D2D meeting and Skilled Trades Task Force, and intends to present again as the contractor procurement process is finalized, to ensure Detroit-based contractors and workers benefit from the redevelopment.

It will further help meet the demand for housing in Detroit which will generate new income tax in addition to the jobs created and amount of private investment. Investments in the community such as this that will have long-term effects and provide sustainable principals will retain and foster local talent that is vital to securing the City's economic future.

The proposed redevelopment will house new Detroit residents and workers through the overall vision of creating live/work space and a 24/7 walkable community. Therefore, it is anticipated the City of Detroit will collect approximately 2.5% income tax per resident per year.

ATTACHMENT D

Supportive Letters



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 771
(313) 224-1310
WWW.DETROITMI.GOV

June 22, 2018

Chris Nielsen
Detroit Underwriting Branch Chief
US Department of Housing and Urban Development

Dear Chris Nielsen,

I am writing to express support for Develop Detroit's Eastern Market Development as they pursue financing from the Department of Housing and Urban Development.

The City of Detroit Planning & Development Department has been working with the developer through the conceptual phase of the project. The proposed design is consistent with the city's vision for the site and urban design guidelines. The Developer has shared feedback from the HUD concept meeting last fall, and we feel it is appropriate to speak to questions and concerns raised at that time; namely the site's connectivity to Downtown and adjacent neighborhoods, synergistic development activity in the immediate area, market support of the proposed commercial square footage, and the configuration of the proposed project's parking.

Regarding connectivity: The development site sits at the crossroads of three major districts of the city – the Central Business District to the west, Eastern Market to the north and the Lafayette Park neighborhood to the south. The city, working with the state, is preparing to improve the connections to downtown by converting I-375 and the Fisher Freeway extension (Gratiot Connector) to an urban surface boulevard. This will provide for better connectivity and mobility options consistent with the urban environment desired by the City of Detroit. Construction is slated to start in 2022. Additionally, there are plans to connect Russell Street in the south to Antietam Street – better connecting Lafayette Park to Eastern Market.

Regarding synergistic development: The Eastern Market Development advances widely accepted urban design principles: multi-use development with active street frontage, parking that is positioned behind active uses, location along routes with enhanced-transit (FAST bus, DDOT).

Regarding market support: The City of Detroit, in recognizing the potential of Eastern Market, has engaged in an economic and planning study, to guide growth for what is already one of the largest job centers in the city.

Regarding parking configuration: The City of Detroit's zoning ordinance discourages parking facilities facing Gateway Radial Thoroughfare Overlay Areas. The parking design and location is consistent with urban design principles as noted in our ordinance.

I sincerely thank you for your consideration of this project. Our office is available to assist in answering any questions you may have.

Very Best Regards,



Maurice D. Cox
Director of Planning & Development Department



July 2, 2018

City of Detroit City Planning Commission
Coleman C. Young Municipal Center
Detroit, MI 48226

Dear Planning Commission Members:

Eastern Market Corporation (EMC) strongly supports Develop Detroit's Eastern Market Gateway, the proposed mixed-use project located at Russell Street and Gratiot Avenue.

Develop Detroit and its design team have developed a project that is consistent with development strategies outlined in Eastern Market 2025 the ten year strategy was developed to preserve the market's authenticity and character as a tsunami of investment hits Eastern Market.

Specifically, EMC is keen to preserve opportunities for smaller, independent businesses and to assure that the market district remains a place where anyone, regardless of their income, can flourish. We especially support the project residential mix and the creation of smaller retail spaces. The 40:60 ratio of affordable to market rate housing helps ensure that people working in the Eastern Market District can live nearby reducing dependency on the automobile and increasing the opportunity for household wealth creation.

Develop Detroit and its design team have also taken into account the site's history and its proximity to Eastern Market to develop a program that incorporates murals and the vibrancy of Service Street into its plans.

Further, Develop Detroit has developed its program with significant input from our organization as well as addressing concerns of local residents and businesses that were voiced at community meetings held at Eastern Market.

EMC appreciates the inclusion of Eastern Market many stakeholders in the planning process and their dedication to maintaining the character of the area. I look forward to this project contributing to the continued growth of the Eastern Market community and greater Detroit.

Sincerely,

Dan Carmody
President

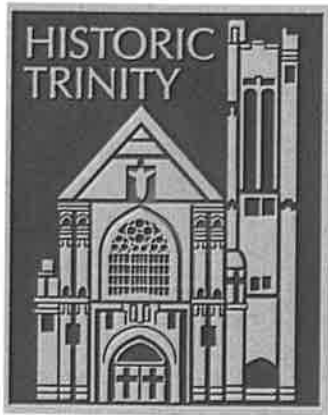
CITY OF DETROIT
HISTORIC DISTRICT COMMISSION

2 WOODWARD, SUITE 808
DETROIT, MICHIGAN 48226
PHONE 313-224-6536
FAX 313-224-1310

**REPORT TO MAYOR DUGGAN
AND
THE HONORABLE DETROIT CITY COUNCIL
REGARDING THE EASTERN MARKET GATEWAY DEVELOPMENT-
ADJACENT TO THE TRINITY LUTHERAN CHURCH AND ST. JOHNS/ST.
LUKE EVANGELICAL CHURCH HISTORIC DISTRICTS
Jul 11, 2018**

Pursuant to Section 25-2-7 of the 1984 Detroit City Code, the Planning and Development Department has requested that the Detroit Historic District Commission (“Commission”) review and comment on the effects the proposed new development (located at 1314-1388 Gratiot Avenue; 2011-2105 Russell Street; 1301-1399 Maple Street, and 1350-1366 Service Street) will have on the adjacent Trinity Lutheran Church and St. Johns/St. Luke Evangelical Church Historic Districts.

The Commission reviewed the project at the July 11, 2018 regular meeting and determined that the project will be complementary to the adjacent historic districts based upon the modern esthetic, scale, and massing. The development clearly distinguishes itself, but is compatible to the adjacent Trinity Lutheran Church and St. Johns/St. Luke Evangelical Church Historic Districts and the nearby Lafayette Park Historic District.



Historic Trinity

Lutheran Church

1345 Gratiot Ave. Detroit, MI 48207
(313) 567-3100
historictrinity.org

August 25, 2018

To the City of Detroit City Planning Commission:

I pray this note finds you rejoicing in the Lord...

Historic Trinity Lutheran Church has been a beacon of light in the Eastern Market District ("Germantown") of Detroit since 1850. We are very excited about the development of the area directly across Gratiot Ave. We have been impressed with the communication, leadership, and vision of Develop Detroit and this project.

As a staple in this community for 168 years, we lend our enthusiastic support toward this new endeavor. Please feel free to contact me if I can be of any further assistance.

Sincerely Yours,

A handwritten signature in black ink, appearing to read "Rev. D. Lee Andrzejewski". The signature is fluid and cursive, written over a faint, larger version of the same name.

Rev. D. Lee Andrzejewski
Head Pastor

Dear City of Detroit City Planning Commission Members:

East Marketplace LLC would like to express our full support for Develop Detroit's proposed Eastern Market Mixed Use Development located at Russell Street and Gratiot Avenue. We are the owners of 1429 Gratiot known as the Gratiot Central Market. We have reviewed the plans and believe this would be a great addition to connect the market with the downtown area.

We appreciate being invited to multiple community engagement meetings and further that Develop Detroit has implemented ideas that were discussed during this process.

As an Eastern Market Business & Property Owner, we appreciate the inclusion of the community in the planning process and am pleased to see the direction of the program. We look forward to this project contributing to the continued growth of the Eastern Market community and greater.

Sincerely,



Frank Arcori

Verus Development Group, LLC

423 N Main, Suite 100 Royal Oak, MI 48067



607 Shelby • Suite 400 • **Detroit** • MI 48226 • 313.502.5117

August 23, 2018

Dear City of Detroit City Planning Commission Members:

BASCO of Michigan would like to express our full support for Develop Detroit's proposed Eastern Market Mixed Use Development located at Russell Street and Gratiot Avenue. We are developing the north-west corner across the street and we feel both projects complement one another as gateway projects to the Eastern Market District.

Develop Detroit and its design team has considered the site's history and its proximity to Eastern Market to develop a program that incorporates murals and the vibrant nature of the market into the aesthetic of the design. We have made note of this through the sharing of their preliminary designs with us. In addition, we understand that the development program has been designed to include concerns of local residents and businesses – with the design team conducting community meetings at Eastern Market throughout Develop Detroit's community engagement process.

The development is a mixed use, retail and residential program which will include creation of a retail alley on Service St., a green roof on the current vacant Maple St. warehouse and additional parking through a garage – amenities that residents and the public will enjoy alike. It will contribute to increasing the walkability and density of the neighborhood, as well as strengthen economic development in the area.

As an Eastern Market Business & Property Owner, I appreciate the inclusion of the community in the planning process and am pleased to see the direction of the program. I look forward to this project contributing to the continued growth of the Eastern Market community and greater Detroit.

Respectfully,

Graten C. Little, Jr

Project Administrator

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities - Russell	MDEQ Act 381 Eligible Activities - Russell	MSF Act 381 Eligible Activities - Gratiot	MDEQ Act 381 Eligible Activities - Gratiot
Pre-Approved Activities					
Phase I ESAs	\$ 30,000	\$ -	\$ 15,000	\$ -	\$ 15,000
Phase II ESA/BEA/DDCC	\$ 40,000	\$ -	\$ 20,000	\$ -	\$ 20,000
Hazardous Materials Survey	\$ 10,000	\$ -	\$ 5,000	\$ -	\$ 5,000
Baseline Environmental Assessments Sub-Total	\$ 80,000	\$ -	\$ 40,000	\$ -	\$ 40,000
Department Specific Activities					
Contaminated Soil Excavation, Transport, and Disposal (Russell St/Service St and Maple Road)	\$ 437,250	\$ -	\$ 247,500	\$ -	\$ 189,750
Excavation, transport, and disposal of hazardous material. (removal of NAPL (liquid) at 1325-1337 Maple Rd)	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -
Excavation equipment decon and decon wastewater handling	\$ 7,500	\$ -	\$ 7,500	\$ -	\$ -
Management and disposal of up to 2,000 gallons of contaminated groundwater	\$ 3,000	\$ -	\$ 3,000	\$ -	\$ -
Orphan Tank Removal (1364 Gratiot Ave)	\$ 22,000	\$ -	\$ -	\$ -	\$ 22,000
Oversight, sampling, reporting	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -
Demarcation barriers for landscaped areas to address direct contact	\$ 30,000	\$ -	\$ 15,000	\$ -	\$ 15,000
Department Specific Activities Sub-Total	\$ 639,750	\$ -	\$ 413,000	\$ -	\$ 226,750
Demolition					
Building/Site Demolition Activities	\$ 300,000	\$ 136,500	\$ -	\$ 163,500	\$ -
Demolition Sub-Total	\$ 300,000	\$ 136,500	\$ -	\$ 163,500	\$ -
Asbestos, Mold, and Lead Activities					
Asbestos Abatement	\$ 110,000	\$ -	\$ 55,000	\$ -	\$ 55,000
Asbestos and Lead Activities Sub-Total	\$ 110,000	\$ -	\$ 55,000	\$ -	\$ 55,000
Infrastructure Improvements					
Urban Storm Water Management Systems - Green Roof Stormwater Retention	\$ 198,380	\$ 198,380	\$ -	\$ -	\$ -
Former Busy Bee Building Multi-level Parking Structure	\$ 9,500,000	\$ -	\$ -	\$ 9,500,000	\$ -
Podium Parking Cost Differential - Russell Building	\$ 1,026,780	\$ 1,026,780	\$ -	\$ -	\$ -
Curbs and Gutters and Sidewalks	\$ 110,000	\$ 55,000	\$ -	\$ 55,000	\$ -
Improvements to Public Right of Ways and Alleys	\$ 105,000	\$ 25,000	\$ -	\$ 80,000	\$ -
Public Right of Ways - Paving	\$ 80,000	\$ -	\$ -	\$ 80,000	\$ -
Infrastructure Sub-Total	\$ 11,020,160	\$ 1,305,160	\$ -	\$ 9,715,000	\$ -
Site Preparation					
Temporary Construction Access/Roads	\$ 71,500	\$ 35,750	\$ -	\$ 35,750	\$ -
Temporary Traffic Control	\$ 16,500	\$ 8,250	\$ -	\$ 8,250	\$ -
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 291,500	\$ 145,750	\$ -	\$ 145,750	\$ -
Temporary Facility	\$ 99,000	\$ 49,500	\$ -	\$ 49,500	\$ -
Temporary Sheeting and Shoring	\$ 330,000	\$ 66,000	\$ -	\$ 264,000	\$ -
Relocation of Active Utilities (Electric, Gas, Water, Sewer)	\$ 330,000	\$ 110,000	\$ -	\$ 220,000	\$ -
Geotechnical Engineering Including Investigating Existing Subsurface Conditions, Soil Sampling, Assessing Risks Posed by Site Conditions, Designing Earthworks and Structure Foundations	\$ 22,000	\$ 11,000	\$ -	\$ 11,000	\$ -
Excavation for Unstable Material (urban/historic fill) and related backfill	\$ 1,023,413	\$ 288,750	\$ -	\$ 734,663	\$ -
Site Preparation Sub-Total	\$ 2,183,913	\$ 715,000	\$ -	\$ 1,468,913	\$ -
Preparation of Brownfield Plan and Act 381 Workplan					
Brownfield Plan/381 Work Plan	\$ 30,000	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Brownfield Plan Implementation	\$ 30,000	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 60,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Eligible Activities Sub-Total	\$ 14,393,823	\$ 2,171,660	\$ 623,000	\$ 11,362,413	\$ 336,750
15% Contingency*	\$ 2,138,073	\$ 323,499	\$ 70,200	\$ 1,702,112	\$ 42,283
Developer Eligible Reimbursement Total	\$ 16,531,896	\$ 2,495,159	\$ 693,200	\$ 13,064,524	\$ 379,033
Total MDEQ Request	\$ 972,213		\$ 593,200		\$ 379,033
Total MEDC/MSF Request	\$ 15,559,683	\$ 2,495,159		\$ 13,064,524	

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

ATTACHMENT F

TIF Tables

Tax Incremental Revenue Capture Estimates
Table
Eastern Market Area (Urban Project, Detroit
Wayne County, Michigan
August 16, 2018)

