

Reynolds
3-19-19

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit
CITY PLANNING COMMISSION
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Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
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CITY CLERK 2019 MAR 15 PM 4:12

49

Brenda Goss Andrews
Lisa Whitmore Davis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

March 15, 2019

HONORABLE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

RE: Request of the Downtown Development Authority in conjunction with Olympia Development of Michigan to amend Article XVII, District Map No. 3 of Chapter 61 of the 1984 Detroit City Code, Zoning and the provisions of the existing PD (Planning Development) zoning district established by Ordinance 10-15 on land bounded by Woodward Ave. on the east, the south side of Henry St. on the south, Clifford Ave. and Cass Ave. on the west and Sproat St. on the North; and to rezone a portion of the remaining B4 (General Commercial) zoned land along the east side of Cass Ave. between Sproat St. and Henry St., and, as well as the to-be-vacated Henry Street right-of-way, to PD. **(REQUESTING 6th EXTENSION OF REVIEW PERIOD)**

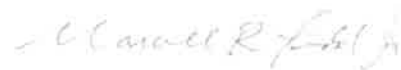
On June 13, 2017 the Detroit City Council received and referred to the Planning and Economic Development Standing Committee the report and recommendation of the City Planning Commission (CPC) for the above captioned map amendment request for the Detroit Zoning Ordinance.

The Zoning Ordinance specifies in Sec. 61-3-17, "Where a petition for a proposed Zoning Ordinance text or map amendment is not voted upon by the City Council within one hundred twenty (120) days of the time of receipt of the City Planning Commission's report, it shall be deemed to have been denied, unless extended by the City Council."

The original 120-day review period for this matter was to expire in October of 2017. Subsequently, however, five extensions have been authorized with the most recent, of 120 days, being granted on November 27, 2018. On Thursday, March 28, 2019 that extension will expire at day's end.

CPC is pleased to report that the revised petition #1388 requesting the right-of-way adjustments on and around the arena site is being process by City Engineering. This revised petition, if acceptable to DPD and DWSD, should relieve the blockage to completing the vacation of Henry and the other streets thus allowing the necessary sequence of events to proceed in order to facilitate the long-held PD rezoning and modification. Consequently, the CPC requests another 120-day extension of the review period to avoid having to re-start the ordinance revision process over again at the Planning Commission. A resolution to that effect is attached for Your consideration. The requested extension, if granted, will expire by the close of the day Friday, July 26 2019.

Respectfully submitted,



Marcell R. Todd, Jr., Director

Attachment

cc: Maurice Cox, Director, PDD
Lawrence Garcia, Corporation Counsel
Kim James, Law
Bruce Goldman, Law
David Bell, Director, BSEED
Arthur Jemison, Group Executive

A RESOLUTION BY COUNCIL MEMBER _____ :

WHEREAS, the Detroit City Planning Commission has prepared a report and recommendation dated June 12, 2017 regarding the request of the Downtown Development Authority in conjunction with Olympia Development of Michigan to amend Article XVII, District Map No. 3 of Chapter 61 of the 1984 Detroit City Code, Zoning and the provisions of the existing PD (Planning Development) zoning district established by Ordinance 10-15 on land bounded by Woodward Ave. on the east, the south side of Henry St. on the south, Clifford Ave. and Cass Ave. on the west and Sproat St. on the North; and to rezone a portion of the remaining B4 (General Commercial) zoned land along the east side of Cass Ave. between Sproat St. and Henry St., and, as well as the to-be-vacated Henry Street right-of-way, to PD; and

WHEREAS, that report and recommendation were received by the Detroit City Council on June 13, 2017 and referred to the Planning and Economic Development Standing Committee; and

WHEREAS, the Detroit Zoning Ordinance specifies in Sec. 61-3-17 that “Where a petition for a proposed Zoning Ordinance text or map amendment is not voted upon by the City Council within one hundred twenty (120) days of the time of receipt of the City Planning Commission’s report, it shall be deemed to have been denied, unless extended by resolution of the City Council;” and

WHEREAS, four 120 day extensions and one 54 day extensions have been granted subsequently; and

WHEREAS, the most recent 120 day extension of the review period for this Zoning Ordinance an amendment request will expire on March 28, 2018; **NOW THEREFORE BE IT**

RESOLVED, the Detroit City Council hereby extends the period of review for the City Planning Commission report and recommendation regarding the requested Zoning Ordinance amendment for an additional 120 days, to expire at the close of the day on July 26, 2019.

Alton James
Chairperson

Lauren Hood, MCD
Vice Chair/Secretary

City of Detroit

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Phone: (313) 224-6225 Fax: (313) 224-4336
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David Esparza, AIA, LEED
Alton James
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

March 15, 2019

HONORABLE CITY COUNCIL

RE: Request of Shamrock, LLC to approve site plans and elevations for an existing Planned Development (PD) zoning classification shown on Article XVII, District Map No. 4, of the 1984 Detroit City Code, Chapter 61, Zoning, for the development on residential property commonly referred to as 30 Alfred Street (**INFORMATIONAL REPORT NO ACTION REQUIRED**).

BACKGROUND

In 2000-2002, a development known as Crosswinds and also known as Woodward Place at Brush Park Town Homes were approved and developed on the site that currently exists just across from the Little Caesar's Arena in the Brush Park Historic District. The original plan spanned from Woodward on the west to Brush Street on the east and from the alley just north of Adelaide on the north to the Fisher Freeway on the south.

