

Referrals
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**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

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City of Detroit

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January 25, 2019

HONORABLE CITY COUNCIL

RE: Overview of the Community Development Block Grant/Neighborhood Opportunity Fund Public Service (PS) and Public Facility Rehab (PFR) recommendations for 2019-20

This report provides an overview of the 2019-20 Community Development Block Grant (CDBG)/ Neighborhood Opportunity Fund (NOF) program.

The City Planning Commission (CPC) has completed its review of the recommendations of the Mayor for the 2019-20 program year and is forwarding its recommendations to the Your Honorable Body for consideration. On January 18, 2019, a chart listing recommendations from the Housing and Revitalization Department (HRD), the Mayor's office, and the CPC was submitted to Your Honorable Body at the end of the Formal Session of January 22, 2019.

Similar to the past several years, on Monday, January 28, 2019, the City Council is scheduled to hold a public hearing for the NOF program and an appeals hearing. City Council is scheduled to vote on the CDBG/NOF 2019-20 allocations on Tuesday, February 5, 2019.

BACKGROUND

The Housing and Revitalization Department (HRD) is the City's lead department in administering the CDBG/NOF program. This review focuses on funding amounts allocated to community based organizations for PS and PFR. In July 2019, HRD informed City Council of its plan to shift the Homeless Public Service (HPS) application review to the springtime, in order to coincide with the Emergency Shelter Grant (ESG) application review timeline.

APPLICATION REVIEW PROCESS

Timeline for the 2019-20 CDBG/NOF Review

The timeline for the 2019-20 CDBG/NOF review is similar to the past few years, except for a few changes. This year, the application was available earlier on the City's Bidsync system - from August 31, 2018 through October 1, 2018, rather than last year's September 13, 2017 through October 16, 2017 submittal timeline. The NOF proposals were due on Monday, October 1, 2018 by 4:00 PM. This earlier submittal deadline gave City staff additional time to review the applications.

Proposal Writing Workshops

HRD hosted two proposal writing workshops. The first workshop was held Saturday, August 18, 2018 from 10 AM - 1 PM at Focus Hope. The second workshop was held on Wednesday, September 12, 2018 from 5:00 PM - 8:00 PM at the Samaritan Center. Also, to meet the workshop requirement, groups were allowed to view a series of videos on the City's YouTube page.

Submittals and Review

Similar to previous years, PS has five sub-categories: education, health, public safety, recreation and seniors. The total number of applications received this year for PS was 48 compared to 46 last year. The total number of applications this year for PFR was 10 compared to 13 last year. HRD screened the proposals and determined that 5 of the PS and 5 of the PFR did not meet threshold requirements listed in the application. A summary of the 10 proposals that did not meet threshold are listed on page 4 of the chart.

HRD worked in cooperation with CPC staff, the Office of Grants Management (OGM) and the Office of Contracting and Procurement (OCP) in reviewing the submitted CDBG/NOF applications. During the months of October and November, CPC staff met with staff from HRD, OGM, and OCP to conduct a joint review and scoring of each proposal. Each proposal was scored separately ranging from 0 to 100 points using a scoring criteria grid; then the staff met to discuss each proposal and develop a single consensus proposal ranking. It was agreed amongst staff that proposals scoring less than 80 points would be not be recommended for funded due to a low score. Afterwards, HRD reviewed the number of proposals, final consensus data, and anticipated entitlement amounts, in order to determine HRD recommended funding amounts.

CDBG FUNDING

The City of Detroit CDBG allocation, as well as the rest of the country, for 2019-20 from HUD has not yet been released. The following table shows the amount of the Detroit CDBG allocation for the past seven years, as well as the City's projection for 2019-20.

Year	Detroit CDBG Allocation	Change From Previous Year
2019-20	\$32,660,442 projected	
2018-19	\$34,379,413	increase \$3,087,522 (+9.9%)
2017-18	\$31,291,891	decrease \$80,494 (-.3%)
2016-17	\$31,372,385	decrease \$157,663 (-.5%)
2015-16	\$31,530,048	decrease \$579,123 (-1.8%)
2014-15	\$32,109,171	decrease \$767,914 (-2.3%)
2013-14	\$32,877,085	decrease \$476,424 (-1.4%)
2012-13	\$33,353,509	

The table shows an allocation around \$31 million for the past several years, with slight decreases each year. However, last year for 2018-19, the City projected \$29,727,296, but instead received \$34,379,413, a 9.9% increase. For 2019-20, HRD is projecting a 5% decrease from last year.

Public Service 15% Cap

Federal regulations require that no more than 15% of the entitlement funds (plus program income) be allocated toward PS and HPS funding. The Administration is allocating \$2,205,000 for PS for 2019-20 verses \$2,065,000 that was originally allocated and then increased to \$2,794,992 for

2018-19.

Threshold Criteria and Funding Priorities

Back in 1994, City Council first approved eligibility criteria for both NOF/CDBG funded proposals. Since then, City Council has relied increasingly on the criteria to determine eligibility of the proposals. In July of 2007, partly in response to concerns of HUD, the City Council adopted Joint Threshold Criteria to be utilized by both the legislative and executive branches of government. For this year, the Administration and City Council's joint threshold criteria was listed in the application.

In June 2018, CPC staff asked each Council Member to identify and rank funding priorities for PS, via a survey form. As a part of the 2019-20 application, the following priorities were listed:

- 1) Priorities for PS (Public Safety, Seniors, Education, Recreation, and Health)
- 2) Priorities for Non-Public Service (Economic Development, Housing, Public Facilities, and Demolition).

CPC REVIEW AND RECOMMENDATION

At its meeting on December 6, 2018, the City Planning Commission received the subject chart with the HRD's recommended funding amounts. The CPC for its deliberations went through each page of the chart discussing the various proposals. At its meeting on January 17, 2019, the City Planning Commission received the Mayor's recommendations. The CPC discussed various aspects of the scoring and threshold criteria. In conclusion, the CPC recommended acceptance of the Mayor's recommendations.

Respectfully submitted,

ALTON JAMES, CHAIRPERSON



Marcell R. Todd, Jr., Director
Christopher J. Gulock, Staff
George A. Etheridge, Staff

cc: Donald Rencher, HRD
Tamra Fountaine, HRD
Gordon Pearson, HRD

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DBRA

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

January 24, 2019

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

Re: Brush Park South Brownfield Redevelopment Plan

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Brush Park South 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 January 9, 2019 meeting and a public hearing was held by the DBRA on January 17, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated January 9, 2019 (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 January 23, 2019, 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

Brush Park South Phase I MR LLC is the project developer (the "Developer") for the Plan which entails a comprehensive, mixed-use redevelopment of the site. The redevelopment, Brush Park South, is planned to consist of three mixed-income apartments buildings that will include approximately 149 apartments and 600 square feet of retail space. Approximately 58 apartments will be rented as affordable apartments with rents restricted and otherwise subject to various requirements to assure their occupancy by residents who satisfy affordable housing criteria. Twenty-nine of the affordable units will use project-based vouchers through the Detroit Housing Commission and the other 29 affordable units will use Low Income Housing Tax Credits. A portion of the remainder of the Property will be used for parking that will remain in place indefinitely for use by tenants of the new apartment buildings as well as additional parking that will be available until alternative, permanent alternative parking becomes available either on the east side of Brush or at other locations. It is expected that the alternative parking will not be available for at least several years.

The total investment is estimated to be \$37 million. The Developer is requesting \$5,273,310.00 in TIF reimbursement.

There will be 250 temporary construction jobs and 4-6 FTE jobs. The 250 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 4-6 FTE jobs will be related to property management. An unknown number of jobs are expected to be created by one or more businesses that located in the retail component of the project.

Property Subject to the Plan

The eligible property (the "Property") consists of nine (9) parcels located in the Brush Park area, west of Brush Street, north of Winder Street and south of the east-west alley between Adelaide and Alfred Street from Brush Street to John R Street.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 due to the presence of metals, PNAs, PCBs soil and fill or adjacent and contiguous to a facility and the development of the adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the eligible property.

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 Sec 2 of Act 381, because they include baseline environmental assessment activities, due care activities, additional response activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, brownfield plan implementation and interest. 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. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years after approval of the Michigan Strategic Fund work plan, if applicable, or three years after execution of the Reimbursement Agreement.