Estimated Taxable Value (TV) Increase Base	Plan Year														
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Base Taxable Value	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933
Residential - Market Rate	\$ 5,897,500	\$ 6,005,250	\$ 6,125,355	\$ 6,247,862	\$ 6,372,819	\$ 6,500,276	\$ 6,630,281	\$ 6,762,837	\$ 6,898,145	\$ 7,036,190	\$ 7,176,890	\$ 7,320,366	\$ 7,466,774	\$ 7,616,109	\$ 7,768,431
Commercial	\$ 3,457,088	\$ 3,474,189	\$ 3,492,673	\$ 3,562,526	\$ 3,633,777	\$ 3,706,432	\$ 3,780,481	\$ 3,856,193	\$ 3,933,317	\$ 4,011,983	\$ 4,092,223	\$ 4,174,067	\$ 4,257,449	\$ 4,342,700	\$ 4,429,554
Total Estimated New TV	\$ 9,354,588	\$ 9,479,439	\$ 9,618,028	\$ 9,810,388	\$ 10,006,596	\$ 10,206,708	\$ 10,410,762	\$ 10,618,030	\$ 10,828,464	\$ 11,041,173	\$ 11,256,113	\$ 11,473,432	\$ 11,693,069	\$ 11,915,009	\$ 12,139,285
Incremental Difference (New TV - Base TV)	\$ 9,153,655	\$ 9,278,506	\$ 9,417,095	\$ 9,609,455	\$ 9,805,663	\$ 10,005,775	\$ 10,209,830	\$ 10,417,100	\$ 10,627,531	\$ 10,841,240	\$ 11,058,180	\$ 11,278,497	\$ 11,502,130	\$ 11,729,076	\$ 11,959,352
School District															
State Education Tax (SET)	6.000%														
School Operating Tax	18.000%														
School Total	\$ 217,047	\$ 221,484	\$ 226,010	\$ 230,627	\$ 235,336	\$ 240,139	\$ 245,038	\$ 250,036	\$ 255,132	\$ 260,324	\$ 265,611	\$ 271,004	\$ 276,504	\$ 282,111	\$ 287,825
Local District															
City of Detroit	18.9210%														
Library	4.6307%														
Wayne County District #1	7.8210%														
Huron Clinton Metropolitan Authority	0.2246%														
Wayne County (SO) (RCSA)	3.6643%														
Wayne County (RCSA) (ENV)	0.0000%														
Wayne County Community College	3.2408%														
Local Total	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244	\$ 39,3244
Non-Capturable Millages															
City Debt	8.1375%														
School Debt	13.0000%														
Wayne County DDA	0.2000%														
Wayne County Zoo	0.1000%														
Total Non-Capturable Taxes	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370	\$ 21,5370
Total Capturable Millages	63.3244														
Total Total Incremental Revenue (TRM) Available for Capture	\$ 217,047	\$ 221,484	\$ 226,010	\$ 230,627	\$ 235,336	\$ 240,139	\$ 245,038	\$ 250,036	\$ 255,132	\$ 260,324	\$ 265,611	\$ 271,004	\$ 276,504	\$ 282,111	\$ 287,825

Tax Increment Revenue Capture Estimates
Table
Eastern Market Mixed Use Project, Detroit
Wayne County, Michigan
August 16, 2018

Estimated Taxable Value (TV) Increase Rate	Plan Year												TOTAL		
	16	17	18	19	20	21	22	23	24	25	26	27		28	29
Calendar Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Base Taxable Value	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933	\$ 200,933
Residential - Market Value	\$ 7,922,800	\$ 8,243,921	\$ 8,576,976	\$ 8,912,055	\$ 9,249,159	\$ 9,588,298	\$ 9,929,472	\$ 10,272,681	\$ 10,617,935	\$ 10,965,244	\$ 11,314,608	\$ 11,666,027	\$ 12,019,501	\$ 12,375,030	\$ 12,732,614
Commercial	\$ 4,538,145	\$ 4,608,508	\$ 4,700,678	\$ 4,794,661	\$ 4,890,465	\$ 4,988,097	\$ 5,088,558	\$ 5,190,928	\$ 5,295,207	\$ 5,399,601	\$ 5,503,999	\$ 5,608,399	\$ 5,712,799	\$ 5,817,196	\$ 5,921,589
Total Estimated New TV	\$ 12,460,945	\$ 12,852,429	\$ 13,277,654	\$ 13,706,716	\$ 14,139,624	\$ 14,576,395	\$ 15,017,230	\$ 15,462,029	\$ 15,910,842	\$ 16,363,673	\$ 16,820,527	\$ 17,281,406	\$ 17,746,300	\$ 18,215,226	\$ 18,688,203
Incremental Difference (New TV - Base TV)	\$ 12,260,012	\$ 12,651,496	\$ 13,076,721	\$ 13,505,783	\$ 13,938,691	\$ 14,376,462	\$ 14,819,093	\$ 15,266,572	\$ 15,718,909	\$ 16,176,102	\$ 16,638,151	\$ 17,105,056	\$ 17,576,807	\$ 18,053,504	\$ 18,535,147
Millage Rate	6.0000	7.0446	7.8439	8.6022	9.4205	10.2987	11.2368	12.2349	13.2930	14.4211	15.6192	16.8873	18.2254	19.6335	21.1116
School Education Tax (SEIT)	\$ 18,000	\$ 220,138	\$ 248,817	\$ 279,765	\$ 312,641	\$ 347,464	\$ 384,233	\$ 422,958	\$ 463,639	\$ 506,276	\$ 550,871	\$ 597,424	\$ 645,945	\$ 696,434	\$ 748,891
School Operating Tax	\$ 34,000	\$ 293,784	\$ 279,756	\$ 305,848	\$ 312,061	\$ 318,399	\$ 324,863	\$ 331,457	\$ 338,183	\$ 345,043	\$ 352,040	\$ 359,177	\$ 366,457	\$ 373,887	\$ 381,457
School Total															
Local Colleges															
City Operating	\$ 19,9520	\$ 244,733	\$ 249,137	\$ 254,282	\$ 259,477	\$ 264,720	\$ 270,020	\$ 275,375	\$ 280,784	\$ 286,246	\$ 291,761	\$ 297,328	\$ 302,947	\$ 308,618	\$ 314,341
Library	\$ 4,6207	\$ 56,684	\$ 57,837	\$ 59,012	\$ 60,211	\$ 61,434	\$ 62,681	\$ 63,951	\$ 65,243	\$ 66,557	\$ 67,892	\$ 69,248	\$ 70,625	\$ 72,023	\$ 73,441
Wayne County Operating	\$ 7,8210	\$ 95,749	\$ 97,896	\$ 99,681	\$ 101,290	\$ 102,720	\$ 104,169	\$ 105,638	\$ 107,126	\$ 108,634	\$ 110,161	\$ 111,707	\$ 113,272	\$ 114,856	\$ 116,459
Ruon Omsen Metropolitan Authority	\$ 0.2146	\$ 2,627	\$ 2,680	\$ 2,735	\$ 2,790	\$ 2,845	\$ 2,900	\$ 2,955	\$ 3,010	\$ 3,065	\$ 3,120	\$ 3,175	\$ 3,230	\$ 3,285	\$ 3,340
Wayne County (SD) (REDA)	\$ 3,4643	\$ 42,607	\$ 43,269	\$ 44,148	\$ 45,045	\$ 45,960	\$ 46,893	\$ 47,844	\$ 48,813	\$ 49,800	\$ 50,805	\$ 51,828	\$ 52,869	\$ 53,928	\$ 54,995
Wayne County (NSA) (BN)	\$ 0.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Wayne County Community College	\$ 3,2408	\$ 39,671	\$ 40,477	\$ 41,300	\$ 42,139	\$ 42,994	\$ 43,865	\$ 44,752	\$ 45,656	\$ 46,577	\$ 47,513	\$ 48,464	\$ 49,430	\$ 50,411	\$ 51,407
Local Total	\$ 38,2484	\$ 461,370	\$ 473,156	\$ 485,137	\$ 497,318	\$ 509,701	\$ 522,304	\$ 535,128	\$ 548,173	\$ 561,449	\$ 574,956	\$ 588,694	\$ 602,663	\$ 616,964	\$ 631,504
Non-Capitalizable Millages															
City Debt	\$ 2,3710	\$ 27,844	\$ 28,425	\$ 29,027	\$ 29,649	\$ 30,281	\$ 30,923	\$ 31,575	\$ 32,237	\$ 32,909	\$ 33,591	\$ 34,282	\$ 34,983	\$ 35,694	\$ 36,415
School Debt	\$ 13,0000	\$ 16,235	\$ 16,462	\$ 16,692	\$ 16,925	\$ 17,161	\$ 17,400	\$ 17,642	\$ 17,887	\$ 18,135	\$ 18,386	\$ 18,639	\$ 18,894	\$ 19,151	\$ 19,409
Wayne County DIA	\$ 2,0000	\$ 2,416	\$ 2,439	\$ 2,463	\$ 2,487	\$ 2,511	\$ 2,535	\$ 2,559	\$ 2,583	\$ 2,607	\$ 2,631	\$ 2,655	\$ 2,679	\$ 2,703	\$ 2,727
Wayne County Zoo	\$ 0.1000	\$ 1,213	\$ 1,233	\$ 1,254	\$ 1,274	\$ 1,295	\$ 1,315	\$ 1,336	\$ 1,356	\$ 1,377	\$ 1,397	\$ 1,418	\$ 1,438	\$ 1,458	\$ 1,478
Total Non-Capitalizable Taxes	\$ 21,5370	\$ 274,618	\$ 278,641	\$ 282,728	\$ 286,879	\$ 291,094	\$ 295,372	\$ 299,714	\$ 304,119	\$ 308,588	\$ 313,121	\$ 317,718	\$ 322,379	\$ 327,104	\$ 331,893
Total Capitalizable Millages	\$ 63.3244														
Total Tax Increment Revenue (TR) Available	\$ 775,155	\$ 790,912	\$ 806,985	\$ 823,370	\$ 840,101	\$ 857,188	\$ 874,635	\$ 892,450	\$ 910,643	\$ 929,214	\$ 948,161	\$ 967,484	\$ 987,191	\$ 1,006,481	\$ 1,026,865

Tax Increment Revenue Capture Estimates
Table
Eastern Market-Related Use Project, Detroit
Wayne County, Michigan
August 16, 2018

Developer Monetization Reimbursement	Proportionality	School & Local Taxes	Total
State	37.50%	\$ 6,354,601	\$ 6,265,602
Local	62.50%	\$ 10,566,254	\$ 10,348,294
TOTAL			
Local	3.88%	\$ 972,213	\$ 972,213
MOI	54.12%	\$ 15,559,481	\$ 15,559,481

Estimated Capture	Estimated Total Years of Phase 3D
Administrative Fees	\$ 2,479,808
State Revolving Fund	\$ 1,107,017
LEAF	\$ 111,693

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Total State Incremental Revenue	\$ 217,097	\$ 221,484	\$ 226,019	\$ 230,036	\$ 233,336	\$ 240,139	\$ 245,038	\$ 250,036	\$ 255,133	\$ 260,332	\$ 265,635	\$ 271,064	\$ 276,561	\$ 282,189	\$ 287,929	\$ 293,784	\$ 299,756
State Identified Revenues (50% of LEI)	\$ 108,548	\$ 110,742	\$ 113,009	\$ 115,018	\$ 116,668	\$ 120,069	\$ 122,519	\$ 125,018	\$ 127,566	\$ 130,165	\$ 132,817	\$ 135,532	\$ 138,280	\$ 141,095	\$ 143,974	\$ 146,916	\$ 149,923
State TR Available for Reimbursement	\$ 54,274	\$ 55,371	\$ 56,504	\$ 57,509	\$ 58,334	\$ 60,034	\$ 61,259	\$ 62,509	\$ 63,783	\$ 65,082	\$ 66,408	\$ 67,766	\$ 69,140	\$ 70,532	\$ 71,944	\$ 73,376	\$ 74,827
Total Local Incremental Revenue	\$ 189,216	\$ 190,742	\$ 192,515	\$ 194,018	\$ 195,668	\$ 200,070	\$ 202,779	\$ 205,018	\$ 207,566	\$ 210,282	\$ 213,018	\$ 215,766	\$ 218,532	\$ 221,337	\$ 224,181	\$ 227,068	\$ 229,999
MOI Administrative Fee (15%)	\$ 28,382	\$ 28,611	\$ 28,877	\$ 29,179	\$ 29,515	\$ 30,010	\$ 30,510	\$ 31,015	\$ 31,525	\$ 32,040	\$ 32,560	\$ 33,085	\$ 33,615	\$ 34,150	\$ 34,690	\$ 35,235	\$ 35,785
Local TR Available for Reimbursement	\$ 160,834	\$ 162,131	\$ 163,638	\$ 164,839	\$ 166,153	\$ 170,060	\$ 172,269	\$ 174,003	\$ 175,941	\$ 177,942	\$ 180,058	\$ 182,281	\$ 184,517	\$ 186,767	\$ 189,031	\$ 191,303	\$ 193,584
Total State & Local TR Available	\$ 381,110	\$ 383,913	\$ 389,123	\$ 391,857	\$ 394,826	\$ 400,139	\$ 403,798	\$ 407,521	\$ 411,349	\$ 415,294	\$ 419,563	\$ 423,352	\$ 427,167	\$ 431,012	\$ 434,895	\$ 438,800	\$ 442,727
Beginning Balance	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896
DEVELOPER Reimbursement Balance	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896	\$ 16,311,896
MOI State-Programmed Credit	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481
State Tax Reimbursement	\$ 138,247	\$ 139,247	\$ 140,247	\$ 141,247	\$ 142,247	\$ 143,247	\$ 144,247	\$ 145,247	\$ 146,247	\$ 147,247	\$ 148,247	\$ 149,247	\$ 150,247	\$ 151,247	\$ 152,247	\$ 153,247	\$ 154,247
Local Tax Reimbursement	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234	\$ 15,421,234
Total MOI Reimbursement Balance	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481	\$ 15,559,481
MOI Local-Programmed Credit	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213
State Tax Reimbursement	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213
Local Tax Reimbursement	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total MOI Reimbursement Balance	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213	\$ 972,213
Total Annual Developer Reimbursement	\$ 381,110	\$ 383,913	\$ 389,123	\$ 391,857	\$ 394,826	\$ 400,139	\$ 403,798	\$ 407,521	\$ 411,349	\$ 415,294	\$ 419,563	\$ 423,352	\$ 427,167	\$ 431,012	\$ 434,895	\$ 438,800	\$ 442,727
LOCAL BROWNFIELD REVOLVING FUND LEAF Deposits**	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
State Tax Capture	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Local Tax Capture	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total LEAF Capture	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Footnotes:
*Administrative Fees for Year 1-10 used in Year 11 following PA10 Abatement
** Up to five years of capture for LEAF Deposits after eligible activities are reimbursed. May be taken from DEC & Local TR only.