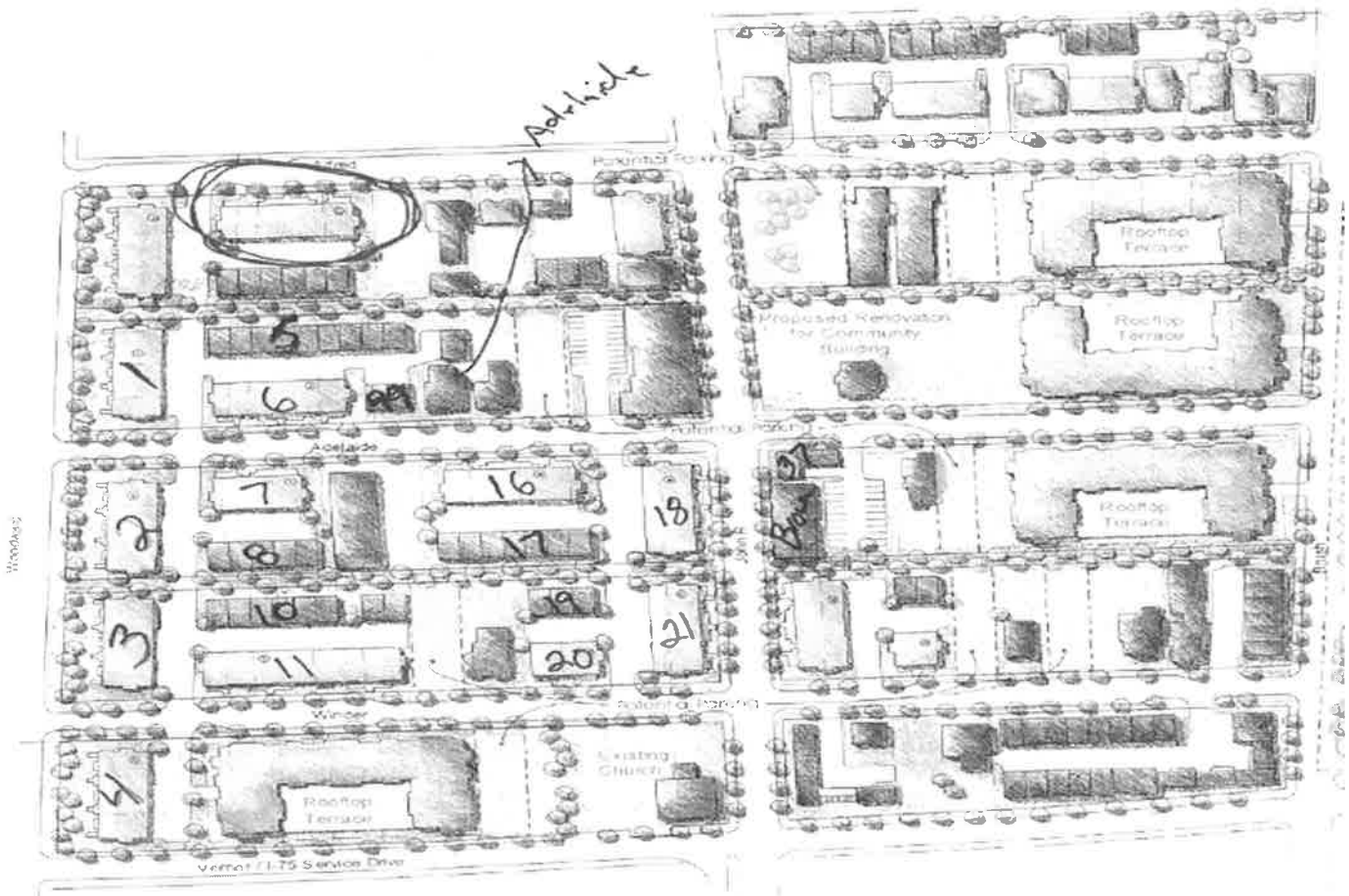
Only a portion of this plan came into a fruition and now exists as the Woodward Place at Brush Park townhomes which primarily lie between Woodward Avenue, Alfred Street, John R. Street, and the I-75 Fisher Freeway.

PROPOSAL

The proposal that is currently before Your Honorable Body is for plans to further fulfill the original master plan that was never fully completed due to market conditions and other factors of that time.

The developer for this project originally explored options for a new design for the townhome buildings, but eventually decided to keep to the originally approved drawings as the Woodward Place at Brush Park Condo Association has strongly requested the developer to maintain the current aesthetic.

The current proposal plans to build infill townhomes on Alfred Street between Woodward Avenue and John R. Street on a property that is currently vacant and exists as grassland. The project would be for 12 new townhomes in building 13 of the development. The project plans to replicate the same design of the rest of the townhomes that currently exist. Parking would be provided for each unit, in a garage that is incorporated on the ground-floor of the building.



Original proposed master plan of development

Historic District Criteria

In accordance with Chapter 25 of the Detroit Zoning Ordinance, the Historic District Commission (HDC), is tasked with reviewing development proposals to determine if the project is consistent with the historic district criteria and maintains the character of the designated area. HDC staff has communicated that this project has received a Certificate of Appropriateness for its original 2000-2002 design and that the original approval is still in good standing since the design being proposed remains the same.

PLANNING CONSIDERATIONS
Surrounding Zoning and Land Use

The zoning classification and land uses surrounding the subject area are as follows:

- North:** PD: Residential home and underutilized parcels
- East:** PD: Residential home
- South:** PD: Residential townhomes
- West:** PD: Residential townhomes

ANALYSIS

This project is generally in conformance with the Brush Park Third Modified Development plan

and is also in conformance with the PD District design criteria of Sec. 61-11-15 of the Zoning Ordinance.

In regard to criterion (b) which speaks to *scale, form, massing, and density* and also criterion (c) which speaks to *compatibility*; this project seeks to construct the same design of building as what is existing in the entirety of the Woodward Place at Brush development. While staff originally desired to see a design that takes into account the pedestrian realm and incorporates more appropriately scaled stoops and doors and front façade that is lowered. However, the building will complete the original project and design. The additional building will be compatible with the existing buildings thus meeting this criterion.

Criterion (e) mandates that *Parking and Loading* should allow for adequate vehicular off-street parking facilities. This project will have adequate parking onsite for each unit.

Since this project is generally consistent with the Third Modified Development plan and zoning provisions for the site, it qualifies for Site Plan Review and does not require a PD modification.

COMMUNITY INPUT

The Brush Park II Condo Association provided a letter to the developer providing support for this project and also alluding to possible legal action if the developer deviates from the original design for the buildings. The association is strongly in support that the design remain what the developer currently plans consistent with originally approved plans for the site.

The Brush Park CDC has submitted a letter supporting the plan being proposed while also providing commentary.


RECOMMENDATION

On March 7th, the City Planning Commission, after much debate over appropriateness of the old design, voted to approve the proposal of Shamrock, LLC with the following conditions:

1. That the developer work with the immediately adjacent community to minimize disruption to the neighborhood during construction and address impacts that may arise; and
2. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.

This is an informational report of an action taken by CPC consistent with the original PD approval of this project. No further action is required by Your Honorable Body.

Respectfully submitted,



Marcell R. Todd, Jr., Director
Kimani Jeffrey, City Planner

Attachment:

- Resolution
- Location map
- Letters
- Elevations

Cc: Maurice Cox, Director, PDD
Arthur Jemison, Director, HRD
David Bell, Director, BSEED





234 Winder Street • Detroit, MI 48201 • www.BrushParkCDC.org • BrushParkCDC@Gmail.com

January 30, 2019

Shamrock Acquisitions, LLC
13910 Simone Drive
Shelby Township, MI 48315
Matthew Duffield
mduffield@shamrock-acq.com

Re: Brush Park CDC Response for Brush Park II - Building 13 (Alfred/Woodward)

Brush Park Community Development Corporation (the "CDC") forwards this letter to indicate our support for the Brush Park II - Building 13 (the "Project").

The Project was presented before the CDC and the Brush Park community at a public meeting held on Tuesday, January 15, 2019. Feedback from the community was mixed. Many residents expressed disappointment that a more modern design was not chosen for this project site. Residents also expressed concerns about the cheap materials that were used by Crosswinds, as evidenced by the current state of disrepair of several of the existing buildings. One member of the community who lives on Alfred Street stated that he was in favor of the design as it is more sympathetic to existing historic structures in the neighborhood. Your team explained to the community that the design of the building is being driven by the Brush Park II Condo Association, who own the rights to develop the project site and are insisting that the site be filled in with a design that mirrors the existing buildings in the condo association. You also expressed that while the project will look the same as existing structures, the quality of the materials for Building 13 will be better than those used for the existing structures.

Much consideration was given to the Project by the CDC Board. By a vote of 5 in favor, 2 objections and 1 abstention, the Board voted to support the Project. Please see Attachment A, which contains the opinions offered by the Board during the voting process for your consideration; please note, the opinions have no bearing on the Board's vote and are included for your information only.

We thank you for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Karissa Holmes", is written over a light blue horizontal line.

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development

Attachment A: Poll Comments for "Crosswinds Building 13"

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

Comment 1

I am not comfortable with the continuity of design that relates to the existing/adjacent properties..... Also, the quality of materials and privacy partitions between units.