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. Department Specific Activities	\$3,041,152.00
2. Phase I, Phase II, and BEAs	\$60,000.00
3. Due Care Activities	\$10,000.00
4. Site Preparation	\$26,705.00
5. Infrastructure Improvements	\$542,693.00
6. Brownfield Plan & Act 381 Work Plan	\$30,000.00
7. Cost Tracking Compliance	\$30,000.00
8. Contingency – (15%)	\$541,583.00
9. Interest (5% simple, after expiration of abatements)	\$991,177.00
*Total Reimbursement to Developer	\$5,273,310.00
10. DBRA Administrative Costs	\$1,387,555.00
11. State Brownfield Redevelopment Fund	\$520,821.00
12. Local Site Remediation Revolving Fund	\$2,177,174.00
TOTAL Estimated Costs	\$9,358,860.00

Honorable City Council
January 24, 2019
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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

The Developer is seeking additional incentives, which will include local and/or state approval of Commercial Rehabilitation Act (CRA) Tax Abatement, City of Detroit allocations of HUD HOME & Community Development Block Grant (CDBG) funds, Low Income Housing Tax Credits (LITHC), and Project-Based Vouchers (PBV) from the Detroit Housing Commission.

DBRA's Request

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

- a.) January 29, 2019
City Council adoption of the Resolution (Exhibit D), setting the Brush Park South Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for February 14, 2019 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.) February 14, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) February 14, 2019, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Brush Park South Brownfield Redevelopment Plan.
- d.) February 19, 2019
City Council adoption of the Resolution approving the Brush Park South 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
Kevin Johnson
Malinda Jensen
Matthew Walters
Allen Rawls
Brian Vosburg
Stephanie Washington

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
BRUSH PARK SOUTH (PHASE 1)
REDEVELOPMENT PROJECT

Prepared by:

Richard A. Barr, Esq.
Honigman LLP
660 Woodward Avenue, Ste. 2290
Detroit, Michigan 48226
Phone: (313) 465-7308

Developer:

Brush Park South Phase I MR LLC
17800 Laurel Park Drive North, Ste. 200C
Livonia, Michigan 48152

January 7, 2019

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

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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 of 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 property comprising the eligible property consists of approximately 3.406 acres of land within nine tax parcels, as well as the adjacent rights of way. Seven of the tax parcels each qualify as a facility and two of the tax parcels are each adjacent and contiguous to a tax parcel which is a facility. The property comprising the eligible property 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 in the Brush Park area, west of Brush Street, north of Winder Street and south of the east-west alley between Adelaide and Alfred Street from Brush Street to John R Street.

The eligible property will include all tangible personal property to be located on the real property. Parcel information is outlined below.

Address	2515 Brush Street, tax parcel 01000598-604 2555 Brush Street, tax parcel 01000605-8 2621 Brush Street, tax parcel 01000635-8 251 Adelaide Street, tax parcel 01000632 254 Adelaide Street, tax parcel 01000609-11 257 Adelaide Street, tax parcel 01000633-4 269 Winder Street, tax parcel 01000595.002L 281 Winder Street, tax parcel 01000596 291 Winder Street, tax parcel 01000597
Parcel ID	See above
Owner	City of Detroit
Legal Description	LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL A (1.234 ACRE PARCEL ON NORTH SIDE OF ADELAIDE)

RECORD TITLE COMMITMENT DESCRIPTIONS

251 ADELAIDE STREET
WARD 01, ITEM 000632
LOTS 4 THROUGH 6, BOTH INCLUSIVE, BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

257 ADELAIDE STREET
WARD 01, ITEM 000633-4
LOTS 2 AND 3, BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

2621 BRUSH STREET
WARD 01, ITEM 000635-8
LOT 1, BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS.

PARCEL A COMBINED AS-SURVEYED DESCRIPTION

ALL OF LOTS 1 THROUGH 6 INCLUSIVE OF BLOCK 3, AND THE SOUTH 10 FEET OF THE VACATED ADJACENT ALLEY, OF BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 152, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF ADELAIDE STREET (60 FEET WIDE), BEING ALSO THE SOUTHEAST CORNER OF LOT 1; THENCE S59°16'09"W, 316.60 FEET ALONG THE NORTH LINE OF SAID ADELAIDE STREET TO THE SOUTHWEST CORNER OF LOT 6; THENCE N30°50'35"W, 166.89 FEET ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF LOT 6 ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 327.59 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF LOT 1 ON THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E, 167.23 FEET ALONG THE WEST LINE OF BRUSH STREET TO THE POINT OF BEGINNING AND CONTAINING 1.234 ACRES

PARCEL B (1.242 ACRE PARCEL ON SOUTH SIDE OF ADELAIDE)

RECORD TITLE COMMITMENT DESCRIPTIONS

254 ADELAIDE STREET
WARD 01, ITEM 000609-11
LOT 6, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.
ALSO LOTS 20 AND 21, BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 49 OF DEEDS, PAGE 572, WAYNE COUNTY RECORDS.

2555 BRUSH STREET
WARD 01, ITEM 000605-8
LOTS 7 THROUGH 10, BOTH INCLUSIVE, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

PARCEL B COMBINED AS-SURVEYED DESCRIPTION

ALL OF LOTS 20 AND 21 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 49 OF DEEDS, PAGE 572, WAYNE COUNTY RECORDS AND ALSO ALL OF LOTS 7 THROUGH 10, INCLUSIVE, OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8, AND 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE SOUTH LINE OF ADELAIDE STREET (60 FEET WIDE), BEING ALSO THE NORTHEAST CORNER OF SAID LOT 10; THE THENCE S27°04'30"E, 166.80 FEET ALONG THE WEST LINE OF BRUSH STREET TO THE SOUTHEAST CORNER OF SAID LOT 10 ON THE NORTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE S59°16'09"W, 319.54 FEET ALONG SAID NORTH ALLEY LINE TO THE SOUTHWEST CORNER OF LOT 20 OF BLOCK 9, OF PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9; THENCE N30°52'50"W, 166.46 FEET ALONG THE WEST LINE OF LOT 20 TO THE NORTHWEST LOT CORNER ON THE SOUTH LINE OF ADELAIDE STREET; THENCE N59°16'09"E, 330.61 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING AND CONTAINING 1.242 ACRES.

PARCEL C (0.930 ACRE PARCEL ON NORTH SIDE OF WINDER AND WEST OF BRUSH)

RECORD TITLE COMMITMENT DESCRIPTIONS

269 WINDER STREET
WARD 01, ITEM 000595.002L
UNIT 2, OF WINDERS SQUARE AT BRUSH PARK, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 43963, PAGE 249, AS AMENDED, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 44069, PAGE 39, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 895, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

281 WINDER STREET
WARD 01, ITEM 000596
THE EAST 1/2 OF LOT 3 AND THE WEST 15 FEET OF LOT 2, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.