Tax Incremental Revenue Capture Estimates
Table
Eastern Market Mixed Use Project, Detroit
Westland, Michigan
August 16, 2018

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ 305,848	\$ 312,061	\$ 318,269	\$ 324,477	\$ 330,685	\$ 336,893	\$ 343,101	\$ 349,309	\$ 355,517	\$ 361,725	\$ 367,933	\$ 374,141	\$ 380,349	\$ 3,866,134
State Brownfield Revolving Fund (50% of SRT)	\$ 38,231	\$ 39,008	\$ 39,820	\$ 40,627	\$ 41,430	\$ 42,233	\$ 43,036	\$ 43,839	\$ 44,642	\$ 45,445	\$ 46,248	\$ 47,051	\$ 47,854	\$ 478,517
State TR Available for Reimbursement	\$ 267,617	\$ 273,053	\$ 278,449	\$ 283,850	\$ 289,255	\$ 294,656	\$ 300,057	\$ 305,458	\$ 310,859	\$ 316,260	\$ 321,661	\$ 327,062	\$ 332,463	\$ 3,387,617
Total Local Incremental Revenue	\$ 501,137	\$ 511,218	\$ 521,299	\$ 531,380	\$ 541,461	\$ 551,542	\$ 561,623	\$ 571,704	\$ 581,785	\$ 591,866	\$ 601,947	\$ 612,028	\$ 622,109	\$ 6,214,651
Local TR Available for Reimbursement	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
Total State & Local TR Available	\$ 668,754	\$ 684,277	\$ 699,800	\$ 715,323	\$ 730,846	\$ 746,369	\$ 761,892	\$ 777,415	\$ 792,938	\$ 808,461	\$ 823,984	\$ 839,507	\$ 855,030	\$ 8,586,302
DEVELOPER														
DEVELOPER Reimbursement Balance	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900	\$ 8,166,900
MPF New Construction Capital	\$ 251,479	\$ 255,996	\$ 260,513	\$ 265,030	\$ 269,547	\$ 274,064	\$ 278,581	\$ 283,098	\$ 287,615	\$ 292,132	\$ 296,649	\$ 301,166	\$ 305,683	\$ 3,051,811
Local TR Reimbursement	\$ 271,143	\$ 276,660	\$ 282,177	\$ 287,694	\$ 293,211	\$ 298,728	\$ 304,245	\$ 309,762	\$ 315,279	\$ 320,796	\$ 326,313	\$ 331,830	\$ 337,347	\$ 3,368,511
Total MPF Reimbursement Balance	\$ 522,622	\$ 532,656	\$ 542,694	\$ 552,728	\$ 562,765	\$ 572,802	\$ 582,839	\$ 592,876	\$ 602,913	\$ 612,950	\$ 622,987	\$ 633,024	\$ 643,061	\$ 6,420,322
MPF Reimbursement Total	\$ 522,622	\$ 532,656	\$ 542,694	\$ 552,728	\$ 562,765	\$ 572,802	\$ 582,839	\$ 592,876	\$ 602,913	\$ 612,950	\$ 622,987	\$ 633,024	\$ 643,061	\$ 6,420,322
State TR Reimbursement	\$ 15,778	\$ 16,058	\$ 16,338	\$ 16,618	\$ 16,898	\$ 17,178	\$ 17,458	\$ 17,738	\$ 18,018	\$ 18,298	\$ 18,578	\$ 18,858	\$ 19,138	\$ 194,154
Local TR Reimbursement	\$ 21,590	\$ 21,870	\$ 22,150	\$ 22,430	\$ 22,710	\$ 22,990	\$ 23,270	\$ 23,550	\$ 23,830	\$ 24,110	\$ 24,390	\$ 24,670	\$ 24,950	\$ 249,154
Total TR Reimbursement Balance	\$ 37,368	\$ 37,928	\$ 38,488	\$ 39,048	\$ 39,608	\$ 40,168	\$ 40,728	\$ 41,288	\$ 41,848	\$ 42,408	\$ 42,968	\$ 43,528	\$ 44,088	\$ 440,308
Total Annual Developer Reimbursement	\$ 560,794	\$ 570,584	\$ 580,374	\$ 590,164	\$ 599,954	\$ 609,744	\$ 619,534	\$ 629,324	\$ 639,114	\$ 648,904	\$ 658,694	\$ 668,484	\$ 678,274	\$ 6,760,630
LOCAL BROWNFIELD REVOLVING FUND														
LBFF Deposits **	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State TR Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TR Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBFF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:
 *Administrative Fee for Year 1-10 paid in Year 11 following PA210 Abatement
 ** Up to five years of capture for LBFF
 *** State and Local TR Reimbursements are calculated based on the TR available for reimbursement. May be taken from DCU & Local TR only.

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

Elizabeth Masserang

From: Paul Max <maxp@detroitmi.gov>
Sent: Wednesday, July 25, 2018 9:57 AM
To: Anita Harrington; Elizabeth Masserang
Subject: RE: BSEED Review Submittal - Brownfield

Good morning

Yes, we received the reports. They have been stored on a shared drive and they are awaiting review. I expect to have our review letter sent to the Detroit Brownfield Redevelopment Authority on the week after I return.

Sent from my Verizon 4G LTE smartphone

----- Original message -----

From: Elizabeth Masserang <masserang@pmenv.com>
Date: 7/25/18 9:43 AM (GMT-05:00)
To: Paul Max <maxp@detroitmi.gov>, Anita Harrington <HarringtonA@detroitmi.gov>
Subject: RE: BSEED Review Submittal - Brownfield

>>> "Elizabeth Masserang" 07/25/2018 09:43 >>>
Hi Anita,

I noted Paul was out of the office.

I wanted to confirm receipt of the reports below and if you require any hard copies ahead of the Brownfield Plan submittal for this project.

Thanks,

Elizabeth Masserang | *Senior Project Consultant*
Economic Incentives Department
PM ENVIRONMENTAL, INC.
4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com
p: 248-414-1441 | f: 877-884-6775 | Masserang@pmenv.com
Environmental & Engineering Services Nationwide

From: Elizabeth Masserang
Sent: Tuesday, July 10, 2018 8:25 AM
To: 'maxp@detroitmi.gov' <maxp@detroitmi.gov>
Cc: 'harringtona@detroitmi.gov' <harringtona@detroitmi.gov>
Subject: BSEED Review Submittal - Brownfield

Hi Paul,

I recently met with Brian Vosburg and a client of ours, Develop Detroit, is gearing up to submit a Brownfield Plan to the City. The Brownfield Plan will be for their proposed Eastern Market Gateway project.

Brian asked that I send along the reports to you for BSEED review. I've provided a share file here providing the Phase I ESA/BEA they had completed at time of purchase.

Service St Gratiot Ave Maple St Russell – Phase I ESA and BEA

Please let me know if you require any hard copies or need anything else.

Thanks!

Elizabeth Masserang | *Senior Project Consultant*

Economic Incentives Department

PM ENVIRONMENTAL, INC.

4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com

p: 248-414-1441 | f: 877-884-6775 | Masserang@pmenv.com

Environmental & Engineering Services Nationwide

ATTACHMENT H

Incentives Chart

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use	Brownfield	\$70 Million Hard Cost Investment	Neighborhood District 5

Jobs Available						
Construction			Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor
10	10	25	25	10	10	0
						20

1. What is the plan for hiring Detroiters?

The development team has already presented at a prior D2D session and Skilled Trades Task Force Meeting to obtain Detroit-based contractors for this project. The development team plans to attend another session and Skilled Trades Task Force Meeting as the contractor procurement process is finalized.

This job will be subject to Davis Bacon wage requirements and Section 3 hiring obligations. Section 3 contracting requirements, as well as the City of Detroit's Section 3, resident hiring and MBE and WBE contracting requirements including but not limited to the City of Detroit Executive Orders No. 2014-4, No. 2014-5, No. 2007-1, and No. 2003-4. The selected General Contractor will be responsible for demonstrating that such policy and legally binding contracting requirements are met. It is Develop Detroit's objective for this Project that residents of its properties and the Detroit community be the beneficiaries of contracts and employment to the highest extent possible.

The development team has a proven track record of utilizing Detroit-based contractors and employees.

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

It is anticipated that 40 full-time equivalent (FTE) permanent jobs associated with the commercial and retail aspects of the proposed development. These will include necessary management, professional, and service staffing. Of the 40 jobs, 4 are anticipated to be direct jobs. The remainder will be indirect associated with future office, retail, and commercial tenants.

The Construction jobs will consist of;

- Demolition and construction
- Mechanical
- Electrical
- Plumbing
- Abatement
- Interior Build Outs

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

This development is not anticipated to cause any relocation. It is anticipated that upon completion the development will create space for residential tenants and that approximately 35% of residential tenants will come from outside Detroit.

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

Yes. Developer has engaged with local, Detroit-based businesses, that have roots in the area as well as Eastern Market Corporation. On October 3, 2017, Develop Detroit held its first community design meeting for the project, with over 50 attendees, most of whom come from the local community.

5. When is construction slated to begin?

Construction is slated to commence in spring of 2019

6. What is the expected completion date of construction?

Construction completion is anticipated for fall/winter 2020

ATTACHMENT I
Eligibility Confirmation

Elizabeth Masserang

From: Owens, Paul (DEQ) <OWENSP@michigan.gov>
Sent: Friday, July 27, 2018 12:06 PM
To: Elizabeth Masserang
Cc: Bakun, Michelle (DEQ)
Subject: RE: Facility Status Confirmation - Brownfield Plan

Hi Elizabeth,

Thank you for providing the data and maps. After looking at the data I can confirm facility status for the following parcels based on the current parcel map:

1346 Gratiot
1352 Gratiot
1364 Gratiot
1388 Gratiot
2105 Russell
2033 Russell
1366 Service
1337 Maple

If these parcels will be grouped with other adjacent and contiguous parcels into one parcel, then that one parcel would also be considered a facility.

Let me know if you have any questions. thanks

Paul Owens

Department of Environmental Quality
Remediation and Redevelopment Division (RRD)
Southeast MI District Supervisor
586-235-6990

From: Elizabeth Masserang <masserang@pmenv.com>
Sent: Thursday, July 26, 2018 4:36 PM
To: Owens, Paul (DEQ) <OWENSP@michigan.gov>
Subject: Facility Status Confirmation - Brownfield Plan

Hi Paul,

Jennifer Kanalos and Brian Vosburg asked that I reach out to confirm the "facility" status of parcels related to a Brownfield Plan submission. The project consists of 21 parcels that are slated to be combined into one as part of the overall project.

The parcel combination will occur prior to City Council Brownfield Plan approval and therefore at the time of the approval will be a single parcel.

I've uploaded the following for reference and confirmation: Eastern Market Gateway

1. Current Parcel Map outlining the Subject Property and associated Address
2. Applicable BEA text, maps, and figures for the Subject Property
3. Proposed Parcel Map for once parcel combination occurs

I know Michelle Bakun is out this week, so wanted to see if you'd be able to provide confirmation.

Please let me know if I can provide any additional information.

Thanks,

Elizabeth Masserang | *Senior Project Consultant*

Economic Incentives Department

PM ENVIRONMENTAL, INC.

4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com

p: 248-414-1441 | f: 877-884-6775 | Masserang@pmenv.com

Environmental & Engineering Services Nationwide

City of Detroit

**Brownfield Redevelopment Authority
Community Advisory Committee**

500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

August 22, 2018

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 Eastern Market Gateway Brownfield Redevelopment Plan

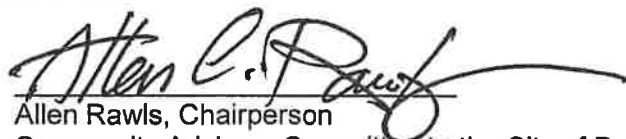
Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

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 August 22, 2018, adopted a resolution approving the proposed Brownfield Plan for the Eastern Market Gateway Redevelopment 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 the Eastern Market Gateway Redevelopment.

Very truly yours,

By:



Allen Rawls, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
Detroit, Michigan 48226
Phone: 313 963-2940
Fax: 313 963-8839

CODE DBRA 18-09-260-02

EASTERN MARKET GATEWAY BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended, ("Act 381"), the City of Detroit Brownfield Redevelopment Authority (the "DBRA") has been established by resolution of the City Council of the City of Detroit (the "City Council") for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed brownfield plan for the Brownfield Plan for the Eastern Market Gateway Redevelopment Project (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments from the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, during the public meeting held by the DBRA Board of Directors on August 22, 2018, in accordance with Section 2(a)(ii) of 317 PA 1968, as amended, DBRA Board Member, Sonya Mays, as the CEO of Develop Detroit, Inc. disclosed to the DBRA Board of Directors that Develop Detroit, Inc. has a pecuniary interest in the proposed Plan and any subsequent Reimbursement Agreement that may be executed by Develop Detroit, Inc. in connection with the Plan; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. Two thirds (2/3) of the full membership of the Board of Directors of the DBRA, without the vote of Sonya Mays, has determined that the adoption of the brownfield plan for the **Brownfield Plan for the Eastern Market Gateway Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. Two thirds (2/3) of the full membership of the Board of Directors of the DBRA, without the vote of Sonya Mays, approves the Plan substantially in the form attached hereto. A copy of the Plan is on file with the Secretary of the DBRA.

3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

September 12, 2018

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE EASTERN MARKET GATEWAY REDEVELOPMENT

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the Eastern Market Gateway Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.