Comment 2

This feels like a step backward for Brush Park. The sameness of Crosswinds is already a negative aspect and it contributes to the feeling that Crosswinds is its own neighborhood rather than part of a larger neighborhood; adding more of the same would only perpetuate these points. It would be cohesive to Crosswinds but not to the Brush Park neighborhood which offers variety, quality, and richness. I think the City and the developer could take the CDC's points back to the condo assoc. and find a compromise.

While I do not support this project as presented, the urban form is one acceptable component. However, one area of concern is the front stair which is such a large mass it feels like it should be considered part of the building and therefore is rather inconsistent with established setbacks of the existing historic home on the block to the east as well as the homes across the street.

Comment 3

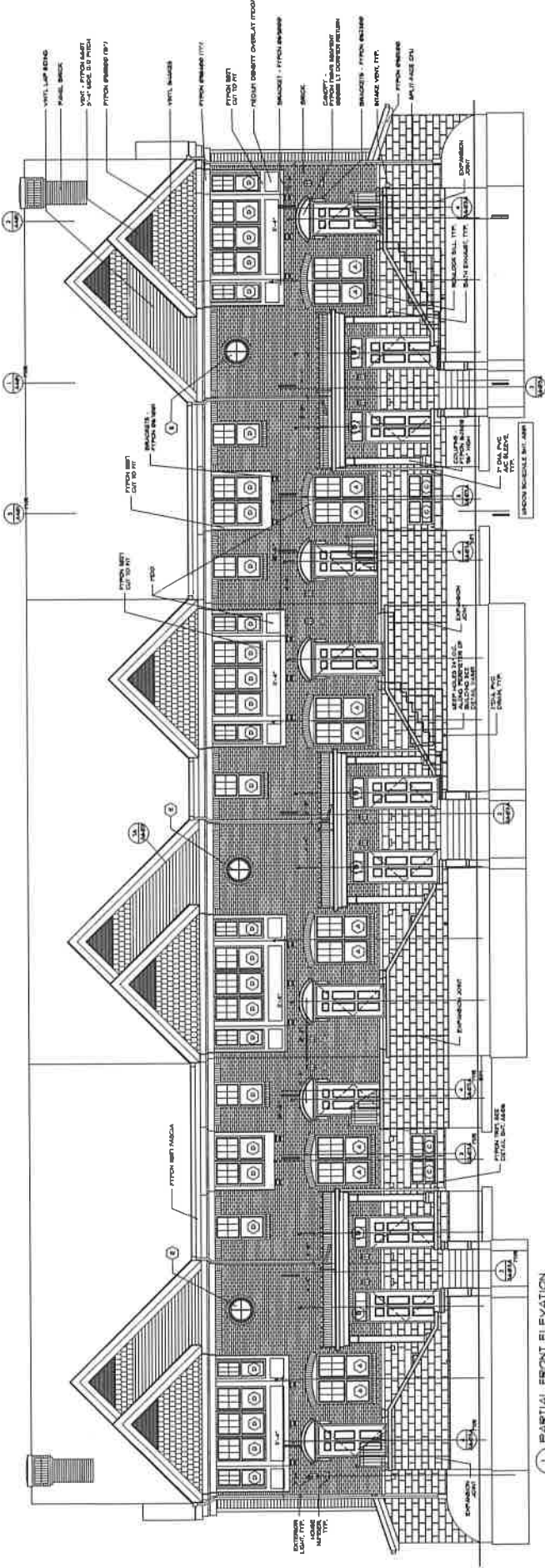
I support the design of this project, echoing the support of the neighbors directly adjacent to this property, that this design is more in line with historic homes and existing condos completely encircling this property. I commend the developers on their promise to use higher quality materials and standards than the existing condos utilized at the time of their construction.

Comment 4

It would have been nice to have a letter from the condo association supporting the project and the design. But if what the developer says is true-- that the association will not allow variation in design from what was originally intended-- I do not think the CDC should interfere by suggesting a newer, fresher design. Sounds like an expensive legal rabbit hole...

Comment 4

For cohesiveness of the Woodward Place development, I support continuing the same design. I am glad that the developer will use better materials to avoid the interior and exterior quality issues that are plaguing the current buildings and units.



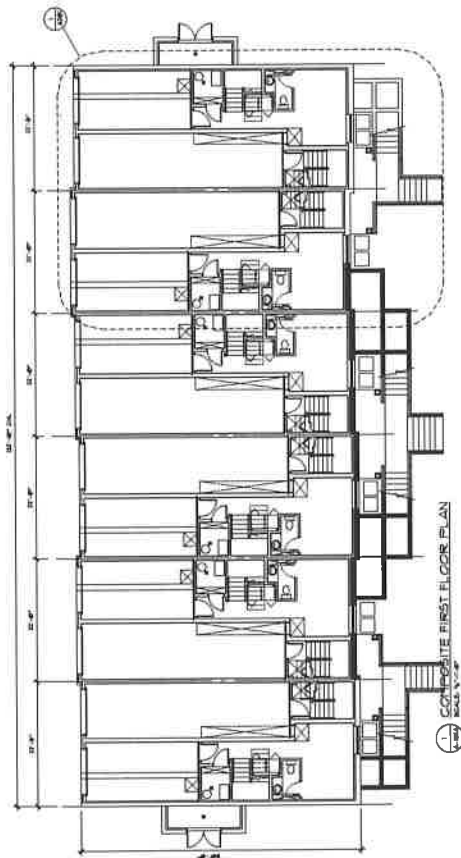
PARTIAL FRONT ELEVATION
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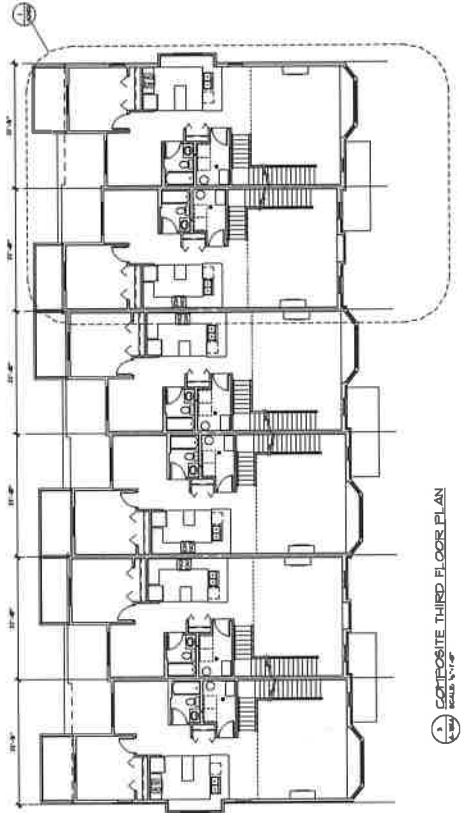
PARTIAL REAR ELEVATION
SCALE 1/8" = 1'-0"