291 WINDER STREET

	<p>WARD 01, ITEM 000597 THE WEST 9 FEET OF LOT 1 AND THE EAST 35 FEET OF LOT 2, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.</p> <p>2515 BRUSH STREET WARD 01, ITEM 000598-604 LOT 1 EXCEPT THE WEST 9 FEET, BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS.</p> <p><u>PARCEL C COMBINED AS-SURVEYED DESCRIPTION</u> UNIT 2, OF WINDERS SQUARE AT BRUSH PARK, ACCORDING TO THE MASTER DEED RECORDED IN LIBER 43963, PAGE 249, AS AMENDED, FIRST AMENDMENT TO MASTER DEED RECORDED IN LIBER 44069, PAGE 39, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 895, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED. AND ALL OF LOTS 1 AND 2 AND THE EAST 112 OF LOT 3 OF BLOCK 2, OF BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJACENT TO PARK LOTS 6, 7, 8, 9, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 118, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WEST LINE OF BRUSH STREET (60 FEET WIDE) AND THE NORTH LINE OF WINDER STREET (60 FEET WIDE), BEING THE SOUTHEAST CORNER OF SAID LOT 1; THENCE S59°16'09"W, 239.30 FEET ALONG THE NORTH LINE OF WINDER STREET TO THE SOUTHWEST CORNER OF UNIT 2 OF WINDERS SQUARE AT BRUSH PARK; THENCE N30°24'30"W, 165.88 FEET ALONG THE WEST LINE OF SAID UNIT 2 TO THE NORTHWEST CORNER OF UNIT 2 ON THE SOUTH LINE OF A PUBLIC ALLEY (20 FEET WIDE); THENCE N59°16'09"E, 248.96 FEET ALONG SAID SOUTH ALLEY LINE TO THE NORTHEAST CORNER OF LOT 1 ON THE WEST LINE OF BRUSH STREET; THENCE S27°04'30"E, 166.22 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.930 ACRES.</p> <p>AND ALL ADJACENT RIGHTS OF WAY.</p>
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Brush Park South Phase I MR LLC or its affiliate(s) (the “Developer”) will acquire the Property from the City of Detroit, following which it (or its affiliate) and RS Limited Dividend Housing Association, LLP (“LDHA”), will construct three mixed-income apartments buildings that will include approximately 149 apartments and 600 square feet of retail space. The three buildings and the land under and adjacent to the buildings (the “Condo Land”) are expected to be owned within a condominium that will have two or more condominium units, one of which will be owned by the Developer or its affiliate and one of which will be owned by the LDHA. Approximately 91 of the apartments will be within the condominium unit owned by the Developer and the remaining 58 apartments will be rented as affordable apartments with rents restricted and otherwise subject to various requirements to assure their occupancy by residents who satisfy affordable housing criteria.

A portion of the remainder of the Property will be used for parking that will remain in place indefinitely for use by tenants of the new apartment buildings as well as additional parking that will be available until alternative, permanent alternative parking becomes available either on the east side of Brush or at other locations. It is expected that the alternative parking will not be available for at least several years.

It is currently anticipated that construction, including eligible activities, will begin in the Spring of 2019 and be completed by early 2021. The project description provided herein is a summary of the proposed development at the Property 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 such changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

In large part due to the project's importance to providing mixed income housing opportunities in the reviving Brush Park area, the project has received extensive support and approvals from the City of Detroit and its affiliates, including the City's Housing and Revitalization Department (HRD), the City's Planning and Development Department (PDD), the City Planning Commission, and the Historic District Commission; the allocation of HOME funds and CDBG funds, and allocation of federal low income tax credits.

Attachment C provides a detailed 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) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 due to the presence of metals, PNAs, PCBs soil and fill or adjacent and contiguous to a facility and the development of the adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the eligible property.

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

The "eligible activities" that are anticipated to be carried out at the Property for the Project are considered "eligible activities" as defined by Section 2(o) of Act 381, because they include baseline environmental assessment activities, due care activities, additional response activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, brownfield plan implementation and interest.

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. A response activity plan has been prepared for the removal, disposal and backfill of solid waste or impacted fill and soils together with any encountered impacted groundwater, all of which will be disposed of off-site during construction of the Project. Due to the historic fill and urban conditions on the Property, the confirmed presence of hazardous substances in a substantial portion of the soil borings, and disposal facility requirements, the removed fill and shallow soils are expected to need to be disposed at a Type II disposal facility. Deeper native soils (including that which may be required to be removed for construction of underground detention and elevator pits) may be disposed of as clean material, depending upon test results. Unknown quantities of groundwater are expected to be encountered during dewatering and other construction

activities with resulting costs being expected to be incurred for collection, testing and disposal of groundwater depending upon test results in accordance with law.

The eligible activities include response activities to properly manage contaminated soils on the Property; geotechnical evaluations; removal and replacement of fill material; storm water management features; and improvements in the rights of way of adjacent streets and alleys. 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 cost of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to by the DBRA, all eligible activities will commence within than eighteen months after the date the governing body approves this Plan. All eligible activities will be completed within three years after approval of the Michigan Strategic Fund work plan, if applicable, or three 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 incurred by it or its affiliates (including but not limited to the LDHA) and interest thereon as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. 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 pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. 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, within 180 days after the date this Plan is approved by the governing body, or such other date as the DBRA may agree to in writing; 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 upon 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 or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement 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 Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

	Totals	Reimb. of costs and interest	DBRA Admin. Costs	State Revol. Fund	Local Site Remediation Revolving Fund
All School Taxes					
School Operating	\$3,124,927	\$1,744,760	\$0	\$0	\$735,486
State Education Tax	<u>\$1,041,642</u>	<u>\$581,587</u>	\$0	<u>\$520,821</u>	<u>\$245,162</u>
Total School Taxes	\$4,166,569	\$2,326,346	\$0	\$520,821	\$980,648
City Non-School Taxes					
City Operating	\$2,454,529	\$1,370,452	\$669,931	\$0	\$577,700
Library	\$569,677	\$318,071	\$155,486	\$0	\$134,080
Other Non-School Taxes					
Wayne County Operating-Summer	\$694,863	\$387,967	\$189,654	\$0	\$163,544
Wayne County Operating-Winter	\$121,755	\$67,980	\$33,231	\$0	\$28,656
Wayne County Parks-Winter	\$30,251	\$16,890	\$8,257	\$0	\$7,120
Wayne County Jail-Winter	\$115,407	\$64,436	\$31,499	\$0	\$27,162
Huron Clinton Metropolitan Authority (HCMA)	\$26,392	\$14,736	\$7,203	\$0	\$6,212
Wayne County ISD (RESA)	\$426,184	\$237,954	\$116,321	\$0	\$100,307
Wayne County Special ISD/RESA	\$246,043	\$137,375	\$67,154	\$0	\$57,909
Wayne County Community College	<u>\$398,689</u>	<u>\$222,602</u>	<u>\$108,817</u>	\$0	<u>\$93,836</u>
Total Incremental Local Taxes Paid	<u>\$5,083,789</u>	<u>\$2,838,463</u>	<u>\$1,387,554</u>	\$0	<u>\$1,196,526</u>
Total Schools and Non-Schools Capturable Millage	\$9,250,358	\$5,164,809	\$1,387,554	\$520,821	\$2,177,174

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

City Debt	\$861,992
School Debt	\$1,600,842
DIA Tax	\$24,628
Zoo Tax	<u>\$12,314</u>
Total Debt Millages	\$2,499,776

In no event shall the duration of this Plan exceed thirty-five years following the date of the governing body’s resolution approving this 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 years after the date of the governing body’s resolution approving this Plan. The beginning date of the capture of tax increment revenues shall be the 2021 tax year (commencing with the Summer 2021 property taxes).

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 this 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 shall 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 be paid under this Plan from school taxes 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.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities (including interest) 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 two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), 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 LSRRF, 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 \$2,177,174. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

In addition, the Developer intends to request a loan of approximately \$1,000,000 from the LBRF from funds currently held by it. The terms and conditions of the loan will be the subject of a loan agreement and other agreements between the DBRA and the Developer.

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 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 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.*), have 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.