2. A public hearing is hereby called on Thursday, the 18th day of October, 2018 at 10:10 AM, prevailing Eastern Time, in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City to consider adoption by the City Council of a resolution approving the Plan.

3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE EASTERN MARKET GATEWAY REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Amended and Restated Brownfield Plan for the Eastern Market Gateway Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on August 22, 2018, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on August 30, 2018 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on August 22, 2018; and

WHEREAS, the Authority approved the Plan on September 12, 2018 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on October 18, 2018.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of “blighted” as defined in Act 381;

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue

derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Site Remediation Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Site Remediation Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption

of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2018, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2018 City Council Resolutions\Eastern Market Gateway TIF CC resolution.docx

CITY CLERK 2018 SEP 28 AM 01

23

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD
218 Coleman A. Young Municipal Center, Detroit, Michigan 48226
Phone: 313. 224.3487 Fax: 313. 224.4336
e-mail: historic@detroitmi.gov

September 27, 2018

HONORABLE DETROIT CITY COUNCIL

RE: Secondary Street Sign request in honor of Rev. Dr. William R. Haney at the intersection of Dexter Avenue and Davison Avenue.

On June 8, 2018 petition #38 was submitted to the City Clerk's Office by Dexter Avenue Baptist Church, requesting that the intersection Dexter Avenue and Davison Avenue be assigned the secondary street name of "Rev. Dr. William R. Haney."

The Historic Designation Advisory Board (HDAB) staff has reviewed the documentation submitted to the City Clerk's office by the petitioner for the establishment of a Secondary Street Sign. Upon review of the documentation submitted by the petitioner (see attachment) staff has determine that reasonable grounds has been provided and therefore has concluded that the petition does meet the criteria for **Secondary Naming of Street in accordance with Article VII Sections 50-7-31 through Sections 50-7-50 of the 1984 Detroit City Code.**

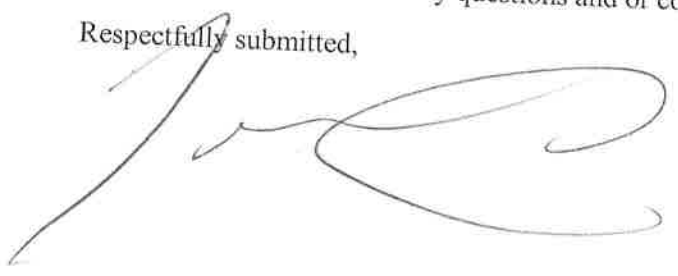
Criteria

As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Staff is available to answer any questions and or concerns you may have.

Respectfully submitted,



Janese Chapman, Deputy Director
LPD/Historic Designation Advisory Board
/Attachments

RESOLUTION

BY COUNCIL MEMBER _____

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center on **Thursday**, _____ **2018** at _____ **a.m.**, for the purpose of considering the petition of Dexter Avenue Baptist Church requesting the secondary street name in honor of the late Reverend Dr. William R. Haney, in the area of Dexter Avenue and Davison Avenue to "Rev. Dr. William R. Haney."

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, June 08, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT DPW - CITY ENGINEERING DIVISION
CITY PLANNING COMMISSION LEGISLATIVE POLICY DIVISION

382 *Dexter Ave. Baptist Church, request for a Secondary Street Sign at the intersection of Dexter and Davison in honor of the late Rev. William R. Haney*

Petition number:

City of Detroit Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3rds of residents and businesses within 300 linear ft of the proposed signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants, if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name: Wanda J Harper
Name of the Organization: Dexter Ave. Baptist Church
Mailing Address: 13500 Dexter Ave
City/State/Zip Code: Det MI 48238

Phone: (313) 863-5952 E-Mail: harperwj6@gmail.com

If registered as a non-profit, please indicate your non-profit status identification number and attach a copy of the certificate. Non-profit identification

number: 38-04473-75

38-04473-75

II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be?

Reverend Dr. William R. Haney

(b) Where will the sign be located?

Dexter Davison Intersection (3) signs Davison

(Please list the intersection where the signs are being requested to be installed.)

(c) Proposed installation date of the sign?

Prior to January 1, 2019

(A petition for a secondary street name shall be filed with the office of the City Clerk not less than one hundred eighty (180) days prior to the proposed date of installation of the secondary street sign(s).)

(d) Purpose of Secondary Street Sign?

Recognition to / For
The Late Dr. William R. Haney
* See Attachment

(Please attached a written narrative describing the honoree who has achieved prominence as a result of his or her significant, positive contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.)

(e) Is this located on a Michigan State Trunk Line or Wayne County Road (See attached for State Trunk Lines and Wayne County Roads)? YES/NO

III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge and belief that I have read, understand and agree to abide by the rules and regulations governing the proposed Secondary Street Sign. I understand that this application is made subject to the rules and regulations as outlined in ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. Applicant agrees to comply with all other requirements of the City, County, State and any other applicable entity, which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provides set by the City of Detroit and Sign Ordinance.

Wanda J. Hayes
Applicant Signature

5/26/18
Date

1 BY COUNCIL MEMBER Gabe Leland

2 AN ORDINANCE to amend Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks*
3 *and Other Public Places* by amending Article VII. *Opening, Closing, Extending, Widening, Vacating, Naming*
4 *and Renaming of Streets and Assigning Secondary Names to Streets*, Division 3. *Secondary Naming of Streets*, by
5 dividing Division 3 into three subdivisions, and amending Sec. 50-7-21, *Assignment of secondary name to*
6 *streets permitted*, and adding Section 50-7-22, *Location of secondary street signs*, Section 50-7-23, *Maintenance*
7 *of secondary street signs*, and 50-7-24 *Removal of secondary street signs* to Subdivision A. *In General*, adding
8 Sections 50-7-31 *Official petition form required*, Section 50-7-32 *Procedures*, Section 50-7-33 *Duties of*
9 *Housing and Revitalization Department*, Section 50-7-34 *Duties of the Historic Designation Advisory Board*,
10 Section 50-7-35 *Public hearing*, Section 50-7-36 *Resolution by City Council authorizing secondary street name*
11 *and Section 50-7-37 Duties of Department of Public Works* to Subdivision B. *Procedures for assignment of*
12 *secondary street name through petition*, and by adding Section 50-7-41 *Procedure*, Section 50-7-42 *Duties of*
13 *the Housing and Revitalization Department regarding assignment of secondary name to street through City Council*
14 *initiative*, Section 50-7-43 *Review by the Historic Designation Advisory Board regarding assignment of secondary*
15 *name to street through City Council initiative*, Section 50-7-44 *Public hearing*, Section 50-7-45 *Resolution by*
16 *City Council authorizing secondary street names*, and Section 50-7-46 *Duties of Department of Public Works*
17 *regarding assignment of secondary name to street through City Council Initiative* to Subdivision C. *Procedures for*
18 *assignment of secondary street name through City Council initiative.*

19 IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT
20 THAT:

21 Section 1. Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places*,
22 Article VII, *Opening, Closing, Extending, Widening, Vacating, Naming, and Renaming of Streets and Assigning*
23 *Secondary Street Names to Streets*, Division 3, *Secondary Naming of Streets* by adding Sections 50-7-21
24 through Sections 50-7-50 to read as follows:

DEXTER AVENUE BAPTIST CHURCH

13500 Dexter Avenue 3350 W. Davison (Administration Bldg.) Detroit, MI 48238
(313)869-4878 (313)869-4879 (313)869-0514 fax Email: dexterbaptist@shccglobal.net

Rev. Richard R. White, III - Pastor

WILLIAM C. BRYANT
Chairman of Deacons

MICHAEL QUINN
Chairman of Trustees

CHARLES BERRY
Treasurer

LAWRENCE D. NEELY
Financial Secretary

DELORIS L. KILGORE
Church Clerk

BROOXIE L. FENTRESS
Minister of Music

MICHELLE WATSON
General Secretary



CHURCHES AND HOUSES OF RELIGIOUS WORSHIP

R205.65

RULE 15.

- (1) Sales, **not for resale**, to regularly organized churches and houses of religious worship are not subject to tax if the item purchased is **paid for by the church** from church funds.
- (2) Sales to religious organizations and Societies, composed of church members are **TAXABLE**.
- (3) Sales of merchandise to be given, as prizes are games of skills or chance are **TAXABLE**.
- (4) Sales to all church employees for their own use is **TAXABLE**.
- (5) If an exemption is to be claimed, the seller, at the time of transfer of the tangible personal property, shall retain, as part of the seller's records, and executed exemption certificate, which reads as follows:

CERTIFICATE TO BE EXECUTED WHEN TAX EMEMPT SALE IS MADE TO AN EXEMPT INSTITUTION OR AGENCY

The undersigned hereby certifies that the item or items being purchased are to be used or consumed in connection with the operation if the exempt institution or agency named in purchase moves from the funds of the designated institution or agency. In the event that this claim is disallowed, the transferee promises to reimburse _____ for the tax, interest, and penalty involved.

6-28-07
Date

Dexter Avenue Baptist Church
Name of exempt institution
or agency.

38-04473 75
Federal Tax Number


Signature of person making
the certification.

City of Detroit

Secondary Street Sign Application

I.

Contact Name: Wanda J. Harper/Reverend Richard R. White III

Name of Organization: Dexter Avenue Baptist Church

Mailing Address: 13500 Dexter Avenue

City/Stat/Zip Code: Detroit, Michigan 48238

Phone: 313-863-5952 E-Mail: harperwj5@gmail.com

Non-profit Identification number: 38-1804 -707

II.

(a) What will the name on the Secondary Street Sign be?

Reverend Dr. William R. Haney Avenue

(b) Where will the sign be located?

Intersection of Dexter and Davison on the 3 sign polls. Northeast , Southeast and Southwest corners.

(c) Proposed Installation date of the sign?

November 1, 2018 no later than January 1, 2019

(d) Purpose of Secondary Street Sign?

See attachment

(e) Is this located on a Michigan State Trunk Line or Wayne County Road?

Yes

By Council Member:

The Honorable Gabe Leland, Councilman, District 7

Petition For Honorary Secondary Street Name

See Petition signatures of 3 business owners within 300 Feet:

1. Muhamed Diabate
2. Kol Pophu
3. Caso Chami

PETITION FOR HONORARY SECONDARY STREET NAME

Detroit, MI

Date 4/25/18 20

TO THE HONORABLE CITY COUNCIL:




We, the undersigned owners of the property within 300 linear feet of the below listed intersection:

Dexter + Davison
Location of Intersection

do respectfully petition your Honorable Body to affix a secondary street name in honor of

Reverend Dr. William R. Hancey
Name of Honoree

SPONSORING PETITIONER Dexter Ave. Baptist Church 13500 Dexter
(Name) (Address) (Phone No.) 313 869-4878
313 863-5952

Signature of Deed Holder	Signature of Spouse or Other Co-Owner	Address	Date
		3701 W. ^{Shamrock} Davison	4/25
		3357 W ^{CLARKS} DAVISON	5/1
		13330 Dexter Ave ^{Clark}	5/1

(d) Purpose of Secondary Street Sign:

Dexter Avenue Baptist Church organized March 6, 1919 will celebrate 100 years March 6, 2019. Dexter Avenue Baptist Church stands as a beacon of light for those who are in darkness and a citadel of hope for the seekers of truth. Dexter Avenue Baptist Church strives to keep people in touch with God and stands as a church in the community and around the world that cultivates love and spiritual growth. The church has many outreach ministries to serve and build the community. In recognition of our centennial celebration, we the members and the community wish to petition a secondary sign in honor of our longest serving Pastor, the late Reverend Dr. William R. Haney. The late Reverend William R. Haney served 39 years as pastor of Dexter Avenue Baptist Church. He was a servant leader known around the world and his leadership and teachings continue to inspire and enlighten the world.

Reverend Dr. William R. Haney accepted the call to pastor the Thompson Avenue Baptist Church in 1945 which later relocated and was renamed to Dexter Avenue Baptist Church. Dr. Haney faithfully served his church, denomination, country, and fellowman.

The William R. Haney Center located on Davison named after him has provided outreach services to the community for decades. During his life, he received numerous citations and awards from the local, state, and national levels. He was cited as one of the greatest preachers in the country.

In recognition of his decades of spiritual leadership to the community, city, country and world we wish to recognize his outstanding contributions by petitioning for installation of a secondary street sign in his honor.

The late Reverend Dr. William R. Haney was revered as a Servant of God, prolific writer, instructor, teacher, community organizer, and social justice leader. He travelled to nearly every continent on preaching missions, spreading the gospel. Today, Reverend Dr. William R. Haney is remembered for leaving a world renowned legacy of spiritual leadership.

Dr. Haney served as president of the Wolverine State Missionary Baptist Convention, Board of Directors of the National Baptist Convention, U.S.A., Inc.; Trustee Board, of Birmingham Baptist Bible College, Executive Board of NAACP, Board of Directors, Morehouse School of Religion, and many more leadership roles.

March 6, 2019 marks the 100th Anniversary of the founding of Dexter Avenue Baptist Church. We petition to celebrate this milestone with a secondary street sign in tribute to our longest serving Pastor, the late Reverend Dr. William R. Haney. This centennial milestone is celebrated by the current Pastor, Reverend Richard R. White, III, the members of the congregation, and the community at large.

Contact Person: Wanda J. Harper 313-863-5952 E-Mail: harperwj6@gmail.com



To The Honorable City Council:

We, the undersigned owner of the property within 300 linear feet of the below listed intersection:

Dexter and Davison

Do respectfully petition your Honorable Body to affix a secondary street name in honor of

Reverend Dr. William R. Haney

Sponsoring Petitioner:

Dexter Avenue Baptist Church

13500 Dexter Avenue Detroit, Michigan 48238

313- 867-9678

Reverend Richard R. White, III, Pastor

Members of the congregation

Dexter Avenue Baptist Church organized March, 1919 will celebrate 100 years March, 2019. Dexter Avenue Baptist Church stands as a beacon light for those who are in darkness and a citadel of hope for the seekers of truth. Dexter has striven to keep people in touch with God and stands as a church in the community and around the world that cultivates love and spiritual growth. In recognition of our centennial celebration, we the members and the community wish to petition a secondary sign in honor of our longest serving Pastor, the late Reverend Dr. William R. Haney. The late Reverend William R. Haney served 39 years as pastor

Dr. Haney served as president of the Wolverine State Missionary Baptist Convention, Board of Directors of the National Baptist Convention, U.S.A., Inc.; Trustee Board, of Birmingham Baptist Bible College, Executive Board of NAACP, Board of Directors, Morehouse School of Religion, and many more leadership roles.