Hamilton
Anderson Associates
 ARCHITECTS
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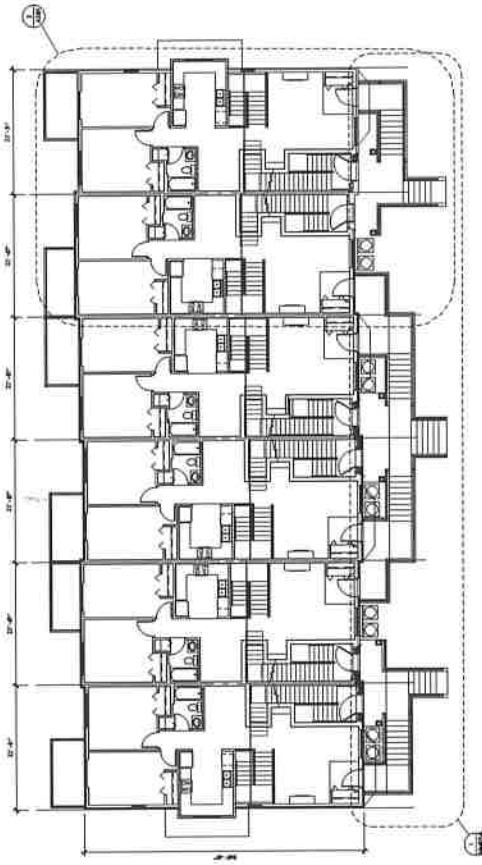
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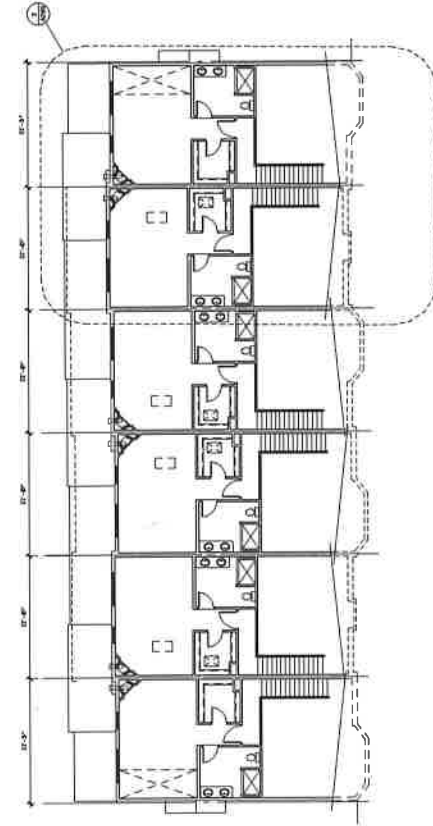
1
COMPOSITE FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



1
COMPOSITE THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



1
COMPOSITE SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

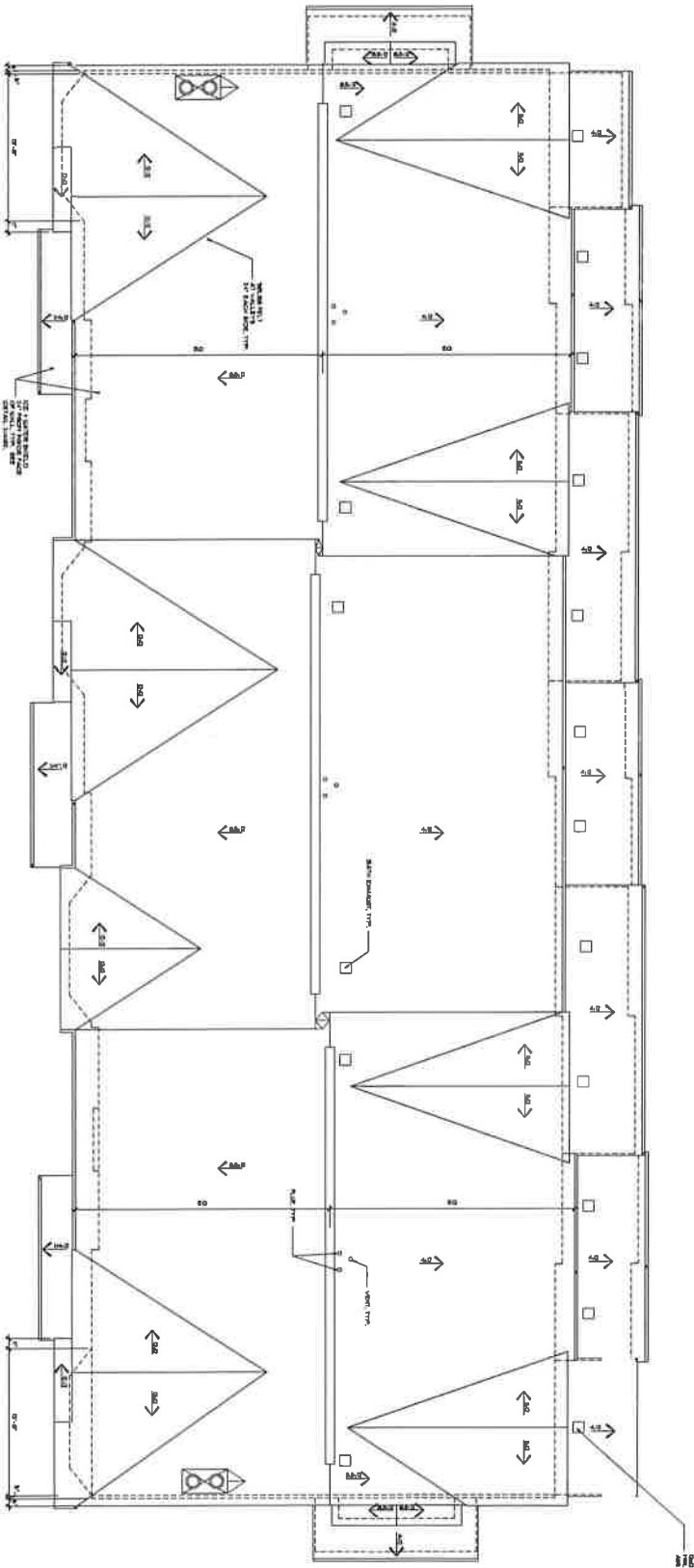


1
COMPOSITE FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"

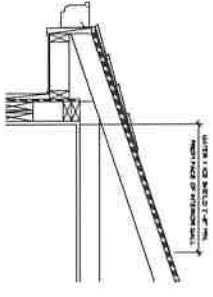
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SUITE 2000
NEW YORK, N.Y. 10018
TELEPHONE (212) 693-1234
FACSIMILE (212) 693-1235
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REGISTERED ARCHITECTS
STATE OF NEW YORK
NO. 00012345
DATE: 01/15/2024
DRAWN BY: J. SMITH
CHECKED BY: M. JONES