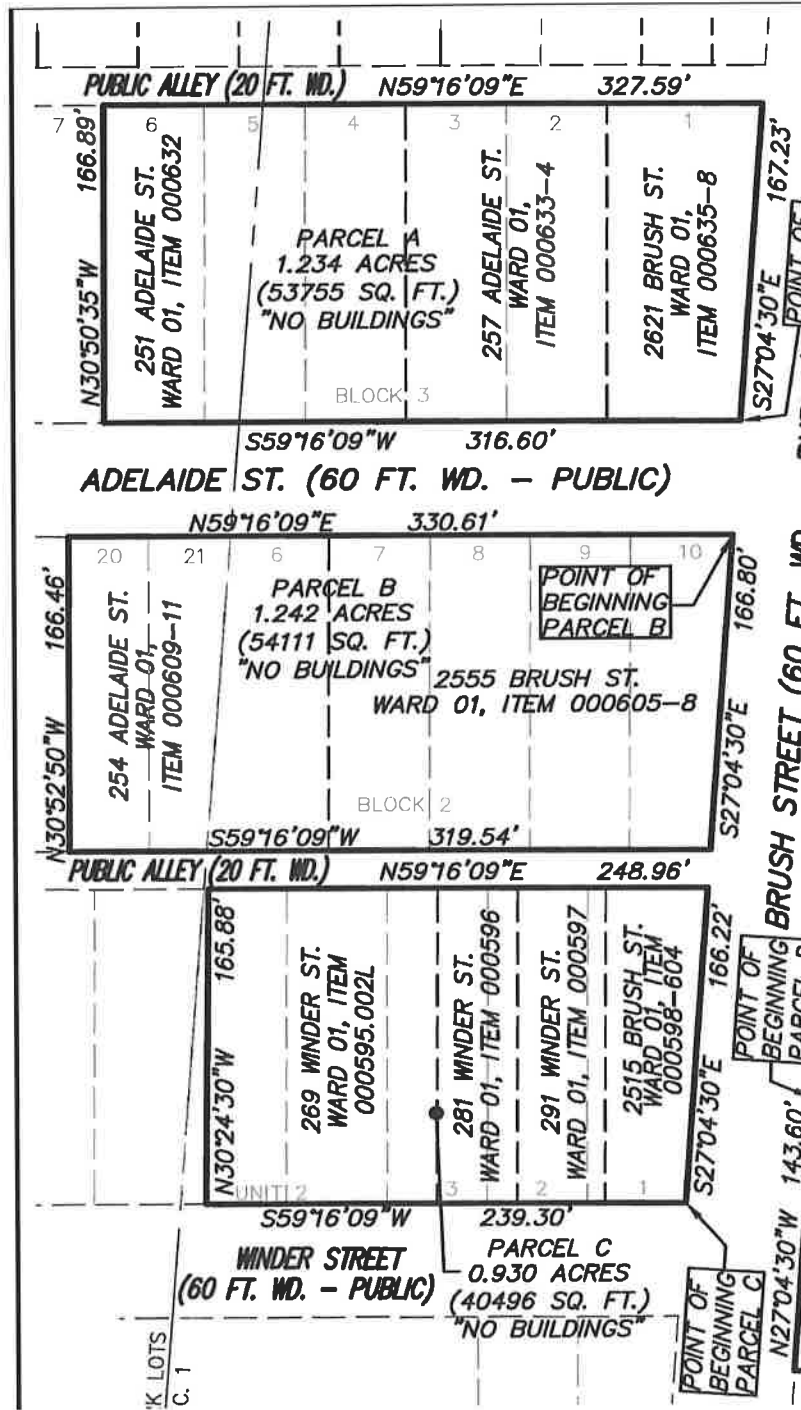
The Developer has applied or will apply for a property tax abatement under the Commercial Rehabilitation Act. If approved, the abatement will reduce the property tax obligations of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

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



Site map subject to change without amendment of Brownfield Plan.

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Land situated in the City of Detroit, County of Wayne and State of Michigan, more particularly described as follows:

PARCEL A:

Lots 4 through 6, both inclusive, Block 3, including the South 1/2 of the vacated alley lying Northerly thereof, of BRUSH SUBDIVISION OF PARK LOT 10, PART OF 11 AND BRUSH FARM, ADJOINING IN REAR, according to the plat thereof as recorded in Liber 1 of Plats, page 152, Wayne County Records.

ALSO

Lots 2 and 3, Block 3, including the South 1/2 of the vacated alley lying Northerly thereof, of BRUSH SUBDIVISION OF PART OF LOT 10, PART OF 11 AND BRUSH FARM ADJOINING IN REAR, according to the plat thereof as recorded in Liber 1 of Plats, page 152, Wayne County Records.

ALSO

Lot 1, Block 3, including the South 1/2 of the vacated alley lying Northerly thereof, of BRUSH SUBDIVISION OF PART OF LOT 10, PART OF 11 AND BRUSH FARM ADJOINING IN REAR, according to the plat thereof as recorded in Liber 1 of Plats, page 152, Wayne County Records.

PARCEL A COMBINED AS-SURVEYED DESCRIPTION:

All of Lots 1 through 6, inclusive of Block 3 of BRUSH SUBDIVISION OF PART OF LOT 10, PART OF 11 AND BRUSH FARM ADJOINING IN REAR, according to the plat thereof as recorded in Liber 1 of Plats, page 152, Wayne County Records, ALSO part of the South 1/2 of a vacated alley in the block bounded by, Adelaide Street, Alfred Street, Brush Street and John R Street, being more particularly described as follows: Beginning at the intersection of the West line of Brush Street (60 feet wide) and the North line of Adelaide Street (60 feet wide), being also the Southeast corner of Lot 1; thence South 59 degrees 16 minutes 09 seconds West, 316.60 feet along the North line of said Adelaide Street to the Southwest corner of Lot 6; thence North 30 degrees 50 minutes 35 seconds West, 176.89 feet along the West line of said Lot 6 to the centerline of a vacated alley (20 feet wide); thence North 59 degrees 16 minutes 09 seconds East, 328.25 feet along said centerline to the West line of said Brush Street; thence South 27 degrees 04 minutes 30 seconds East, 177.25 feet along the West line of Brush Street to the Point of Beginning.

PARCEL B:

Lot 6, Block 2, of BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, according to the plat thereof as recorded in Liber 1 of Plats, page 118, Wayne County Records.

ALSO

Lots 20 and 21, Block 9, of PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, according to the plat thereof as recorded in Liber 49 of Deeds, page 572, Wayne County Records.

ALSO

Lots 7 through 10, both inclusive, Block 2, of BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, according to the plat thereof as recorded in Liber 1 of Plats, page 118, Wayne County Records.

PARCEL B COMBINED AS-SURVEYED DESCRIPTION:

All of Lots 20 and 21 of Block 9, of PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9, according to the plat thereof as recorded in Liber 49 of Deeds, page 572, Wayne County Records AND also all of Lots 6 through 10, Inclusive, of Block 2, of BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, according to the plat thereof as recorded in Liber 1 of Plats, page 118, Wayne County Records. Being more particularly described as follows:

Beginning at the Intersection of the West line of Brush Street (60 feet wide) and the South line of Adelaide Street (60 feet wide), being also the Northeast corner of said Lot 10; thence South 27 degrees 04 minutes 30 seconds East, 166.80 feet along the West line of Brush Street to the Southeast corner of said Lot 10 on the North line of a public alley (20 feet wide); thence South 59 degrees 16 minutes 09 seconds West, 319.54 feet along said North alley line to the Southwest corner of Lot 20 of Block 9, of PLAT OF THE SUBDIVISION OF PARK LOTS 8 AND 9; thence North 30 degrees 52 minutes 50 seconds West, 166.46 feet along the West line of Lot 20 to the Northwest Lot corner on the South line of Adelaide Street; thence North 59 degrees 16 minutes 09 seconds East, 330.61 feet along said South line to the Point of Beginning.

PARCEL C:

Unit 2, of WINDERS SQUARE AT BRUSH PARK, according to the Master Deed recorded in Liber 43963, page 249, as amended, First Amendment to Master Deed recorded in Liber 44069, page 39, and designated as Wayne County Condominium Subdivision Plan No. 895, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended.

ALSO

The East 1/2 of Lot 3 and the West 15 feet of Lot 2, Block 2, of BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, according to the plat thereof as recorded in Liber 1 of Plats, page 118, Wayne County Records.

ALSO

The West 9 feet of Lot 1 and the East 35 feet of Lot 2, Block 2, of BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, according to the plat thereof as recorded in Liber 1 of Plats, page 118, Wayne County Records.

ALSO

Lot 1, EXCEPT the West 9 feet, Block 2, of BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, according to the plat thereof as recorded in Liber 1 of Plats, page 118, Wayne County Records.