March 6, 2019 marks the 100th Anniversary of the founding of Dexter Avenue Baptist Church. We petition to celebrate this milestone with a secondary street sign in tribute to our longest serving Pastor, the late Reverend Dr. William R. Haney. This centennial milestone is celebrated by the current Pastor, Reverend Richard R. White, III, the members of the congregation, and the community at large.

Contact Person: Wanda J. Harper 313-863-5952 E-Mail: harperwj6@gmail.com

2018-05-08

382

382 *Petition of Dexter Ave. Baptist Church, request for a Secondary Street Sign at the intersection of Dexter and Davison in honor of the late Rev. William R. Hamey.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT DPW -
CITY ENGINEERING DIVISION
CITY PLANNING COMMISSION LEGISLATIVE POLICY
DIVISION

24

CITY CLERK 2018 SEP 28 AM 10:09

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

218 Coleman A. Young Municipal Center, Detroit, Michigan 48226

Phone: 313.224.3487 Fax: 313.224.4336

e-mail: historic@detroitmi.gov

September 27, 2018

HONORABLE DETROIT CITY COUNCIL

RE: Secondary Street Name request in honor of Rosa L. Gragg at the intersection of Ferry Avenue and Brush Street.

The City of Detroit is receipt of a petition submitted by the Detroit Association Women's Club and the Keeper of the Word Foundation, requesting that the intersection Ferry Avenue and Brush Street be assigned the secondary street name Rosa L. Gragg Blvd.

The Historic Designation Advisory Board (HDAB) staff has reviewed the documentation submitted to the City Clerk's office by the petitioner for the establishment of a Secondary Street Sign. Upon review of the documentation submitted by the petitioner (see attachment) staff has determined that reasonable grounds has been provided and therefore has concluded that the petition does meet the criteria for **Secondary Naming of a Street in accordance with Article VII Section 50-7-31 through Section 50-7-50 of the 1984 Detroit City Code.**

Criteria

As stated in Chapter 50 of the 1984 Detroit City Code, *Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, Widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets.* A secondary street name designation may be sought to recognize a person who achieved prominence as a result of his or her significant, position, contributions to the City of Detroit, State of Michigan, the United States of America, or the international community.

1. Sites, buildings, structures where cultural, social, spiritual, economic, political, architectural history of the community, city, state or nation is particularly reflected or exemplified.
2. Sites, buildings, structures, which are identified with historic personages or with important events in the community, city, state or national history.

Staff is available to answer any questions and or concerns you may have.

Respectfully submitted,


Janese Chapman, Deputy Director

LPD/Historic Designation Advisory Board
/Attachments

RESOLUTION

BY COUNCIL MEMBER _____

Resolved, That a public hearing will be held by the Detroit City Council Planning and Economic Development Standing Committee in the Committee of the Whole Room, 13th Floor of the Coleman A. Young Municipal Center on **Thursday**, _____ **2018** at _____ **a.m.**, for the purpose of considering the petition of the Detroit Association Women's Club and the Keeper of the Word Foundation, requesting the secondary street name in honor of Rosa L. Gragg in the area of Ferry Avenue and Brush Street to "Rosa L. Gragg Blvd."

Petition number:

DUPLICATE

City of Detroit
Secondary Street Sign Application

In order to honor people who have made significant contribution to our community, the City of Detroit has provided the opportunity for those to be honored on Secondary Street Signs per Ordinance Chapter 50, Sections 50-7-21 through Sections 50-7-50. The petitioner is required to complete the said application for consideration of erecting a Secondary Street Sign. Required documentation includes 2/3 of residents and businesses within 300 linear ft of the propose signage are in approval and a written statement explaining the significance of the honoree, along with a letter of concurrence from either the honoree's surviving or living descendants if applicable. A Six-hundred sixty-five dollar (\$665) fee must be paid to the order of the City of Detroit Treasurer prior to submission. If sign is approved, the petitioner will be required to pay two-hundred dollars (\$200) per sign to the Department of Public Works street fund prior to installation. Please return all supporting documentation to the Office of the Detroit City Clerk.

I. APPLICANT INFORMATION

Please type or print information clearly:

Contact name: Atty Gregory J Reed / President Angela Calloway

Name of the Organizations : Detroit Association Women's Club / Keeper of the Word
Foundation (501 (c)3

Mailing Address: 5461 Brush Street

City/State/ Zip Code: Detroit Michigan 48202

Phone: (313) 510-8276 / (313) 587-8978

E Mail: gjrassoc@aol.com / DAWC1941@gmail.com

Registered as a nonprofit non-profit status indicate status and tax Id number attached is a copy of certificate
number : 58-2198798

II. SECONDARY STREET NAME INFORMATION

(a) What will the name on the Secondary Street Sign be? ROSA L. GRAGG Blvd

(b) Where will the sign be located? At Ferry and Brush street intersection

(intersection where sign is requested to be installed)

(c) Proposed installation date of the sign? September 1, 2018

(d) Purpose of Secondary Street Sign

To honor and highlight the historical street location and destination site which was integrated at Ferry and Brush in 1941 by Detroit honoree ;Rosa Gragg who was restricted from owning property with a Ferry street address overcame the racist restrictive covenant practices by realtors in Detroit. Gragg purchased the Ferry street stately property for Detroit Association Women's Club and built a new front door on the side of the Mansion facing Brush street. Ferry entrance was blocked up and closed. It's the only known property with two front door addresses . The racist restrictive block of Ferry street was further integrated by Lewis Business College and Omega Psi Phi fraternity. Gragg became a major activist in America see information attached. Gragg was an advisor to three U.S. Presidents Roosevelt, Kennedy and Johnson ; also consulted Martin Luther King Jr. and associate of Mary McLeod Bethune. Mrs. Gragg launched her vocational school on Woodward Ave. was the first African American enterprise on the Avenue in Detroit. Gragg championed the home restoration project approved by Congress the activist Frederick Douglas' home of Washington DC. Gragg was inducted into Michigan Hall of Fame.

(attached is a written narrative describing the honoree contribution to city of Detroit, state of Michigan the United States of America)

(c) Is this located on a Michigan State Trunk Line or Wayne County Road (Sec attached for State Trunk Lines and Wayne County Roads)? YES/NO

III. CERTIFICATION

I certify that the information contained in the foregoing application is true and correct to the best of my knowledge (and belief have I have read, will and I agree to abide by the rules and regulations giving the proposed Secondary Street signage). I fully understand and this application is made subject to the rules and regulations as well as the Charter Chapter 50, Sections 50-7-21 through Sections 50-7-50. application I agree as to comply with all other Ordinances of the City, County, State and any other applicable entity which pertains to Secondary Street Signs.

The undersigned applicant(s) agrees to abide by the provides set by the City of Detroit and Sign Ordinance.


Gregory Reed


PRES. ANGELA CAROWAY

LAUREN ANDREA GRAGG
1801 N. Flagler Drive, Suite 838,
West Palm Beach, FL 34990

June 8, 2018

I am Rosa Leontyne Slade Gragg's granddaughter. My beloved father, Attorney James Robert Gragg Jr. was her only son. **As a direct descendent, I fervently support the secondary street signage of the Applicant in honor of Rosa (Slade) Gragg at the Ferry and Brush intersection where the Detroit Association of Women's Clubs is located.**

My cherished grandmother was a Civil Rights and Women's Rights pioneer. She was one of the founders of the Detroit Association of (Colored) Women's Clubs and an invaluable consultant to *President's Roosevelt, Kennedy, and Johnson*. She was a close friend of *Martin Luther King Jr's*, but her closest friend and ally was *Dr. Mary McCloud Bethune*.

Dr. Rosa Slade Gragg helped to ensure that in the city where I, my father, sister, and nephew were raised, would always be known as the birthplace of the first black vocational school in Detroit; one of the first black-owned and operated business on Woodward Avenue; she also established the youth center, library, and archives for Bethel A.M.E., our home church; which is second oldest black church in Michigan. I am sure that Ms. Calloway, the current President of the Detroit Association of Women's Clubs has enumerated her other major contributions to Detroit's legacy.

I had the privilege to publicly reflect (at the 30-year anniversary) of one of my grandmother's national legacy's as President of the National Association of Colored Women's Clubs; working with JFK to ensure that The Frederick Douglass home in Anacostia (Washington, DC) became a national landmark.

My father and I were extremely close to my grandmother. She was an amazing woman and I can think of no better tribute then to have the street where she made an indelible impact on our city renamed in her name.

kindest regards,
Lauren Andrea Gragg
Lauren Andrea Gragg

My beloved grandmother, Dr. Rosa Slade Gragg



LAUREN ANDREA GRAGG
1801 N. Flagler Drive, Suite 838,
West Palm Beach, FL 34990

June 8, 2018

I am Rosa Leontyne Slade Gragg's granddaughter. My beloved father, Attorney James Robert Gragg Jr. was her only son. As a **direct descendent, I fervently support the secondary street signage of the Applicant in honor of Rosa (Slade) Gragg at the Ferry and Brush intersection where the Detroit Association of Women's Clubs is located.**

My cherished grandmother was a Civil Rights and Women's Rights pioneer. She was one of the founders of the Detroit Association of (Colored) Women's Clubs and an invaluable consultant to President's Roosevelt, Kennedy, and Johnson. She was a close friend of Martin Luther King Jr's, but her closest friend and ally was Dr. Mary McCloud Bethune.

Dr. Rosa Slade Gragg helped to ensure that in the city where I, my father, sister, and nephew were raised, would always be known as the birthplace of the first black vocational school in Detroit: one of the first black-owned and operated business on Woodward Avenue; she also established the youth center, library, and archives for Bethel A.M.E., our home church; which is second oldest black church in Michigan. I am sure that Ms. Calloway, the current President of the Detroit Association of Women's Clubs has enumerated her other major contributions to Detroit's legacy.

I had the privilege to publicly reflect (at the 30-year anniversary) of one of my grandmother's national legacy's as President of the National Association of Colored Women's Clubs; working with JFK to ensure that The Frederick Douglass home in Anacostia (Washington, DC) became a national landmark.

My father and I were extremely close to my grandmother. She was an amazing woman and I can think of no better tribute then to have the street where she made an indelible impact on our city renamed in her name.

kindest regards,

Lauren Andrea Gragg

My beloved grandmother, Dr. Rosa Slade Gragg



Michigan
Women's
HALL OF FAME



Rosa Slade Gragg

(1904 - 1989)

Inducted: **1987** *Era:* **Historical** *Group:* **African American**
Area(s) of Achievement: **Civil Rights**

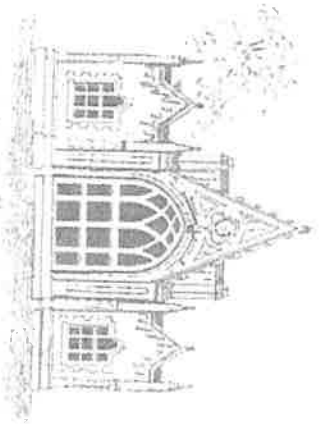
Rosa Slade Gragg was a civic leader who made contributions in the educational, social, and political arenas. She made history with numerous first achievements by a woman.

Born in Georgia, Rosa was a summa cum laude graduate of Morris Brown College in Atlanta. She furthered her studies at Tuskegee Institute, Wayne State University, and the University of Michigan.

Understanding the importance of education in the struggle for black progress, she founded the Slade-Gragg Academy of Practical Arts in 1947, the first black vocational school in Detroit. Known as the Tuskegee of the North, it trained over 2000 women and returning veterans. This was the first black owned and operated business on Woodward Avenue in Detroit. Later she led in the establishment of a youth center, library, and archives for Bethel A.M.E., the second oldest black church in Michigan.

Rosa understood the needs of black women. In 1941 she founded a building for the Detroit Association of Colored Women's Clubs. In 1958 after being elected to the Presidency of the National Association, she succeeded in having the Fredrick Douglass home in Washington, D.C., declared a national shrine by Congress. She was known to fight for black people with skill, force, and money. She stated, 'We cannot advance dependent on other people; we must build up an economic responsibility ourselves.' In 1960 Rosa was elected vice president of the Council of Women of the United States, affiliated with the International Council of Women of the World. She was the first black president of the Detroit Public Welfare Commission. Through the years she has fostered better relations between blacks and whites, serving as a lecturer on race relations.

Rosa Gragg was an advisor to three U.S. Presidents. Under President Roosevelt she was the only black on the Board of the National Volunteer's Participation Committee of Civil Defense. She helped open Detroit's first Civilian Defense Office. Under President Kennedy, she served on the Status of Women's Commission, the National Women's Committee on Civil Rights, and the Commission on Employment of the Handicapped. President Johnson appointed her to the Citizens Committee on Community Relations and the Defense Advisory Committee on Women in the Services. Her papers and memorabilia are in the Burton Historical Collection of the Detroit Public Library.



HISTORIC
Elmwood
CEMETERY & FOUNDATION
WHERE DETROIT'S HISTORY ENDURES
CERTIFIED ARBORIST™

[Home](#) | [Contact Us](#) | [Careers](#) | [Donate Today!](#)

Search...

Search

HISTORIC ELMWOOD CEMETERY & FOUNDATION
WHERE DETROIT'S HISTORY ENDURES



[Cemetery Services](#)

[Historic Elmwood Foundation](#)

[Events/News/Tours](#)

[Home](#) > [Events/News/Tours](#) > [Biographies](#) > [Rosa Slade Gragg](#)

Rosa Slade Gragg

• LEAD



Rosa Slade Gragg
(1904 – 1989)

Rosa Slade Gragg was a civic leader who made contributions in the educational, social, and political arenas. She made history with numerous first achievements by a woman.

Born in Georgia, Gragg was a summa cum laude graduate of Morris Brown College in Atlanta. She furthered her studies at Tuskegee Institute, Wayne State University, and University of Michigan.