NO. 101A
DATE: 01/15/2024
SCALE: 1/8" = 1'-0"
PROJECT: 101A
SHEET: 101A-1
A-101A



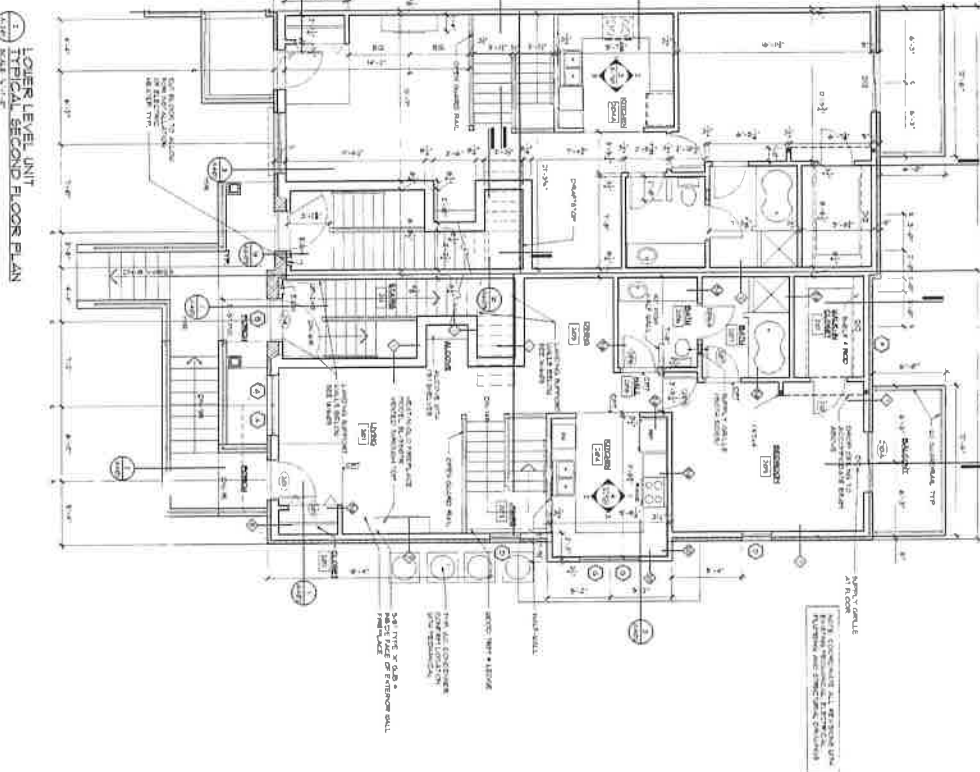
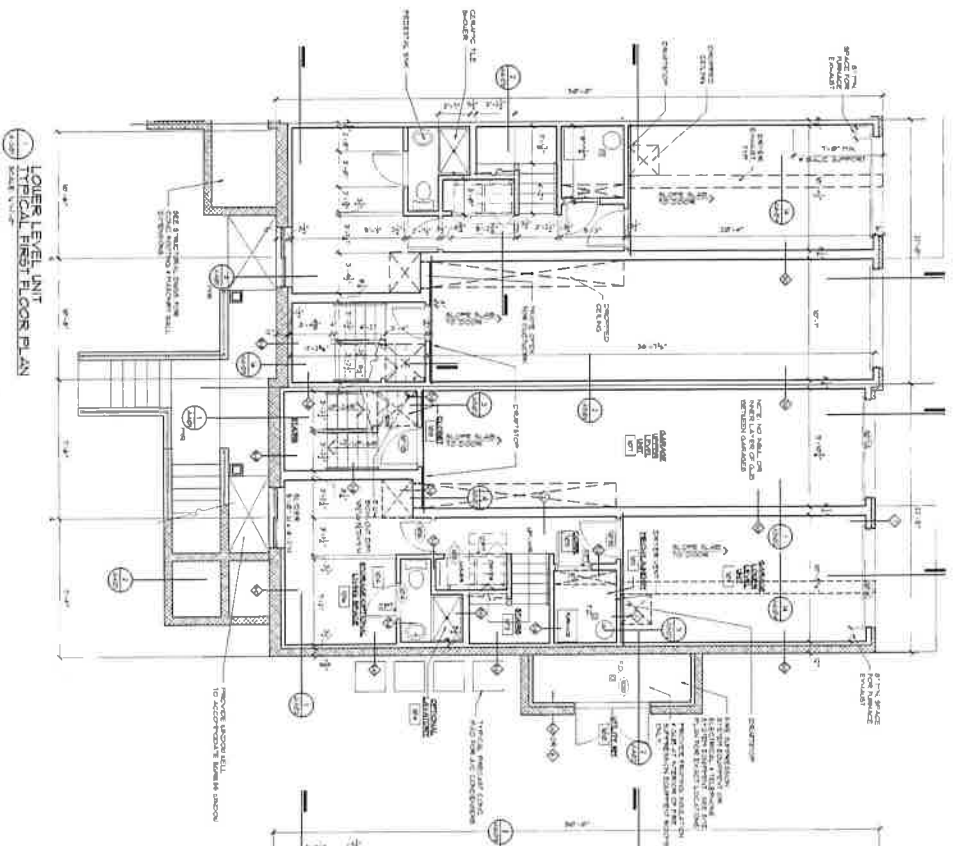
⊕ COMPOSITE ROOF PLAN



⊕ TYPICAL EAVE DETAIL

Hamilton Anderson Associates
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 1000 BROADWAY
 SUITE 2000
 NEW YORK, NY 10018
 TEL: 212 512 2000
 FAX: 212 512 2001
 WWW.HAMILTONANDERSON.COM

PROJECT: [REDACTED]
 DRAWING NO: A-102A
 DATE: [REDACTED]
 SCALE: [REDACTED]



- GENERAL NOTES**
1. ALL DIMENSIONS INDICATED ARE FROM FACE OF WALLS UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS ARE TO FACE OF WALLS UNLESS OTHERWISE NOTED.
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 10. ALL DIMENSIONS ARE TO FACE OF WALLS UNLESS OTHERWISE NOTED.

**LOWER LEVEL UNIT
TYPICAL FIRST FLOOR PLAN**

**LOWER LEVEL UNIT
TYPICAL SECOND FLOOR PLAN**

**Hamilton
Anderson Associates**

Architects

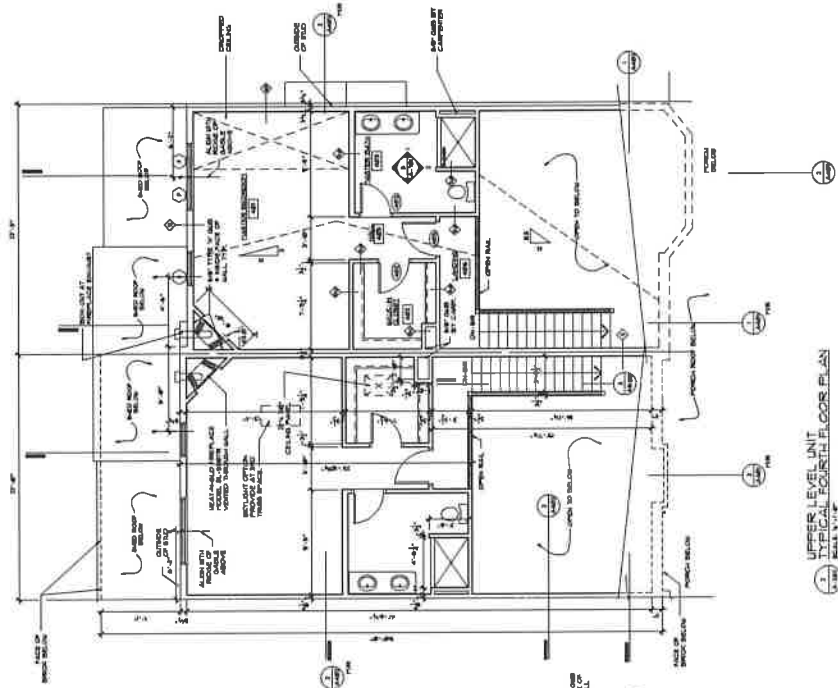
1000 West 10th Street
Hamilton, Ontario
L8S 4K1