PARCEL C COMBINED AS-SURVEYED DESCRIPTION:

Unit 2, of WINDERS SQUARE AT BRUSH PARK, according to the Master Deed recorded in Liber 43963, page 249, as amended, First Amendment to Master Deed recorded in Liber 44069, page 39, and designated as Wayne County Condominium Subdivision Plan No. 895, together with rights in the general common elements and the limited common elements as shown on the Master Deed and as described in Act 59 of the Public Acts of 1978, as amended, AND all of Lots 1 and 2 and the East 1/2 of Lot 3 of Block 2, of BRUSH SUBDIVISION OF THAT PART OF BRUSH FARM LYING EAST OF AND ADJOINING PARK LOTS 6, 7, 8 AND 9, according to the plat thereof as recorded in Liber 1 of Plats, page 118, Wayne County Records. Being more particularly described as: Beginning at the intersection of the West line of Brush Street (60 feet wide) and the North line of Winder Street (60 feet wide), being the Southeast corner of said Lot 1; thence South 59 degrees 16 minutes 09 seconds West, 239.30 feet along the North line of Winder Street to the Southwest corner of Unit 2 of WINDERS SQUARE AT BRUSH PARK; thence North 30 degrees 24 minutes 30 seconds West, 165.88 feet along the West line of said Unit 2 to the Northwest corner of Unit 2 on the South line of a public alley (20 feet wide); thence North 59 degrees 16 minutes 09 seconds East, 248.96 feet along said South alley line to the Northeast corner of Lot 1 on the West line of Brush Street; thence South 27 degrees 04 minutes 30 seconds East, 166.22 feet along said West line to the Point of Beginning.

Also described as:

2515 Brush Street, tax parcel 01000598-604
2555 Brush Street, tax parcel 01000605-8
2621 Brush Street, tax parcel 01000635-8
251 Adelaide Street, tax parcel 01000632
254 Adelaide Street, tax parcel 01000609-11
257 Adelaide Street, tax parcel 01000633-4
269 Winder Street, tax parcel 01000595.002L
281 Winder Street, tax parcel 01000596
291 Winder Street, tax parcel 01000597

ATTACHMENT C

Project Description

Brush Park South Owner LLC and its affiliate(s) (the “Developer”) intends to redevelop approximately 3.406 acres of land located west of Brush Street, north of Winder Street and south of the east-west alley between Adelaide and Alfred Street from Brush Street to John R Street, for the construction by it and RS Limited Dividend Housing Associates, LLP (“LDHA”) of three mixed-income apartments buildings that will include approximately 149 apartments and 600 square feet of retail space. The three buildings and the land under and adjacent to the buildings (the “Condo Land”) is expected to be owned within a condominium that will have two condominium units, one of which will be owned by the Developer or its affiliate and one of which will be owned by the LDHA. Approximately 91 of the apartments will be within the condominium unit owned by the Developer and the remaining 58 apartments will be rented as affordable apartments with rents restricted and otherwise subject to various requirements to assure their occupancy by residents who satisfy affordable housing criteria.

A portion of the remainder of the Property will be used for parking that will remain in place indefinitely for use by tenants of the new apartment buildings as well as additional parking that will be available until alternative, permanent alternative parking becomes available either on the east side of Brush or at other locations. It is expected that the alternative parking will not be available for at least several years.

As project plans are subject to revision, the actual dimensions and capacities of all buildings and improvements may vary from this description. The estimated total capital investment is approximately \$37 Million.

The Project is anticipated to create at least approximately 250 construction jobs during a 23 month construction period and an estimated 4 to 6 permanent full-time equivalent jobs related to property management. An unknown number of jobs are expected to be created by one or more businesses that located in the retail component of the project.

Preliminary eligible activities (e.g., engineering, planning, etc.) started in 2016. Construction is expected to start in February, 2019, be substantially completed by December, 2020 and be completed by early 2021.

Tentative Building Elevations (subject to change)

A1 - AFTER ELEVATIONS



A2 - AFTER ELEVATIONS



A3 - AFTER ELEVATIONS



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:711
(313) 224-1310
WWW.DETROITMI.GOV

December 19, 2018

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

RE: Brush Park South Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Brush Park South Brownfield Redevelopment Plan (the "Plan").

Brush Park South Owner LLC is the project developer ("Developer"). The property in the Plan is located on nine parcels located west of Brush Street, north of Winder Street and south of the east-west alley between Adelaide and Alfred Street from Brush Street to John R Street.

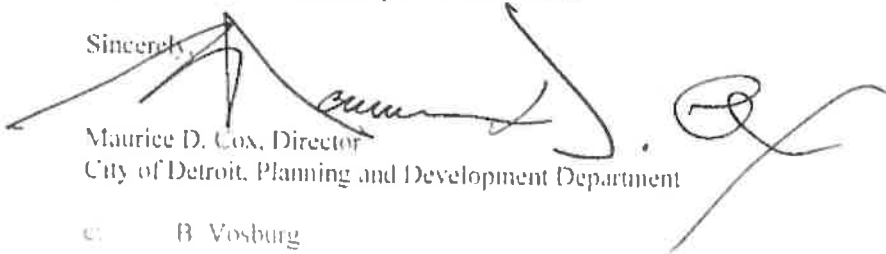
The Plan will consist of three mixed-income apartments buildings that will include approximately 149 apartments and 600 square feet of retail space. Approximately 58 apartments will be rented as affordable apartments with rents restricted and otherwise subject to various requirements to assure their occupancy by residents who satisfy affordable housing criteria.

A portion of the remainder of the Property will be used for parking that will remain in place indefinitely for use by tenants of the new apartment buildings as well as additional parking that will be available until alternative, permanent alternative parking becomes available either on the east side of Brush or at other locations.

The new development will be harmonious with existing development in Brush Park. It is also in close proximity to Downtown, Midtown and District Detroit. Total investment is estimated at \$37 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,


Maurice D. Cox, Director
City of Detroit, Planning and Development Department

c: B Vosburg



January 2, 2019

Brian Vosburg, AICP
Brownfield Redevelopment Manager
Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226

RE: *Brush Park South Development Project*

Dear Mr. Vosburg,

On behalf of Midtown Detroit, Inc. (MDI), I would like to express our support for the proposed residential development project Brush Park South.

MDI understands that this project will be eligible for brownfield tax incremental reimbursements. These reimbursements will provide a valuable financial benefit to support the completion of the project, which will be a much-needed benefit to the surrounding neighborhood.

This project will add 149 new residential apartments, 58 of which will be reserved as affordable housing. 29 of the 58 affordable units will have project-based vouchers that will further support housing affordability in the neighborhood. The addition of new units, both market rate and affordable, will provide more housing options for an area facing 98% occupancy and rising rental rates.

The overall activation of this site will build upon revitalization efforts taking place in the Brush Park neighborhood and will continue to push the City of Detroit forward. It is for this reason that MDI is pleased to offer its full support for this project. Should you have any questions, please feel free to contact me at 313.420.6000.

Sincerely,

A handwritten signature in black ink that reads "Susan T. Mosey".

Susan T. Mosey
Executive Director

ATTACHMENT E

Estimated Cost of Eligible Activities Tables

The estimated total cost of eligible activities is \$4,212,132. For informational purposes, the eligible activities are presented below based upon their expected characterization as “Department Specific Activities” or “MSF Activities”, provided that the activities will be considered eligible activities regardless of if and how they are included in a work plan subsequently approved by the Michigan Department of Environmental Quality or Michigan Strategic Fund.

Eligible Activities Expected To Be Considered Department Specific Activities

Description	Costs	Category Totals	Completion Season/Year
Phase I and Phase II and 5 BEAs	\$60,000	\$60,000	2018
Due Care			
Due Care Measures and Health and Safety Plans	\$10,000		Winter, 2018
Due Care Total		\$10,000	
Additional Response Activities			
Environmental Consultant Oversight and Management	\$75,000		
<i>Excavation, Trucking and Disposal of contaminated soils and fill material (38,464 in place cubic yards @\$35/CY)</i>	\$1,461,632		June, 2019
<i>Engineered sand backfill (38,464 in place cubic yards @ \$31.50/CY)]</i>	\$1,192,384		
<i>Disposal of contaminated groundwater 10,000 gal @\$0.50/gal)</i>	\$5,000		June, 2019
Soil engineer oversight and compaction testing	\$30,000		
NFA Report	\$12,500		
Subtotal	\$2,776,516		
Contractor's on-site overhead, reimbursable general conditions, contractor's fixed fee and estimated executive order payments	\$264,636		
Additional Response Activities Total		\$3,041,152	
15% Contingency	\$456,173	\$456,173	
Brownfield Plan and Work Plan preparation (50%)		\$15,000	
Brownfield Plan implementation (50%)		\$15,000	
Subtotal		\$3,527,325	
Interest		\$ 797,792	
Total		\$4,325,117	