Understanding the importance of education in the struggle for black progress, she founded the Slade-Gragg Academy of Practical Arts in 1947, the first black vocational school in Detroit. Known as the Tuskegee of the North, it trained over 2,000 women and returning veterans. This was the first black owned and operated business on Woodward Avenue in Detroit. Later she led the establishment of a youth center, library, and archives for Bethel A.M.E., the second oldest black church in Michigan.

Gragg understood the needs of black women. In 1941 she founded a building for the Detroit Association of Colored Women's Clubs. In 1958 after being elected to the Presidency of the National Association, she succeeded in having the Fredrick Douglass home in Washington, D.C., declared a national shrine by Congress. She was known to fight for black people with skill, force, and



money. She stated, "We cannot advance dependant on other people; we must build up an economic responsibility ourselves." In 1960 Gragg was elected vice president of the Council of Women of the United States, affiliated with the International Council of Women of the World. She was the first black president of the Detroit Public Welfare Commission. Through the years she has fostered better relations between blacks and whites, serving as a lecturer on race relations.

Rosa Gragg was an advisor to three U.S. Presidents. Under President Roosevelt she was the only black on the Board of the National Volunteer's Participation Committee of Civil Defense. She helped open Detroit's first Civilian Defense Office. Under President Kennedy, she served on the Status of Women's Commission, the National Women's Committee on Civil Rights, and the Commission on Employment of the Handicapped. President Johnson appointed her to the Citizens Committee on Community Relations and the Defense Advisory Committee on Women in the Services.

Gragg died in 1989 and is buried in Section A2, Lot 200. She was inducted in the Michigan Women's Hall of Fame in 1987 for her achievement in civil rights. She is remembered most for her concern for the struggles of African American women and for her work in her church and the Detroit community.

©2018 Historic Elmwood Cemetery & Foundation • 1200 Elmwood Avenue • Detroit, Michigan 48207 • Phone: 313-567-3453 • Fax: 313-567-9861

Cemetery Services

- About Us
- Preplanning Services
- Traditional Burial
- Mausoleum Entombment
- Cremation
- Schedule of Charges
- Markers and Memorials
- Markers and Monument Memorial Cleaning
- Floral and Holiday Tributes
- Genealogy Inquiries
- Cemetery Map
- Contact Us
- Rules and Regulations
- Elmwood Family of Cemeteries
- Greenwood Historic Cemetery
- Glenwood Cemetery
- Lafayette Cemetery of Temple Beth El

Elmwood Foundation

- Mission
- History of Elmwood Cemetery
- History of Elmwood Foundation
- Community Events
- Donate Today!
- Donors
- Bequests
- Elmwood Grants

Events/News/Links

- Events
- Newsletters
- Photo Gallery
- Biographies
- African-American Heritage Audio Tour
- Leadership Legacies Audio Tour
- Business Visionaries Audio Tour
- Sign Up For Our e-Newsletter

Rosa Gragg



When Detroit's real estate industry carried out racist "restrictive covenant" practices that prevented Black residents and other minorities from purchasing and living in stately homes in certain neighborhoods and on certain streets like Ferry, Rosa Gragg and the Detroit Association of Colored Women's Clubs, a resourceful group of Black women, found another way. They built a new front door on the side of the two-and one-half story Colonial Revival house facing Brush Street. They petitioned for an address change to 5461 Brush St. In fact, the organization burned its loan in only four years. They celebrated the feat on April 8, 1945.

A revered civic leader who was respected by three U.S. presidents, Gragg served on an alphabet soup of important boards, commissions and panels. She made history by earning several first achievements by a woman. Gragg visited the White House no fewer than 30 times during the John F. Kennedy and Lyndon B. Johnson presidencies.

Born in April 30, 1903 in Hampton, Georgia, Gragg was a summa cum laude graduate of Morris Brown College in Atlanta. She married James Robert Gragg in 1926. He operated a tailoring and laundry business on Ferry Street. They had one child, James Jr. He became an attorney and a probate judge.

During the 1940s, Gragg was a member and president of the City of Detroit's welfare commission—a first for a Black woman. She held the distinction of being the only cocoa-skinned member on the National Volunteer's Participation Committee of Civil Defense, which was impeded during Franklin D. Roosevelt's administration. Gragg also helped to open Detroit's first Office of Civilian Defense, which was designed to coordinate state and federal efforts to protect civilians in case of war emergency.

Gragg died in 1989 at age 86.

SECONDARY STREET SIGNAGE
WITHIN 300 FEET NO OBJECTION HONORING
ROSA GRAGG @ FERRY / BRUSH INTERSECTION

1. Bre Faison
2. Rodric Faison
3. Todd Wilcox
4. April Wilcox

- Bre Faison
- Rodric Faison
- Todd Wilcox
- April Wilcox

NEIGHBORHOOD ENTERPRISE ZONE (NEZ)

The Neighborhood Enterprise Zone (NEZ) Program was established by Public Act 147 of 1992, as amended. The program provides a tax incentive for the development and rehabilitation of residential housing. A qualified local unit of government may designate one or more areas as a NEZ within that local unit of government. The program was established to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur. The program also encourages owner-occupied housing and new investment in communities.

WHO IS ELIGIBLE TO APPLY?

A qualified local unit of government, as defined under Section 2 of the Obsolete Property Rehabilitation Act 2000 PA 146, or a county seat.

HOW DOES IT WORK?

A community will reduce the taxes on property for up to 15 years in designated areas to promote the revitalization of those neighborhoods. Developers and owners must first seek approval for the NEZ benefits before starting a project. There are three different types of projects that can be undertaken in an NEZ:

- A homestead facility is defined as an existing structure, purchased by or transferred to an owner after December 31, 1996, that has as its primary purpose residential housing consisting of one or two units, one of which is occupied by an owner as their principle residence and that is located within a platted subdivision.
- A rehabilitated facility is defined as an existing structure or a portion of an existing structure with a current true cash value of \$80,000 or less per unit that has or will have as its primary purpose residential housing consisting of 1–8 units.
- A new facility is defined as a new structure or portion of a new structure that has as its primary purpose residential housing consisting of one or two units, one of which will be owner occupied as a principal residence. This definition includes a new individual condominium unit, in a structure

with one or more condominium units, that has as its primary purpose residential housing which will be owner-occupied as a principal residence. Except when project meet ALL of the following items, a new facility does not include apartments:

- Rented or leased or is available for rent or lease.
- A mixed use building or located in a mixed use building that contains retail business space on street level floor.
- Located in a qualified downtown district (DDA, PSD, or boundaries identified by the local government in an area zoned and primarily used for business).

WHAT IS THE PROCESS?

Note: The following steps are offered as general guidelines only and the legislation should be reviewed by local officials prior to starting the designation process.

Local Government Process to Designate a NEZ

1. The governing body of a qualified local unit of government by resolution may designate one or more NEZs within that local governmental unit. The NEZ must contain, at a minimum, platted parcels of land and the land must be compact and contiguous. Minimum number of parcels and maximum percent of acreage vary depending on type of designation.
2. Written notice is provided to the assessor and to the governing body of each taxing unit not less than 60 days before passing the resolution designating a NEZ.
3. The governing body makes a finding that the proposed NEZ is consistent with the master plan, neighborhood preservation and economic development goals of the local governmental unit.
4. The governing body adopts a statement of the local unit of government's goals, objectives and policies relative to the maintenance, preservation, improvement and development of housing for all persons regardless of income level living within the proposed NEZ.

5. The governing body passes a housing inspection ordinance that, at a minimum, requires that before the sale of a unit in a new or rehabilitated facility for which a NEZ certificate is in effect, an inspection is made of the unit to determine compliance with any local construction or safety codes and that a sale may not be finalized until there is compliance with those local codes.
6. The governing body holds a public hearing not later than 45 days after the date the notice is sent but before acting upon resolution.
7. Assessor determines and furnishes the governing body the amount of true cash value of the property located within the proposed NEZ and any other information considered necessary by the governing body.
8. The clerk of the governing body notifies the state tax commission of resolution passage, including a copy of the resolution and a listing of each parcel located in the NEZ, showing parcel code numbers and addresses.

Owner/Developer Process for Obtaining a NEZ Certificate

1. An owner or developer (or prospective owner or developer) of a proposed new facility or proposing to rehab property in a NEZ files an application for an NEZ certificate with the clerk of the local government. The application must be filed BEFORE a building permit is issued for the new construction or rehabilitation of the facility, unless they qualify for the exceptions provided for in Section 4 (2) of the Act.
2. An owner/developer obtains a building permit and submits a copy to the local unit of government.
3. Upon project completion, the property owner must submit to the local unit of government the following:
 - *New Facility/ Homestead Facility*—certificate of occupancy and/or an affidavit executed by the owner affirming that the facility is occupied by the owner as a principal residence.
 - *Rehabilitated Facility*—an affidavit executed by the owner affirming that the facility is occupied

by the owner as a principal residence, a certificate that the improvements have met the minimum cost requirements and the local building code standards issued by the local building inspector, and a certificate of occupancy if required by the local building permits or codes.

4. The local government will forward an application approved by resolution and the appropriate documentation (building permit, resolution contractor estimates, legal description and parcel number) to the state tax commission within 60 days of receiving it.
5. The State Tax Commission will issue a certificate to the applicant if it is determined that the facility complies with the NEZ program requirements within 60 days of receipt of the complete application from local government. Copies of the certificate will be sent to the applicant, assessor's office and each affected taxing unit.

Rehabilitation Cost Requirements

1. Improvements, if done by a licensed contractor, are estimated at more than \$5,000 per owner-occupied unit or 50% of the true cash value (whichever is less), or \$7,500 per non-owner-occupied unit or 50% of the true cash value (whichever is less).
2. If the owner proposes improvements that would be done by the owner, the cost of the materials must be in excess of \$3,000 per owner-occupied unit or \$4,500 per non-owner-occupied unit. Improvements estimated by the owner should not include the cost of labor.
3. These improvements must bring the structure into conformance with minimum building code standards. A rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss.

NEZ Certificate

1. The NEZ certificate becomes effective December 31 of the year the new facility or rehabilitated facility is substantially completed and for a new facility occupied by an owner as a principal residence.

OR—If a new facility is substantially completed in a year but is not occupied by an owner as a principal residence until the following year, upon the request of the owner, the effective date of the NEZ shall be December 31 in the year immediately preceding the date of occupancy by the owner as a principal resident.

OR—Upon the request of the owner, the effective date of the NEZ for a rehabilitated facility shall be December 31 in the year immediately preceding the date on which the rehabilitated facility is substantially completed.

2. Certificates are effective for up to 15 years, depending on the local government unit and the type of project.
3. A certificate can be transferred to succeeding property owners within the 12 years provided that the new owner meets the NEZ requirements for the program.
4. A certificate expires if an owner fails to complete the filing within two years after the certificate is issued.
5. A certificate is automatically revoked if any one of the following exists:
 - The new facility is no longer a homestead or residential facility.
 - The NEZ tax is not paid or property tax is not paid.
 - If the state tax commission is notified that the structure is not in compliance with local construction, building or safety codes.
6. Requests for certificate revocation must be made to the State Tax Commission.

NEZ Tax

1. The NEZ tax is levied on NEZ certificate holders in place of ad valorem real property taxes on the new or rehabilitated facility (not on the land on which the facility is located). The property taxes levied on the land will continue to be collected as they would without the NEZ designation.

2. The NEZ tax is an annual tax payable at the same time, and in the same way, taxes under the general property tax act are collected.
3. Until paid, the NEZ tax is a lien on the real property upon which the new facility or rehabilitated facility subject to the certificate is located.
4. School taxes are reimbursed by the state.

New Facility Property Tax Calculation

- *Financial Residence Property*—Apply one-half of the previous year's state average principal residence millage rate to the value of the facility.
- *Non-Principal Residence Property*—Apply one-half of the previous year's state average non-principal residence millage rate to the taxable value of the facility
 - The NEZ tax on new construction attached to an existing facility will only apply to the addition. The rest of the facility will continue to be assessed regular property taxes.

Rehabilitated Facility Tax Calculation

- Apply the current total millage rate to the previous year's taxable value of the rehabilitated portion of the facility (not including the land).

WHY WOULD A COMMUNITY WANT TO ESTABLISH A NEZ?

A Neighborhood Enterprise Zone provides a tax incentive for the development and rehabilitation of residential housing and to spur the development and rehabilitation of residential housing in communities where it may not otherwise occur. A NEZ also promotes neighborhood revitalization, encourages owner occupied housing and new investment by lowering property taxes.

SUPPORTING STATUTE

Public Act 147 of 1992, as amended



David Whitaker, Esq.
Director
Irvin Corley, Jr.
Executive Policy Manager
Marcell R. Todd, Jr.
Senior City Planner

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

Deborah Goldstein
Christopher Gulock, AICP
Derrick Headd
Marcel Hurt, Esq.
Kimani Jeffrey
Anne Marie Langan
Jamie Murphy
Analine Powers, PhD
Sabrina Shockley
Thomas Stephens, Esq.
David Teeter
Theresa Thomas
Kathryn Lynch Underwood

LaKisha Barclift, Esq.
M. Rory Bolger, PhD, AICP
Elizabeth Cabot, Esq.
Janese Chapman
Tasha Cowen
Richard Drumb
George Etheridge

TO: The Honorable Detroit City Council

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: October 1, 2018

**RE: RECOMMENDED REVISIONS TO THE COMMUNITY BENEFITS
ORDINANCE**

This report follows the Legislative Policy Division's (LPD) report dated July 23, 2018 (attached) in which LPD staff provided a list of recommendations which would either strengthen or revise the city's current Community Benefits Ordinance (CBO) process as outlined in Chapter 14 of the 1984 Detroit City Code, Community Development, Article 12 – Community Benefits.

In a memorandum dated August 30, 2018 Council President Pro Tem Mary Sheffield requested that LPD incorporate the aforementioned recommendations and others in a draft ordinance to be considered by the Committee of the Whole. At the Planning and Economic Development Standing Committee meeting of September 6, 2018, Chairman Tate requested that interested Councilmembers submit their lists of recommended revisions to the Community Benefits Ordinance to LPD by Friday, September 21, 2018 for consideration.

To date, responses have been received from the offices of Councilmembers' Jones, McCalister and Castañeda-López. Below please find the recommended changes to the Community Benefits Ordinance as presented by each respective Council Member.