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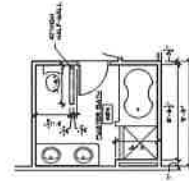
PROJECT NO. 1000 WEST 10TH STREET
CONSULTING CONTRACTS
RECORDING PLANS AT BRUSH PARK
SERVANT TO
HAMILTON ASSOCIATES
CONSTRUCTION

DATE: 01/11/11
BY: [Signature]
CHECKED: [Signature]
SCALE: AS SHOWN
PROJECT: 1000 WEST 10TH STREET
SHEET: A-201

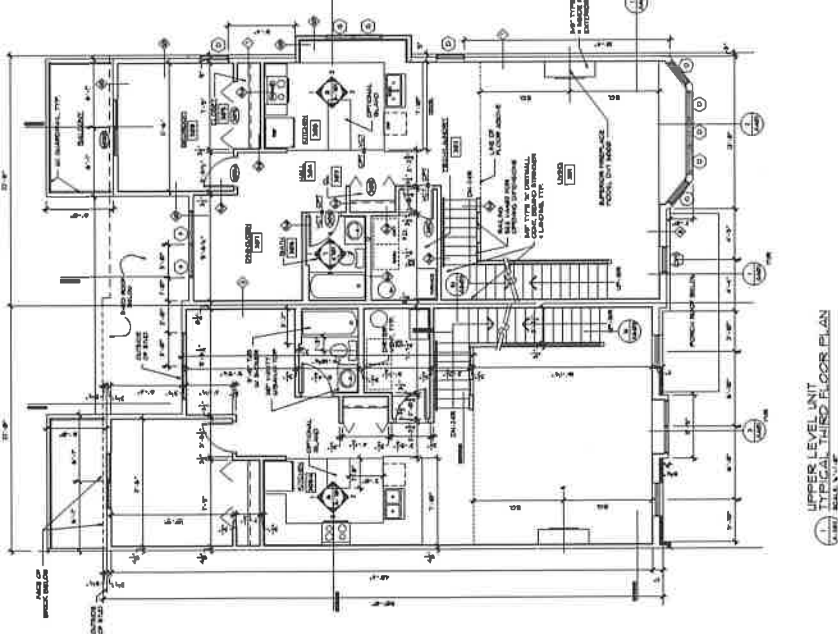
A-201



UPPER LEVEL UNIT
TYPICAL FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER LEVEL UNIT
TYPICAL PARTIAL FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"



UPPER LEVEL UNIT
TYPICAL THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

- GENERAL NOTES
1. ALL DIMENSIONS INDICATED ARE FROM FACE OF BRICK TO FACE OF BRICK UNLESS NOTED OTHERWISE.
 2. ALL EXTERIOR WALLS, UNIT SEPARATOR WALLS AND UNIT PARTITION WALLS SHALL BE CONCRETE.
 3. ALL EXTERIOR WALLS AND UNIT SEPARATOR WALLS SHALL BE 8" MIN. THICK.

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PROJECT NO. 1000 BROADWAY
 UNIT 1200
 ARCHITECTS CERTIFICATE
 1000 BROADWAY, 12TH FLOOR, NEW YORK, NY 10018
 EXPIRES 12/31/2018
 STATE OF NEW YORK

DATE	DESCRIPTION
10/1/18	ISSUED FOR PERMIT
10/1/18	ISSUED FOR PERMIT
10/1/18	ISSUED FOR PERMIT
10/1/18	ISSUED FOR PERMIT

A-202
 1/8" = 1'-0"

Woodward Place@ Brush Park

Phase II

January 14, 2019

Shamrock Acquisitions, LLC
Attention: Matthew B. Duffield/Principal
13910 Simone Drive
Shelby Township, MI 48315

Dear Mr. Duffield (Matt):

The Board of Directors understands that you are currently in discussions with the City for approval of building plans. As you know, the Association has an Agreement with Shamrock Acquisitions, LLC for Shamrock to complete construction of Building 13 within the Woodward Place at Brush Park II Condominium. Under that agreement, Shamrock is required to construct Building 13 and install landscaping "in substantial compliance with the Condominium Documents." The Association reiterates here its desire to see Building 13 completed as provided in the recorded Subdivision Plan so that the Condominium as a whole can be finished.

As you are aware, the Master Deed for the Condominium contains specific building plans, previously approved by the relevant government authorities when the Condominium was formed, all as required by law. The Master Deed itself thus controls what exactly can be built within the Condominium. We, of course, understand that building codes may have been updated since the original Subdivision Plans were approved, but otherwise the Association desires and expects that Building 13 will conform aesthetically with the entirety of the existing buildings in this Condominium, and as specifically shown in the recorded Subdivision Plans. To the extent the City demands material changes to the Subdivision Plans (excepting changes to conform to building code updates), they should be advised that those plans cannot be changed without the 66.6% approval of all Co-owners in the Condominium, as any such deviations from the existing building plans would require an amendment to the Association's Master Deed.

The Board is happy to meet with you and the City and, in coordination with the Association's legal counsel, to discuss the Association's legal and aesthetic expectations. We certainly do look forward to completion of development and welcoming new neighbors. Completion of construction has been a long time coming. If I or the Board can be of any assistance in moving the process along, please do not hesitate to ask.

Sincerely,



Gail L. Phillips
President of the Woodward Place at Brush Park II Association

Chris Peresky, Vice President
Paul Wilcox, Treasurer
Harriette Moore, Board Member
Ledian Dibra, Board Member

James Bondy

Subject:

RE: Brush Park II response to request to change building 13

Requested Response - Building 13 Update

Good Morning Matt,

After consulting with our attorney, our view of the situation is as follows:

There are two main reasons the Condominium Documents do not allow Shamrock to deviate from the already existing and recorded site plans. First and foremost is the Agreement between the Association and Shamrock. Under that Agreement, the term "Building 13 Units" has a specific definition, which is the **"General Common Element building designated on Replat No. 2 of the Condominium Subdivision Plan as 'Building 13' . . . , together with and containing units 43 through 54, inclusive."** The Agreement at paragraph 6 says that "Shamrock shall promptly commence to develop and construct Building 13 and the Building 13 Units. . . ." Because "Building 13" and "Building 13 Units" are terms defined in the Agreement with specific reference to Replat No. 2, that is what Shamrock must build--the building and units as shown in the recorded Replat No. 2, nothing else. If Shamrock tried to amend the Master Deed and record an updated site plan, that would be Replat No. 3, and that would not be what the Association and Shamrock agreed would be built. Moreover, it is clear from our negotiations that the parties intended that what gets built is what was originally planned. Though we are happy to work with Shamrock, we do have to say that if Shamrock were to attempt to deviate from the recorded site plans, the Association would view that as a breach of contract and would likely sue. Of course, we do not expect that to happen and do not want to fight at all, but if people are asking Shamrock why it cannot modify its site plans, a simple answer is that there is a binding contract in place to build the building and units shown on the recorded site plan, and any deviation from that would likely lead to a lawsuit.