Eligible Activities Expected To Be Considered MSF Activities

Description	Costs	Category Totals	Completion Season/Year
Infrastructure Improvements			
Underground stormwater retention (excess of greenfield costs)	\$225,000		
Utility Relocation	\$25,000		
Sidewalks (10,224 sq. feet)	\$38,340		
Public Alley concrete (6,580 sq. feet)	\$62,510		
Curb and Gutter (1,419 sq. feet)	\$19,511		
Street trees (65)	\$29,250		
Landscaping (3,777 sq. feet)	\$9,933		
Public lighting (6 fixtures)	\$15,450		
Road repair for utility cuts (500 feet)	\$4,750		
A&E fees for infrastructure improvements	\$22,500		
Subtotal	\$452,244		
Contractor's on-site overhead, reimbursable general conditions, contractor's fixed fee and estimated executive order payments (est. 20%)	\$90,449		
Infrastructure Improvements Total		\$542,693	Fall, 2020
Site Preparation			
Top soil removal	\$22,254		Spring, 2019
Contractor's on-site overhead, reimbursable general conditions, contractor's fixed fee and estimated executive order payments (est. 20%)	\$4,451		
Site Preparation Total		\$26,705	June, 2019
<i>Subtotal of Above</i>		\$569,397	
<i>15% contingency</i>		\$85,410	June, 2019
Subtotal		\$654,807	
Brownfield Plan & Work Plan Preparation (50%)		\$15,000	
Brownfield Plan Implementation (50%)		\$15,000	
Subtotal		\$684,807	
Interest		\$154,886	
Total		\$839,663	

ATTACHMENT F

TIF Tables

(See attached)

Account	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052
101 Assumed annual increase in TV													
102 Wink County Operating-Winner	335,213	335,917	336,626	337,336	338,046	338,756	339,466	340,176	340,886	341,596	342,306	343,016	343,726
103 Wink County Operating-Loser	95,170	95,293	95,416	95,539	95,662	95,785	95,908	96,031	96,154	96,277	96,400	96,523	96,646
104 Wink County Administrative	25,648	25,685	25,722	25,759	25,796	25,833	25,870	25,907	25,944	25,981	26,018	26,055	26,092
105 Wink County Retirement	85,648	85,665	85,682	85,699	85,716	85,733	85,750	85,767	85,784	85,801	85,818	85,835	85,852
106 Wink County Metropolitan Authority (MCA)	51,338	51,364	51,390	51,416	51,442	51,468	51,494	51,520	51,546	51,572	51,598	51,624	51,650
107 Wink County BEB (REDA)	521,597	522,029	522,470	522,910	523,350	523,791	524,231	524,672	525,112	525,553	525,993	526,434	526,874
108 Wink County Special BOD/REDA	121,689	121,718	121,747	121,776	121,805	121,834	121,863	121,892	121,921	121,950	121,979	122,008	122,037
109 Wink County Special BOD/REDA	121,689	121,718	121,747	121,776	121,805	121,834	121,863	121,892	121,921	121,950	121,979	122,008	122,037
110 Wink County Local Taxes Fund	627,627	628,760	629,893	631,026	632,159	633,292	634,425	635,558	636,691	637,824	638,957	640,090	641,223
111 Total Available and Non-Schools Capital Budget	947,229	948,362	949,495	950,628	951,761	952,894	954,027	955,160	956,293	957,426	958,559	959,692	960,825
112 Non-Compulsory Taxes	943,640	944,513	945,386	946,259	947,132	948,005	948,878	949,751	950,624	951,497	952,370	953,243	954,116
113 School Debt	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048
114 Debt Fee	1,247	1,272	1,297	1,323	1,348	1,373	1,398	1,423	1,448	1,473	1,498	1,523	1,548
115 Debt Fee	1,247	1,272	1,297	1,323	1,348	1,373	1,398	1,423	1,448	1,473	1,498	1,523	1,548
116 Total Debt Obligations	118,555	119,592	120,629	121,666	122,703	123,740	124,777	125,814	126,851	127,888	128,925	129,962	131,000
117 Total Debt	118,555	119,592	120,629	121,666	122,703	123,740	124,777	125,814	126,851	127,888	128,925	129,962	131,000
118 Total Debt	118,555	119,592	120,629	121,666	122,703	123,740	124,777	125,814	126,851	127,888	128,925	129,962	131,000
119 Available ODBA Administrative Fee	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048
120 ODBA Administrative Fee	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048	561,048
121 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
122 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
123 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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125 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
126 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
127 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
128 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
129 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
130 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
131 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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135 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
136 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
137 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
138 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
139 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
140 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
141 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
142 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
143 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
144 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
145 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
146 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
147 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
148 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
149 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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151 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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165 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
166 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
167 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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171 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
172 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
173 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
174 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
175 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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179 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
180 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
181 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
182 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
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186 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
187 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
188 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
189 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
190 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
191 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
192 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
193 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
194 Annual and Unpaid ODBA Admin. Fee	\$0	\$0	\$0	\$0	\$0								

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: BRUSH PARK SOUTH PHASE I MR LLC
DATE: January 9, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by Brush Park South Phase I MR LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Brush Park South Development Project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- 1 Response Activity Plan- Interim Response Plan under Section 20114b of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

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

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

By: Paul J. Max

Its: General Manager

MDEQ Facility Confirmation

From: Bakun, Michelle (DEQ) <BAKUNM@michigan.gov>
Sent: Wednesday, January 9, 2019 9:15 AM
To: Barr, Richard A.
Cc: 'BVosburg@DEGC.ORG'; Jennifer Kanalos; Cora Capler; Hoin, Steven (DEQ); Vens, Beth (DEQ)
Subject: RE: Brush Park South

Good morning everyone,

Beth Vens has provided the following language regarding the facility status of the properties that encompass the Brush Park South project. Please let us know if you have any questions.

"The properties that encompass both the Brush Park East and Brush Park West can be considered facilities per the Part 201 definition. The Phase II and III data indicate that the fill material at the properties exceeds residential criteria throughout. Samples collected on the east properties had lead at multiple dispersed locations well in excess of the direct contact criteria of 400 mg/kg in addition to Benzo(a)Pyrene above DC at several locations. Whereas the Brush Park West parcels had elevated lead (above DC) in fill along with mercury in excess of 600 ug/kg at multiple widespread locations. "

Thank you,

Michelle Bakun
Brownfield Redevelopment Coordinator
Remediation & Redevelopment Division
Michigan Department of Environmental Quality
586-233-3408

ATTACHMENT H

INCENTIVE INFORMATION CHART

Project Type	Incentive Type	Investment Amount	District
Mixed use residential/commercial	Brownfield plan and PA 210	Approx. \$37,000,000	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
10	Combined 240			1	1	2	

1. What is the plan for hiring Detroiters?

The developer and its general contractor will work with the DEGC, DESC and local subcontractors to recruit Detroit residents for construction and permanent jobs. Information and assistance will be sought from the City as well.

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

Construction jobs will consist of the customary range of skilled labor jobs and other jobs. Permanent jobs will include leasing and property management positions.

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

No.

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

The developer has engaged with the Brush Park community throughout the multi-year project development process.

5. When is construction slated to begin?

February, 2019

6. What is the expected completion date of construction?

Occupancy by December, 2020 and final punch list completion by early 2021.

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

January 9, 2019

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 Brush Park South 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 January 9, 2019, adopted a resolution approving the proposed Brownfield Plan for the Brush Park South 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 Brush Park South Redevelopment.

Very truly yours,

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

City of Detroit



Brownfield Redevelopment Authority

500 Griswold Street • Suite 2200

Detroit, Michigan 48226

Phone: 313 963-2940

Fax: 313 963-8839

**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
BRUSH PARK SOUTH
BROWNFIELD REDEVELOPMENT PLAN**

Thursday, January 17, 2019

Midtown Detroit, Inc.

3939 Woodward Ave. #100

Detroit, MI 48201

5:30 PM

In attendance were:

Jennifer Kanalos (DEGC/DBRA)

Brian Vosburg (DEGC/DBRA)

Cora Capler (DEGC/DBRA)

Stephen Duczynski (Schostak)

Richard Barr (Honigman)

Katrina Chaves (City of Detroit)

Maria Mastej (City of Detroit)

Susan Mosey (Midtown Detroit, Inc.)