Member Sheffield

- The title of the ordinance be changed to "Community Engagement Ordinance."
- Section 14-12-3(a)(1) be revised to state that the number of required community meetings be changed to "no fewer than five (5), unless a majority of the NAC deems otherwise."

- Section 14-12-3(c) be revised to read as follows: “At the first meeting of the NAC, the developer shall provide an overview of the community engagement process, and the details of the proposed development. At the second meeting of the NAC, any proposed NAC member(s) nominated by residents shall be permitted to present their ideas and suggestions regarding the community engagement process and the proposed development, before the members of the NAC are elected.”
- That language be added to subsection 14-12-3(b)(5) stating: “Attendance at all NAC meetings by all elected and appointed NAC members shall be mandatory. If a member fails to attend an NAC meeting, an alternative may be appointed by the NAC as a permanent replacement member.”
- Subsection 14-12-3(c)(2) should read: “At the first meeting of the NAC, the developer shall provide a specific explanation of how the proposed development qualifies for public support of investment, the total amount of private investment involved, and the statutory authorizations and amounts of all tax abatements or incentives sought for the proposed development.”
- That a new section be added, 14-12-3(7) that should read: “If the proposed development includes residential housing, then at least 20% of the units for a single site shall be designated as affordable housing, defined as affordable by those earning at least 80% of Area Median Income.”
- That a new section be added, 14-12-3(c)(5) that should read: “The Planning and Development Department shall create and maintain a page on the City’s web site detailing the specifics of the development, along with a projected timeline, for each development project subject to this article. The webpage shall also contain the contact information for the PDD project manager and general contact information for the developer.”
- That the public notice area should be expanded to include the entire project census tract(s) area. This would increase awareness of projects.

Staff would like to note that as it relates to this particular request, the “impact area” is comprised of the project area as well as the entirety of the census tract(s) in which the project area is located. Public notice which is sent out via the City Clerk’s office per the ordinance is sent out to all residents and property owners within the impact area as well as 300 radial feet outside of the impact area. If a greater effort is desired by council in this regard, the notice section of the ordinance should be amended to reflect council’s wishes.

- That the developer shall provide a list to the NAC of examples of legally binding community benefits agreements that have been created by communities and developers in other cities.
- That under section 14-12-2, the investment threshold for a Tier 1 Development be lowered from \$75,000,000 to \$50,000,000.

Member McCalister

- That the ordinance title remain “Community Benefits Ordinance” rather than “Community Engagement Ordinance.”
- That Section 14-12-3(b)(5) be revised to state that “elected and appointed NAC members must attend at least 75% of the scheduled meetings.”
- That, where applicable, the NAC Community Benefits report include recommendations for green space and green design, stormwater management, alternative energy generation, transit and walkability, historical preservation, regional destination planning, local food systems, inclusionary housing and employment and training.
- That the investment threshold under Section 14-12-2 as defined for a “Tier 1” Development Project be lowered from \$75,000,000 to \$50,000,000.
- That Sec. 14-12-2 Definitions be revised to read as follows: “Tier 2” Development Project means a development project in the City of Detroit that does not qualify as a Tier 1 Project and is expected to incur the investment of Three Hundred Thousand (\$300,000) dollars or more during the construction of facilities, or to begin or expanding operations or renovate structures, where the developer is negotiating public support for investment for investment in one or both of the following (1) Land transfers that have a cumulative market value of Thirty Thousand Dollars (\$30,000) or more (2) Tax abatements that abate more than Thirty Thousand Dollars (\$30,000) of City of Detroit Taxes over the term of the abatement that incur directly to the Developer, but not including Neighborhood Enterprising Zone Tax abatements.”
- That Sec. 14-12-3 Tier 1 Projects (3) In addition to the notice requirement contained in Subsection (2) of this section, the Planning Director shall work with the District or Districts Council Member(s) or the Council Members’ designee where the Tier 1 Project is located and at least one At-Large Council Member to ensure that local residents, businesses, and organizations, especially those located in the Impact Area and those expected to be directly impacted by the Tier 1 project are informed of the public meeting.
- That Sec. 14-12-3 Neighborhood Advisory Council 3 (b) be amended so that three members are selected by the Planning Director from the resident of the Impact Area Chosen from the resident nominated Candidates, with preference given to individuals the Planning Director expects to be directly impacted by the Tier 1 Project.
- That Sec. 14-12-3 Neighborhood Advisory Council 3 c., be amended so that three members are selected by the Council Member in whose district contains the largest portion of the Impact Area from the resident nominated candidates.
- That Sec. 14-12-3 Neighborhood Advisory Council (4) be amended so that if the NAC receives less than nine nominations, the City Council Member of the Impact Area may seek out individuals that live outside the Impact Area but within the City Council District or Districts where the Tier 1 Project is located.

- That Sec. 14-12-3 Tier 1 (7) be amended so that if the developer is unable to meet the mandated 51% Detroit resident hiring requirement shall provide support funding for training assistance for Detroit residence in apprenticeship, trade and vocational and technical training and certifications.
- That Sec. 14-12-5 Exemptions; Section 1 be stricken.

President Jones

- The title should remain as Community Benefits Ordinance. The threshold limits should be aligned to reflect the average development project cost/investment –
 - 1(a) The tiers required for CBO participation should be lowered to projects with \$300,000 of public investment, and the top tier should be lowered to investments of \$50,000,000 or more. Requiring more developments that receive public investment to undergo the CBO.
- Recommending that a new section be added in which it is made clear that the CBO process must be a legally binding contractual agreement between the NAC and the developer. A CBO report should document the final results of the CBO process, which should be the creation of a legally binding community benefits agreement signed by the developer and the NAC. The CBO process should not be permitted to close until a community benefits agreement is created through authentic negotiation between community members and developers which includes specific and tangible benefits advocated for by the community.
- The NAC should have “no fewer than six (6) community meetings, unless a majority of the NAC deems otherwise”.
 - 2(a) The NAC should be appointed by their community within their census track and not by the city.
- During the first meeting those that are interested in being NAC members should be identified and during the second meeting, those interested in being NAC members must come formally prepared to state their interest in the NAC.
 - 3(a) *Residents who have competing affiliations or interests that may result in the perception or the reality of an increased risk of bias or poor judgment in upholding the NAC Member responsibility to prioritize the interests of community residents over the interests of city officials and developers, should be restricted from serving on the NAC. This may include current or past employment affiliated with the developer or the city. Residents who have affiliations with entities that create competing responsibilities or threaten to jeopardize the NAC Member responsibility to prioritize the interest of community residents over the interest of city officials and developers, should also be restricted from serving on the NAC.*
- There should be one alternate selected by the community. The person with the third highest votes from the community should be listed at the alternate person. This

person must agree to be present at all meetings and will be notified by the Planning Department when they are needed to formally replace a NAC member.

- It is recommended that a NAC member not be absent for more than “one” meeting. Additional absences could disqualify one from further being a NAC member.
- That all essential documents to be provided and/or emailed to the NAC Members, District and At-Large City Council members within 48 hrs. of the NAC selection. This will provide the NAC greater transparency with adequate time for review. (Example of Relevant Documents: Detroit Community Benefits Ordinance, development agreements between the city and developer, details of project financing/ project proforma, developer's RFP response, all renderings related to the project, But/For Economic Analysis conducted by DEGC, all environmental studies, documents related to brownfield funding, etc.)
- In regards to LPD’s recommendation that if a proposed development includes residential housing, that a least 20% affordability at 80% Area Median Income (AMI) be incorporated into a single-site development; it is believed that this item should be included in the inclusionary zoning ordinance and the in the CBO ordinance.
- In regards to the proposed addition of Section 14-12-3(c)(4) The ordinance should restrict developers who do not participate in the CBO process in good faith from receiving requested public benefits for their development projects. Developers who refuse to negotiate or provide any of the community benefits requested by the NAC, should not be permitted to present their development to City Council for public investment approval. The ordinance should also include provisions that automatically trigger clawbacks and suspensions of public investment in the case of developer noncompliance

Member Castañeda-López

- Section 14-12-2 “Tier 1 Development Project” be lowered from \$75,000,000 down to \$50,000,000.
- In Section 14-12-3(a)(4), strike and replace with, “At the initial public meeting (**Meeting #1**), the Planning Director will present in detail on the CBO process, how the NAC fits within that broader process, the responsibilities of the NAC and the proposed timeline for the NAC meetings. The Planning Department shall discuss previous NACs and share outcomes and best practices learned from them. The meeting/workshop, shall allow for the community to ask questions and learn about the upcoming CBO process. The Developer shall not be present at this first meeting.
- In Section 14-12-3(b)(1), strike and replace with, “A second public meeting (**Meeting #2**) will be held to focus on the proposed development consisting of a Developer presentation with a question and answer period. At this meeting, the Planning Director will begin

accepting nominations for the NAC. No names will be accepted to this list of nominations after voting has begun in Meeting #3.”

- In Section 14-12-3(c)(1), strike and replace with, “In addition to the meetings required in subsections (a)(1) and (b)(1) of this section, the Planning Director shall facilitate at least five meetings between the NAC and the Developer to allow the NAC to learn more details about the project and to provide an opportunity for the NAC to make the Developer aware of concerns raised by the NAC.” Add subsection “a.” The meetings between the NAC and Developer shall follow the subsequent schedule with additional meetings added as agreed upon between the NAC and Planning Director:
 - i. **Meeting #3 – NAC Empaneling and Training:** NAC elections by the community and appointments announced by City Council and the Planning Director. After the NAC is empaneled, the Planning Director shall conduct a NAC workshop for the NAC members detailing responsibilities, available support from the City, communication and outreach best-practices, and community engagement expectations.
 - ii. **Meeting #4 – Developer Presentation:** Developer presentation detailing the project followed by a NAC and community Question & Answer period.
 - iii. **Meeting #5 – NAC Benefits Request:** NAC presents their findings and Community Benefits requests.
 - iv. **Meeting #6 – Developer Response:** Developer responds to the NAC’s requests with a Community Benefits Offer.
 - v. **Meeting #7 – Final Meeting:** NAC and Developer present areas of agreement and any outstanding concerns.
 - vi. There shall be a minimum of one week between each meeting except between meetings #3, #4, and #5, which shall have a minimum of two weeks in between to allow for greater community outreach by the NAC.
- In Section 14-12-3(b)(2), which pertains to eligibility for serving on the NAC, strike “18” and replace with “16”.
- In Section 14-12-3(b)(2), add “Any person who stands to receive a pecuniary benefit from the development or is otherwise employed by the Developer is ineligible to serve on the NAC.”
- In Section 14-12-3(b)(3), which outlines the composition of the NAC, under “a.” replace “two” with “seven” members being selected by the residents of the impact area. Under “b.” replace “four” with “one” member being selected by the Planning Director. Maintain “one” selection by the district Council Member in “c.”, and strike “d.” removing the selections currently outlined in it and replace with a new “d.” stating that “The appointments to the NAC must be individuals that had been previously nominated by the residents as mentioned in 14-12-3(b)(1) unless fewer than 9 residents were nominated.”
- Add the following at the end of Section 14-12-3(c)(1): “The Developer must present to the members of the NAC, at a minimum, how the proposed project will utilize green infrastructure, create jobs for Detroiters, detail which tax incentives they are seeking with specific amounts, and to what extent the project will feature subsidized/discounted/affordable housing and/or commercial space.”

- In Section 14-12-3(c) add a subsection (4) containing the following, “The Administration will provide the NAC with a Community Needs Assessment or a Target Market Analysis of the Impact Area conducted by a third party prior to the final meeting of the NAC. The report is to be shared with City Council and made public.”
- In Section 14-12-3(c) add a subsection (5) containing the following, “The City and the DEGC shall provide the NAC with all relevant information pertaining to any public subsidies being sought by the Developer including but not limited to the specific abatements, dollar amounts and duration of the subsidy, as well as the proposed abatement district maps.”
- In Section 14-12-3(d)(2) add a new subsection “e.” as “A comprehensive detailing of community outreach strategies used by the NAC to solicit and record feedback.”
- I support Council President Pro Tem Sheffield’s proposed amendment to add a Section 14-12-3(7) which ends with “defined as affordable by those earning at least 80% of Area Median Income” and offer a friendly amendment to replace “at least” with “no more than”.
- In Section 14-12-3(f)(9)b.ii. Add, “If the Council determines that the Developer is in noncompliance with the Community Benefits Provision it may suspend all forms of public investment to the Developer by a simple majority of Council after receiving at least three monthly updates from the Enforcement Committee as outlined in 14-12-3(f)(9)b.i.”

This matter was initially scheduled for a discussion before the Planning and Economic Development Standing Committee for Thursday, September 27, 2018 at 10:45 a.m., however, additional recommendations from Council members had not yet been received. This matter has been postponed until Thursday, October 4, 2018 at which time each recommendation will be considered for inclusion into the ordinance. The Committee meeting of Thursday, October 4, 2018 will be noticed as possibility containing a quorum. Of course, LPD will provide an integrated draft of the amended ordinance as directed by City Council.

If Council has any other questions or concerns regarding the subject, LPD will be happy to provide further research and analysis upon request.



City of Detroit

COUNCILMAN SCOTT R. BENSON

CITY CLERK 2018 SEP 28 PM 3:10

26

MEMORANDUM

TO: Donald Rencher, Director, HRD

FROM: Hon. Scott Benson, City Council District 3

CC: Hon. James Tate, Chair, Planning & Economic Development
Hon. Janice Winfrey, City Clerk
Lawrence Garcia, Corporation Counsel, Law Dept
David Whitaker, Director, LPD
Stephanie Washington, City Council Liaison

VIA: Hon. Brenda Jones, City Council President

DATE: 24 Sep 2018

RE: MIDDLE INCOME HOUSING & OPPORTUNITY ZONES (OZ)

1. Detroit has been awarded federal Opportunity Zones, but the current regulations provide a short time frame for investments to be made in Detroit. Please prepare an executive summary of the OZ program and how Detroit is planning to raise capital and deploy these funds into neighborhoods to help meet **all of our housing needs**, including middle income residential development (80%-120% AMI).
2. As per our conversation about the need to identify housing support gaps in Detroit's tool box, please prepare a plan to develop a one stop shop housing resource portal for Detroit residents. This portal will help Detroiters navigate the available resources for housing, but it will also be used to identify gaps in the services provided to Detroit residents and help guide our housing strategy. Please keep in mind that Dr. Chandan has offered the use of his students to help develop the housing resource portal and think through how Detroit leverages the OZ program to benefit our residents.
3. I am requesting HRD prepare a map that identifies the OZs in Detroit with an overlay of the HRD designated development areas.