Aside from the Agreement, however, Shamrock was not assigned the "*Developer*" rights by the original developer as provided by Master Deed, Article XII, and thus Shamrock is not the "*Developer*" as that term is used in the Master Deed. While Shamrock is a "*successor developer*" under the Condominium Act, nothing in the act says that a person who becomes a successor developer also succeeds to the developer's retained rights under a master deed. Simply put, there is only one business that has the "*Developer*" rights under the Master Deed, and that is Charter Oak Homes, Inc., the original developer. Being a mere successor in title to developer units is not enough because if that were true, then anyone who bought a unit from the Developer at any time would *also* be the Developer, which is absurd. In short, without a recorded assignment of developer rights from Charter Oak Homes to Shamrock, Shamrock is not the Developer under the Master Deed. But even if Shamrock were properly assigned Developer rights, it also agreed, in the Agreement, to build Building 13 and its Units as shown on the recorded Replat No. 2, so it would have waived its ability to deviate from the building plans shown on Replat No. 2.

On behalf of the Board of Phase II of Woodward Place @ Brush Park – we hopes this helps and allows you to proceed forward.

Regards
Gail

51

DBRA

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

March 14, 2019

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

Re: **Harmonie Social Club Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Harmonie Social Club 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 February 27, 2019 meeting and a public hearing was held by the DBRA on March 7, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated February 27, 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 March 13, 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

311 Grand River, LLC, an affiliate of Basco of Michigan, Inc., is the project developer (the "Developer") for the Plan which entails the renovation of an existing historic structure to include updated tenant spaces, a speakeasy bar and dining room at the basement level and a bright restaurant and lounge on the main level. The existing restaurant tenant, Colors, will remain and will be assisted by the developer to improve their tenant space during construction activities. The second level will include office and co-working space, with private rooms for conferences and meetings. The third level will restore the main assembly space and stage, with a side lounge and bar, while the mezzanine will be restored, the property will also include two bridal suites and additional event storage space. It is estimated that 34 temporary construction jobs and one FTE job will be created as a result of the project.

The total investment is estimated to be \$12.6 million. The Developer is requesting \$579,210.00 in TIF reimbursement.

Honorable City Council

March 14, 2019

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Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel located at 311 East Grand River on the eastern side of Detroit's Central Business District in the Paradise Valley neighborhood, bounded by Centre Street to the south, the property line to the west, the alley between John R Street and Grand River Avenue to the north, and Grand River Avenue to the east.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381, as amended. The property was listed as a Michigan Historic Site in 1975 and was individually listed in the National Register of Historic Places in 1980. In addition, the property is listed in Detroit's local Madison-Harmonie Historic District.

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 pre-approved activities, demolition and asbestos abatement, infrastructure improvements, site preparation, development/preparation and implementation of brownfield plan and/or 381 work plan, and a 15% contingency. 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 in summer of 2019 and be completed within 9 months.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessments	\$7,600.00
2. Demolition	\$149,000.00
3. Asbestos Activities	\$50,000.00
4. Infrastructure Improvements	\$75,000.00
5. Site Preparation	\$201,313.00
6. Brownfield Plan & Act 381 Work Plan	\$25,000.00
7. Contingency (15%)	\$71,297.00
*Total Reimbursement to Developer	\$579,210.00
8. Authority Administrative Costs	\$24,267.00
9. State Brownfield Redevelopment Fund	\$82,856.00
10. Local Brownfield Revolving Fund	\$55,643.00
TOTAL Estimated Costs	\$741,975.00

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

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Obsolete Property Rehabilitation Act (OPRA) Tax Abatement and Historic Tax Credits.

DBRA's Request

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

Honorable City Council

March 14, 2019

3

- a.) March 19, 2019
City Council adoption of the Resolution (Exhibit D), setting the Harmonie Social Club Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for April 11, 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.) April 11, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) April 11, 2019, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Harmonie Social Club Brownfield Redevelopment Plan.
- d.) April 16, 2019
City Council adoption of the Resolution approving the Harmonie Social Club 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
HARMONIE SOCIAL CLUB
REDEVELOPMENT PROJECT

Prepared by:

311 Grand River, LLC
607 Shelby Street, Suite 400
Detroit, Michigan 48226
Contact Person: Joe Hooker
Phone: (313) 502-5117

PM Environmental, Inc.
4080 West 11 Mile Road
Berkley, Michigan 48072
Contact Person: Jessica DeBone; Phone (616) 328-5297
Contact Person: Elizabeth Masserang; Phone: (248) 414-1441

February 20, 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 of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of one (1) parcel. 311 East Grand River Avenue is a historic resource. The aforementioned parcel 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 and Attachment B includes the Property legal description. The Property is located in Detroit’s Central Business District, just two blocks east of Grand Circus Park, bounded by Centre Street to the south, the property line to the west, the alley between John R Street and Grand River Avenue to the north, and Grand River Avenue to the east.

Parcel information is outlined below.

Address	311 East Grand River Avenue
Parcel ID	01004041-2
Owner	311 Grand River, LLC
Legal Description	NE CENTRE 71&70 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 124.22 IRREG

311 Grand River, LLC is the project developer (“Developer”) and owner of the Property. The project will renovate the existing historic structure to include updated tenant spaces, including a speakeasy bar and dining room at the basement level and a restaurant and lounge on the main level. The existing restaurant tenant, Colors, will remain on the Property and the Developer will improve their tenant space during construction activities.

The second floor of the building will include office and co-working space, with private rooms for conferences and meetings. The improvements to the third floor will include the restoration of the main assembly space and stage, with a side lounge and bar, the restoration of the mezzanine will be restored and the construction of two bridal suites and additional event storage space. It is currently anticipated that construction will begin in the summer of 2019 and eligible activities will be completed within nine (9) months.

The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by 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.

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

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

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381.

The Property was listed as a Michigan Historic Site in 1975 and was individually listed in the National Register of Historic Places in 1980. In addition, the Property is listed in Detroit's local Madison-Harmonie Historic District.

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

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

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues (as defined in Section 2(ss) of Act 381) from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) 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 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 on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment 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 associated with estimated capture and reimbursement are 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:

Exhibit A
 Harmonie Social Club
 Brownfield Redevelopment Plan

	<u>Reimbursements</u> <u>Costs</u>	<u>Admin.</u> <u>Costs</u>	<u>State</u> <u>Brownfield</u> <u>Fund</u>	<u>Local</u> <u>Revolving</u> <u>Fund</u>
School Operating Tax	\$496,466	-	-	-
State Education Tax	\$82,744	-	\$82,856	-
County (combined)	-	\$4,251	-	\$9,768
County Public Safety	-	\$4,029	-	\$9,258
County Parks	-	\$1,056	-	\$2,427
RESA Enhancement	-	\$50	-	-
RESA	-	\$14,880	-	\$34,190
TOTALS	\$579,210	\$24,267	\$82,856	\$55,643

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

City Debt	\$99,151
School Debt and Judgment	\$184,138
Wayne County DIA	\$2,833
Wayne County Zoo	\$1,416
Total	\$287,539

In no event shall the duration of this Plan exceed thirty-five (35) 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 (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan.

The Developer anticipates approval of an Obsolete Property Rehabilitation Act, PA 146 Tax Abatement (OPRA), which, if approved, would abate 100% of the non-land local taxes on the existing Harmonie Social Club building for up to 12 years. Due to the fact that the property is currently exempt, an estimated frozen/base taxable value has been included as \$25,000. In the event the OPRA is approved, the tax 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 under this Plan.

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

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

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not

obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by 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.

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

The Developer acknowledges and agrees that any activities funded by a grant or conditional loan shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans awarded under or from governmental agencies/sources such as, but not limited to, MDEQ or US EPA that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the Reimbursement Agreement.