Mr. Vosburg called the meeting to order at 5:30 PM.

Mr. Barr and Mr. Duczynski provided details regarding the redevelopment plan for the project location and answered questions regarding parking, financing, and construction timeline.

Paper copies of the Brownfield Plan were provided.

Ms. Mosey spoke in support of the project.

There were no comments received in opposition to the project.

Citing no further public comments, Mr. Vosburg closed the public hearing at 5:56 PM.



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

CODE DBRA 19-01-263-02

BRUSH PARK SOUTH 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 Brush Park South Redevelopment Project (the "Plan") to the Community Advisory Committee for its consideration and comment and has solicited comments by 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, 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. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Brush Park South Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and 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 the 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.

January 23, 2019

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE BRUSH PARK SOUTH 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 Brush Park South 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 14th day of February, 2019 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 BRUSH PARK SOUTH 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 Brownfield Plan for the Brush Park South Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on January 9, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on January 17, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on January 9, 2019; and

WHEREAS, the Authority approved the Plan on January 23, 2019 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 February 14, 2019.

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



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

28

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
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January 7, 2019

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

Re: Correction
4703 E. McNichols, Detroit, MI 48212

Honorable City Council:

By resolution adopted October 2, 2018, your Honorable Body authorized the transfer of the referenced property to Around the Clock Daycare, LLC, a Michigan limited liability company. The correct name of the Offeror should have read Around the Clock Child Care, LLC, a Michigan limited liability company.

We request that your Honorable Body approve the correction of the name in the above referenced resolution.

Respectfully submitted,


Maurice D. Cox, Director
Detroit Planning and Development Department

CITY CLERK 2019 JAN 24 PM1:08



By Council Member _____

RESOLVED, that the resolution adopted October 2, 2018, authorizing the transfer of 4703 E. McNichols, Detroit, Michigan 48212 to Around the Clock Daycare, LLC, a Michigan limited liability company, be amended to identify the Offeror as Around the Clock Child Care, LLC, a Michigan limited liability company.

RESOLVED, that the Director of the Planning and Development Department, or his or her designee is authorized to execute any required instruments to make and incorporate technical amendments or changes to the Quit Claim Deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale.

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 _____, 2019, 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\2019 City Council Resolutions\Brush Park South TIF CC resolution.docx



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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January 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
14818 Plymouth, Detroit, MI 48227**

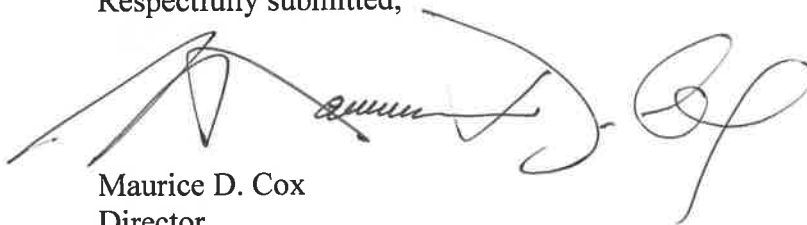
Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Usman Muhammad (the “Purchaser”), to purchase certain City-owned real property at 14818 Plymouth, Detroit, MI (the “Property”) for the purchase price of Eleven Thousand Seven Hundred and 00/100 Dollars (\$11,700.00).

The Purchaser proposes to develop the Property into an expansion for his Medical Transport business operated in an adjacent building. Currently, 14818 Plymouth is within a B4 zoning district (General Business District). Usman Muhammad’s use of the Properties shall be consistent with the allowable uses for which the Property are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Usman Muhammad.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 JAN 25 PM 4:24

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 14818 Plymouth, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Usman Muhammad, for the purchase price of Eleven Thousand Seven Hundred and 00/100 Dollars (\$11,700.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to Usman Muhammad consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2500.00) shall be paid to the DBA from the sale proceeds, 2) Five Hundred Eighty Five and 00/100 Dollars (\$585.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N PLYMOUTH LOT 28 THRU LOT 26 BROADMOOR SUB L41 P48 PLATS W C R 22/578
60 X 100

a/k/a 14818 Plymouth
Tax Parcel ID 22006020-2

Description Correct
Engineer of Surveys

By: 

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

30

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2 WOODWARD AVENUE SUITE 808
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January 11, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
10201, 10211, and 10217 Dexter, Detroit, MI 48206**

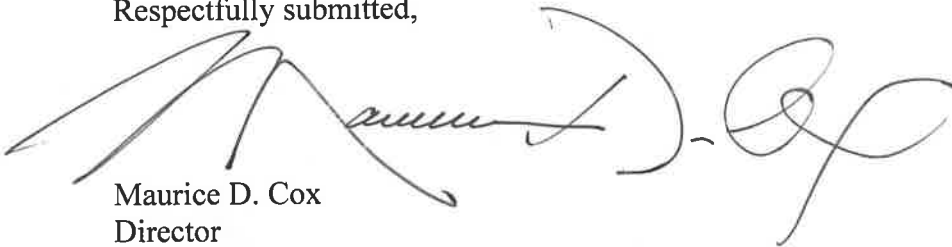
Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from Detroit Community Outreach (the "DCO"), a Michigan Nonprofit Corporation, to purchase certain City-owned real properties at 10201, 10211, and 10217 Dexter, Detroit, MI (the "Properties") for the purchase price of Twelve Thousand Three Hundred and 00/100 Dollars (\$12,300.00).

DCO proposes to develop the Properties in to an open space for their adjacent youth home, located at 3726 Glynn. Currently, the Properties are within a B4 zoning district (General Business District). DCO's use of the Properties shall be consistent with the allowable uses for which the Properties are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to DCO.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 JAN 25 PM 4:24

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 10201, 10211, and 10217 Dexter, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Detroit Community Outreach ("DCO"), a Michigan Nonprofit Corporation, for the purchase price of Twelve Thousand Three Hundred and 00/100 Dollars (\$12,300.00); and be it further

RESOLVED, that the Director of the Planning and Development Department ("P&DD"), or his authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Properties to DCO consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Six Hundred Fifteen and 00/100 Dollars (\$615.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

W DEXTER LOT 19 MCQUADES DEXTER BLVD SUB L35 P5 PLATS, W C R 14/184 34 X
100

a/k/a 10201 Dexter
Tax Parcel ID 14006260


W DEXTER S 8 FT LOT 17 AND LOT 18 MCQUADES DEXTER BLVD SUB L35 P5 PLATS,
W C R 14/184 41 X 100

a/k/a 10211 Dexter
Tax Parcel ID 14006259

W DEXTER S 16 FT LOT 16 AND N 25 FT LOT 17 MCQUADES DEXTER BLVD SUB L35
P5 PLATS, W C R 14/184 41 X 100

a/k/a 10217 Dexter
Tax Parcel ID 14006258

Description Correct
Engineer of Surveys

By: 
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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2 WOODWARD AVENUE SUITE 808
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January 9, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
12201 & 12217 Rosa Parks, Detroit, MI 48206
1916 Richton, Detroit, MI 48206**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Omar McCray (the “Purchaser”), to purchase certain City-owned real property at 12201 & 12217 Rosa Parks, and 1916 Richton, Detroit, MI (the “Properties”) for the purchase price of Five Thousand Four Hundred Thirty Three and 60/100 Dollars (\$5,433.60).

The Purchaser intends to develop the three adjoining properties, which are adjacent to property they own at 1926 Richton, in to an open-air dog park. Currently, 12201 and 12217 Rosa Parks, as well as 1916 Richton, are all within a B4 zoning district (General Business District). The Purchaser’s use of the Properties shall be consistent with the allowable uses for which the Properties are zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Properties by the City to Omar McCray.