Provide the deliverables above by 10 Oct 2018. If you have any questions do not hesitate to contact my office at, 313-224-1198



27

MEMORANDUM

TO: Assessor's Office, Alvin Horhn
Lawrence Garcia, Corporation Counsel
Hon. James Tate Jr., Chair, P&DD Standing Committee
Hon. Janee Ayers, Chair, BF&A Standing Committee

FROM: Hon. Scott Benson, City Council District 3

CC: Hon. Janice Winfrey, City Clerk
David Whitaker, Director, LPD
John Hill, CFO
Stephanie Washington, City Council Liaison

VIA: Hon. Brenda Jones, City Council President

DATE: 19 Sep 2018

RE: NEZ HOMESTEAD & REHABILITATION JURISDICTIONS

Utilizing the existing NEZh map, please create three NEZh(s) using the following boundaries:

One

- North – E. Eight Mile Road
- South – E. Outer Drive
- East – Keystone
- West – Fenelon

Two

- North – E. Eight Mile Road
- South – E. State Fair
- East – Gratiot
- West – Schoenherr

Three

- North – E. Davison
- South – Carpenter/Caniff
- East – Mound
- West – Conant/Chrysler Service Drive

In addition, please identify 10 NEZh(s) that do not support the intent of the program by being located in areas with high owner occupancy rates and modify them to accommodate the three new NEZ areas.


In addition, I am requesting the chairpersons of the P&DD and BF&A Standing Committees host discussions about NEZh boundaries to highlight their importance as a planning tool and the financial implications of this neighborhood development tool.

Provide this information by 1 Oct 2018. If you have any questions do not hesitate to contact my office at, 313-224-1198.



MEMORANDUM

TO: David Whitaker, Director, LPD
Lawrence Garcia, Corporation Counsel

FROM: Hon. Scott Benson, City Council District 3 

CC: Hon. James Tate, Chair, Planning & Economic Development
Hon. Janice Winfrey, City Clerk
Tom Lewand, Director, JETS
Stephanie Washington, City Council Liaison

VIA: Hon. Brenda Jones, City Council President
DATE: 27 September 2018

CITY CLERK 2018 SEP 28 04:19:25

RE: ROCK PETITION FOR PROPERTY TAX EXEMPTION

Please find attached the ltr. dtd. 29 August 2018 from Rock Economic Development Corporation (REDC) requesting a property tax exemption for property described as "Exhibit A."

1. I am requesting a report from LPD on the fiscal implications to the City of Detroit as a result of this request.
2. I am requesting a legal opinion from the Law Department on the legality and completeness of this request. Please focus on the trigger of when this property will become income tax eligible/sunset of tax exemption.

Please be provide the report and opinion by 15 October 2018. If you have any questions do not hesitate to contact my office at, 313-224-1198

CITY CLERK 2018 SEP 28 04:19:25

Rock Economic Development Group
Petition for Section 7tt Property Tax Exemption

August 29, 2018

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

**Re: Rock Economic Development Group Petition for Property Tax Exemption
Pursuant to MCL 211.7tt**

Honorable City Council:

In connection with the development of the new Wayne County Criminal Justice Center, Rock Economic Development Group ("REDG") hereby requests that this Honorable Body adopt a resolution pursuant to Section 7tt of the General Property Tax Act (MCL 211.7tt) to exempt the property described on Exhibit A (collectively, the "Property") from the collection of property taxes. The Property consists of Wayne County's "failed jail" site, the Frank Murphy Hall of Justice, the Wayne County Juvenile Detention Center, and the Wayne County Division 1 and Division 2 Jails. The Property has long been exempt from property taxation.

Background

REDG is a non-profit, unincorporated association whose primary purpose is assembling or combining parcels of real property for economic development purposes.

As has been widely reported, the Property is being conveyed to REDG as consideration for the agreement of other Rock entities to construct the new Wayne County Criminal Justice Center for Wayne County (the "County"), and to bear the cost in excess of the available County funds. Because the Property serves as the consideration, conveyance of the Property at this time (long before the Property will be available for redevelopment) is necessary to make the construction of the new Wayne County Criminal Justice Center possible.

With the exception of the failed jail site, the County will continue to operate the Property until the completion of the new Wayne County Criminal Justice Center. Specifically, REDG has leased back the currently operational criminal justice facilities (the Frank Murphy Hall of Justice, the Wayne County Juvenile Detention Center, and the Wayne County Division 1 and Division 2 Jails) to the County for \$1.00, and these properties will continue to operate as public criminal justice facilities. (See Lease of Operational Criminal Justice Facilities, attached hereto as Exhibit B). For all practical purposes, they remain County facilities.

Due to Wayne County's previous issuance of tax-exempt bonds for the jail construction, the failed jail site had to be separately conveyed to REDG to comply with IRS requirements. It will not be subject to the \$1.00 lease, as it is not an operational facility. However, the failed jail

Rock Economic Development Group

Petition for Section 7tt Property Tax Exemption

site will be held by REDG on a non-profit basis and will not be redeveloped until the entirety of the Property is vacated by the County and available for comprehensive redevelopment.¹

Recognizing that (1) the conveyance of the Property is necessary to enable delivery of the new Criminal Justice Center, (2) because of this necessity, the conveyance is occurring well in advance of the ability to redevelop the Property, and (3) the Property will remain substantially occupied by the County, the Wayne County Criminal Justice Center deal contemplated that the Property would remain exempt from taxation pursuant to Section 7tt of the General Property Tax Act for the "holding period" during which REDG is holding the Property on a non-profit basis for future redevelopment. (See Section 8.12 of the Development and Purchase and Sale Agreement, attached hereto as Exhibit D). REDG now seeks this Honorable Body's consideration and approval of this exemption.

Exemption for Property Held by a Non-Profit Economic Development Group

Section 7tt of the General Property Tax Act, MCL 211.7tt, permits the City Council to adopt a resolution exempting, for up to seven years, real property that is owned by an "eligible economic development group". MCL 211.7tt(8) defines an "eligible economic development group" as "a nonprofit organization, the primary purpose of which is the economic development of real property or combining parcels of real property for economic development purposes."

REDG qualifies as an economic development group under the statute because it is a non-profit, unincorporated association formed under Delaware law whose primary purpose is the economic development of real property or combining parcels of real property for economic development purposes. (See Agreement of Members of Rock Economic Development Group, attached hereto as Exhibit E.)

The exemption is requested for the seven year allowable period or until such time as the development of the Property is commenced, whichever is earlier. Accordingly, the exemption would be effective December 31, 2018 and would remain in effect until December 30, 2025 or until such time as development of the Property commences, if earlier. If development of any portion of the Property commences prior to December 31, 2025, the exemption for that portion would terminate.

It is important to emphasize that the exemption is only for the period of time the Property is held by REDG pending future development (the "holding period") and will end when development commences. Any tax abatement or other incentives for future development would have to be sought in connection with the future redevelopment.

¹ REDG and a Rock affiliate (1208 Woodward LLC) have entered into an agreement whereby the Rock affiliate has the right to use the failed jail site for construction parking for other projects in downtown Detroit in exchange for funding the demolition of the partially completed jail. This arrangement provides the means for the failed jail site to be cleared for future redevelopment, in furtherance of REDG's non-profit economic development purpose. (See Demolition Agreement -- Gratiot Jail Site, attached hereto as Exhibit C.)

Rock Economic Development Group

Petition for Section 7tt Property Tax Exemption

As a final matter, it should be noted that Section 7tt(6) allows the county in which the exemption is being granted to withdraw its millages from the exemption, such that those mills would continue to be levied. Wayne County has agreed that it will not withdraw its millages if the exemption is approved, and that property taxes levied by Wayne County will be subject to the exemption. (See Section 8.12 of the Development and Purchase and Sale Agreement, attached hereto as Exhibit D).

The requested exemption is an integral part of projects that will have a substantial positive impact on economic development in the City. The construction of a new Wayne County Criminal Justice Center is a major public works project that will generate significant economic impact while consolidating and modernizing criminal justice operations, meeting critical capacity needs, and improving conditions. Moreover, once that project is completed, the Property will be available for productive redevelopment.

REDG appreciates the City Council's consideration of this important matter.

Sincerely,

Rock Economic Development Group

By: _____


HOWARD N. LUCKOFF

Its: _____

Authorized Representative

Enclosures:

Legal Description of the Parcels Constituting the Property (Exhibit A)
Lease of Operational Criminal Justice Facilities (Exhibit B)
Demolition Agreement – Gratiot Jail Site (Exhibit C)
Development and Purchase and Sale Agreement (Exhibit D)
Agreement of Members of Rock Economic Development Group
(Exhibit E)

City of Detroit

CITY COUNCIL



RAQUEL CASTAÑEDA-LÓPEZ
COUNCIL MEMBER
DISTRICT 6

MEMORANDUM

TO: David Whitaker, Director, Legislative Policy Division

THRU: Council President Brenda Jones

FROM: Council Member Raquel Castañeda-López

DATE: September 26, 2018

RE: Proposed Amendments to the Community Benefits Ordinance

I would like to propose the following amendments to the Community Benefits Ordinance:

1. In Section 14-12-2, I echo Pro Tem Sheffield and Council Member McCalister, Jr. in supporting the lowering of the “Tier 1 Development Project” from \$75,000,000 down to \$50,000,000.
2. In Section 14-12-3(a)(4), strike and replace with, “At the initial public meeting (**Meeting #1**), the Planning Director will present in detail on the CBO process, how the NAC fits within that broader process, the responsibilities of the NAC and the proposed timeline for the NAC meetings. The Planning Department shall discuss previous NACs and share outcomes and best practices learned from them. The meeting/workshop, shall allow for the community to ask questions and learn about the upcoming CBO process. The Developer shall not be present at this first meeting.
3. In Section 14-12-3(b)(1), strike and replace with, “A second public meeting (**Meeting #2**) will be held to focus on the proposed development consisting of a Developer presentation with a question and answer period. At this meeting, the Planning Director will begin accepting nominations for the NAC. No names will be accepted to this list of nominations after voting has begun in Meeting #3.”
4. In Section 14-12-3(c)(1), strike and replace with, “In addition to the meetings required in subsections (a)(1) and (b)(1) of this section, the Planning Director shall facilitate at least five meetings between the NAC and the Developer to allow the NAC to learn more details about the project and to provide an opportunity for the NAC to make the Developer aware of concerns raised by the NAC.” Add subsection “a. The meetings between the NAC and Developer shall follow the subsequent schedule with additional meetings added as agreed upon between the NAC and Planning Director:
 - i. **Meeting #3 – NAC Empaneling and Training:** NAC elections by the community and appointments announced by Council and Planning Director. After the NAC is empaneled, the Planning Director shall conduct a NAC workshop for the NAC

CITY CLERK 2018 SEP 27 PM 1:44

City of Detroit

CITY COUNCIL

- members detailing responsibilities, available support from the City, communication and outreach best-practices, and community engagement expectations.
- ii. **Meeting #4 – Developer Presentation:** Developer presentation detailing the project followed by a NAC and community Question & Answer period.
 - iii. **Meeting #5 – NAC Benefits Request:** NAC presents their findings and Community Benefits requests.
 - iv. **Meeting #6 – Developer Response:** Developer responds to the NAC’s requests with a Community Benefits Offer.
 - v. **Meeting #7 – Final Meeting:** NAC and Developer present areas of agreement and any outstanding concerns.
 - vi. There shall be a minimum of one week between each meeting except between meetings #3, #4, and #5, which shall have a minimum of two weeks in between to allow for greater community outreach by the NAC.
5. In Section 14-12-3(b)(2), which pertains to eligibility for serving on the NAC, strike “18” and replace with “16”.
 6. In Section 14-12-3(b)(2), add “Any person who stands to receive a pecuniary benefit from the development or is otherwise employed by the Developer is ineligible to serve on the NAC.”
 7. In Section 14-12-3(b)(3), which outlines the composition of the NAC, under “a.” replace “two” with “seven” members being selected by the residents of the impact area. Under “b.” replace “four” with “one” member being selected by the Planning Director. Maintain “one” selection by the district Council Member in “c.”, and strike “d.” removing the selections currently outlined in it and replace with a new “d.” stating that “The appointments to the NAC must be individuals that had been previously nominated by the residents as mentioned in 14-12-3(b)(1) unless fewer than 9 residents were nominated.”
 8. Add the following at the end of Section 14-12-3(c)(1): “The Developer must present to the members of the NAC, at a minimum, how the proposed project will utilize green infrastructure, create jobs for Detroiters, detail which tax incentives they are seeking with specific amounts, and to what extent the project will feature subsidized/discounted/affordable housing and/or commercial space.”
 9. In Section 14-12-3(c) add a subsection (4) containing the following, “The Administration will provide the NAC with a Community Needs Assessment or a Target Market Analysis of the Impact Area conducted by a third party prior to the final meeting of the NAC. The report is to be shared with City Council and made public.”
 10. In Section 14-12-3(c) add a subsection (5) containing the following, “The City and the DEGC shall provide the NAC with all relevant information pertaining to any public subsidies being sought by the Developer including but not limited to the specific abatements, dollar amounts and duration of the subsidy, as well as the proposed abatement district maps.”

City of Detroit

CITY COUNCIL

11. In Section 14-12-3(d)(2) add a new subsection “e.” as “A comprehensive detailing of community outreach strategies used by the NAC to solicit and record feedback.”
12. I support Council President Pro Tem Sheffield’s proposed amendment to add a Section 14-12-3(7) which ends with “defined as affordable by those earning at least 80% of Area Median Income” and offer a friendly amendment to replace “at least” with “no more than”.
13. In Section 14-12-3(f)(9)b.ii. Add, “If the Council determines that the Developer is in noncompliance with the Community Benefits Provision it may suspend all forms of public investment to the Developer by a simple majority of Council after receiving at least three monthly updates from the Enforcement Committee as outlined in 14-12-3(f)(9)b.i.”

Thank you for your attention to this matter. Please contact my office if you have any questions.

Cc: Honorable Detroit City Council
City Clerk