Respectfully submitted,

Maurice D. Cox
Director

cc: Stephanie Washington, Mayor’s Office

CITY CLERK 2019 JAN 25 PM 4:21

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real properties at 12201 and 12217 Rosa Parks, Detroit, MI, as well as 1916 Richton, Detroit, MI (the "Properties"), as more particularly described in the attached Exhibit A incorporated herein, to Omar McCray for the purchase price of Five Thousand Four Hundred Thirty Three 60/100 Dollars (\$5,433.60); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is authorized to execute a quit claim deed and other documents necessary or convenient to effect transfer of the Properties to Omar McCray consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Two Hundred Seventy One and 68/100 Dollars (\$271.68) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Properties, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

W TWELFTH LOT 44 EXC S 22.50 FT OF W 53.88 FT AND LOT 45 EXC W 53.88 FT
MONTEREA SUB L28 P67 PLATS, W C R 8/137 64 IRREG

a/k/a 12201 Rosa Parks
Tax Parcel ID 16001607-15

W TWELFTH LOT 42 & LOT 43 MONTEREA SUB L28 P67 PLATS, W C R 8/137 60 X 104

a/k/a 12217 Rosa Parks
Tax Parcel ID 08007911

N RICHTON S 22.5 FT OF W 53.88 FT LOT 44 AND W 53.88 FT LOT 45 MONTEREA SUB
L28 P67 PLATS, W C R 8/137 53.88 X 56.50

a/k/a 1916 Richton
Tax Parcel ID 08003781.002L

Description Correct
Engineer of Surveys

By: 

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

32

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January 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
5900 Haverhill, Detroit, MI 48224**

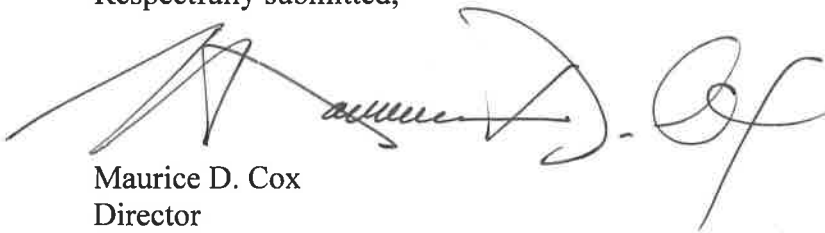
Honorable City Council:

The City of Detroit, Planning and Development Department has received an offer from Sal Kesto (the "Purchaser"), to purchase certain City-owned real property at 5900 Haverhill, Detroit, MI (the "Property") for the purchase price of One Thousand and 00/100 Dollars (\$1,000.00).

The Purchaser proposes to develop the Property into a green space, adjacent to property he currently owns at 5910 Haverhill. Currently, 5900 Haverhill is within an R2 zoning district (Two-Family Residential District). The Purchaser's use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Sal Kesto.

Respectfully submitted,



Maurice D. Cox
Director

cc: Stephanie Washington, Mayor's Office

CITY CLERK 2019 JAN 25 PM 4:04

RESOLUTION

BY COUNCIL MEMBER: _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 5900 Haverhill, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Sal Kesto (the "Puchaser"), for the purchase price of One Thousand and 00/100 Dollars (\$1,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, is to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Sixty and 00/100 Dollars (\$60.00) shall be paid to the DBA from the sale proceeds, 2) Fifty and 00/100 Dollars (\$50.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTIONS

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

E HAVERHILL LOT 1112 EAST DETROIT DEVELOPMENT COS SUB NO 2 L36 P20
PLATS, W C R 21/426 40 X 114

a/k/a 5900 Haverhill
Tax Parcel ID 21070094

Description Correct
Engineer of Surveys

By: 

Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

33

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, January 22, 2019

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.

655 *Joanne Warwick, requesting to address the Full Detroit City council on January 22, 2019 or soon thereafter as possible.*

Request to address the Full Detroit City Council on January 22, 2019 or soon thereafter as possible

To the Honorable Janice Winfrey, City Clerk:

Pursuant to Section 22.0 "Procedures for Persons Wishing to Address Council" of the Rules of Order for the Detroit City Council, I am writing to request to address the full City Council session on January 22, 2019 or as soon thereafter as possible.

The subject matter that I would like to address the Council on is the Detroit Land Bank Authority, some of its policies and practices, and some of the effects the DLBA and its policies and/or practices are having on residents of the City of Detroit.

If you have any questions, please feel free to contact me at tel# 415-724-3124. I thank you in advance for handling this request.

Joanne Warwick
Resident of Detroit
264 Smith
Detroit, MI 48202

2019-01-22

655

655 *Petition of Joanne Warwick,
requesting to address the Full Detroit
City council on January 22, 2019 or
soon thereafter as possible.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)



City of Detroit

CITY COUNCIL

CITY CLERK 2019 JAN 24 PM 4:18

MARY SHEFFIELD
COUNCIL PRESIDENT PRO TEMPORE
DISTRICT 5

MEMORANDUM

TO: David Whitaker, Director, Legislative Policy Division

THROUGH: Council Member James Tate, Chair, Planning and Economic Development

FROM: Council President Pro Tem Mary Sheffield *(MS)*

DATE: January 24, 2019

RE: Request for LPD to Draft an emergency ordinance establishing a 90-day moratorium on evictions of tenants with subsidies affected by the Federal Shutdown

In an effort to protect some of Detroit's most vulnerable residents who, through no fault of their own, may subject to eviction for non-payment related to the Federal Shutdown, I am requesting that LPD draft an emergency ordinance establishing a 90-day moratorium on eviction of affected tenants. The moratorium should remain in place 90 days from adoption or 30 days after the end of the federal shutdown, whichever is sooner.

For tenants relying on federal programs, the Federal Shutdown has already created a significant amount of anxiety. Thus, eliminating the threat of eviction for those tenants could greatly improve their quality of life during these difficult times.

Thank you.

Cc: Honorable Colleagues
Honorable City Clerk
Stephanie Washington, Liaison, Mayor's Office



City of Detroit

CITY COUNCIL

CITY CLERK 2019 JAN 24 PM 4:18



MARY SHEFFIELD
COUNCIL PRESIDENT PRO TEMPORE
DISTRICT 5

MEMORANDUM

TO: Maurice Cox, Director, Planning and Development Department

THROUGH: Council Member James Tate, Chair, Planning and Economic Development

FROM: Council President Pro Tem Mary Sheffield, MS

DATE: January 24, 2019

RE: Request for an update on the status/progress of the Packard Plant project and the benchmarks set forth in the development agreement

In lieu of the recent tragedy and near tragedy at the Packard Plant, I am requesting the Planning and Development Department, in consultation with the developer, provide an update on the status of the Packard Plant and the progress made towards the benchmarks set forth in the development agreement.

Given the recent death at the site and the collapsing of the bridge over E. Grand Boulevard, I would like information regarding future plans to secure, inspect and rectify any remaining public safety issues at the site.

Thank you.

Cc: Honorable Colleagues
Honorable City Clerk
David Bell, Director, Buildings, Safety Engineering and Environmental Department
Stephanie Washington, Liaison, Mayor's Office



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City of Detroit

CITY COUNCIL

JAMES E. TATE, Jr.
COUNCIL MEMBER

MEMORANDUM

TO: Janese Chapman
Director, Historic Designation Advisory Board

FROM: Councilman James E. Tate, Jr. *J.T.*

DATE: January 24, 2019

RE: Analysis of Secondary Naming of Streets

On March 29, 2016, City Council adopted an amendment to Chapter 50 of the Detroit City Code to modify the procedures by which secondary street signs are established. Since that time, there have been several secondary street signs established throughout the city consistent with the revised procedures. I am requesting that the Historic Designation Advisory Board (HDAB) provide a report outlining the number of requests received and granted for each calendar from 2015 through 2018 along with general classifications of the historic character of the requests (e.g. scientific/technological contributions, religious significance, entertainment, etc.).

I am also requesting the HDAB and LPD prepare an amendment to the ordinance that establishes a maximum number of signs that may be permitted annually. The individual signs to be granted would be determined by resolution of City Council after an annual review of all signs requested for that calendar year. Lastly, I am requesting an amendment to create secondary street sign eligibility requirements that include, at a minimum, a requirement that the honoree be deceased.

If you have any questions or concerns, please feel free to contact DeAndree Watson of my office at (313) 224-0278. Thank you in advance for your prompt attention to this matter.

CC: Honorable Colleagues
Louise Jones, City Clerk's Office