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))

No displacement of residents is anticipated as part of this Project. There are no residential occupants on the Property; however, there is currently one (1) business occupant, Colors.

The Developer will work to keep Colors within the existing neighborhood during construction and at a minimum within the downtown area. It is anticipated that Colors will be relocated for approximately six (6) months during construction. During this time, upgrades will be made to the restaurant space and the restaurant will not operate while these upgrades take place. The Developer will work with Colors and the construction schedule to ensure that the duration of their relocation is kept to a minimum. Since the location of their business within the building is isolated within the lower level, it allows Colors to move into the renovated space while other construction activities continue to take place on the rest of the building. Developer shall comply with all applicable relocation requirements under Act 381 and the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970, Public Law 91-646.

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 currently estimated at \$55,643. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer's Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property 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") has been performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

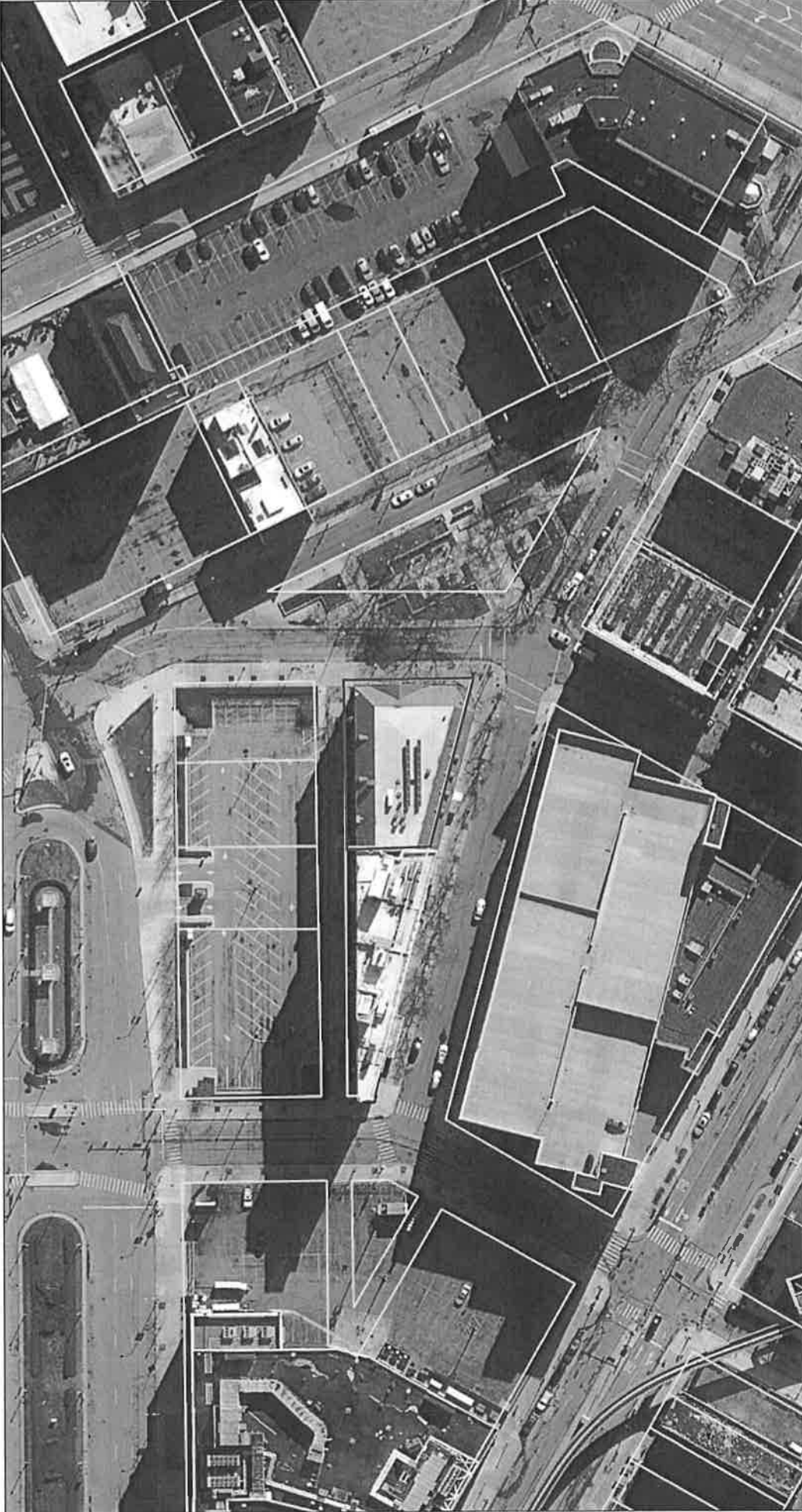
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

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.

ATTACHMENT A

Site Map

Wayne County Parcel Viewer



November 3, 2016

1:1,128



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri, Japan, METI, Esri, China (Hong Kong), Swisstopo, MapboxIndia, © OpenStreetMap contributors, and the GIS User Community

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description 311 East Grand River Avenue, Detroit, Wayne County, Michigan:

Parcel: 01004041-2

NE CENTRE 71&70 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C
R 1/56 124.22 IRREG

ATTACHMENT C

Project Description

HARMONIE SOCIAL CLUB PROJECT DESCRIPTION

Development Team and Company Synopsis

311 Grand River, LLC (Developer) is an affiliate of Basco of Michigan (Basco). Basco, along with its group companies, is a local property development and management firm founded in 2001 by Roger Basmajian. Basco's focus is on investing and redeveloping properties in established neighborhoods in Southeastern Michigan to transform neglected and underutilized properties into new and creative uses. Basco's redevelopment work began in the walkable communities of Royal Oak, MI and Ferndale, MI. Between the Royal Oak and Ferndale, Basco has redeveloped approximately 100,000 square feet of retail, mixed use and office space.

Basco's ultimate goal was to become involved in the redevelopment of Detroit's beautiful, but neglected, buildings and to slowly bring vibrancy and diversity to Detroit's communities. In 2013, Basco purchased The First State Bank property at 751 Griswold Street and embarked on its first Detroit project. Since Basco has redeveloped the property at 607 Shelby back to a vibrant office building and is underway with construction at 220 West Congress. To date, Basco has purchased multiple properties in and around Downtown Detroit totaling of approximately 350,000 sq. feet. Each project consists of planned rehabilitations that seek to preserve the historical integrity of the buildings and the culture and aesthetics of the surrounding areas.

The development team has selected MIG Construction as the General Contractor and Hamilton Anderson as the architect who are both Detroit based.

Project Synopsis

The Developer intends to renovate the existing building, which consists of three-stories plus a basement and a mezzanine totaling approximately 39,172 gross square feet.



The property is located in Detroit's Central Business District. The existing building was constructed in 1894 and was occupied by a society club until the late 1970s. The building was then vacant until the early 1990s and has been occupied by an art gallery, offices, and a restaurant. The building is a well-preserved example of Beaux Arts, club architecture, featuring rusticated stone, buff-colored brick, and large pilasters accentuating the classical design for public buildings of the 1890s. The building was designed by Detroit, Richard E. Raseman who was selected from a competition for the building's design. From the start, the building shone as a lavish place for social organization and musical gatherings. Currently, the only tenant is the restaurant, Colors.

The proposed redevelopment entails significant renovations to both the interior and exterior of the current building for use as a mixed-use commercial

property. Exterior improvements include façade restoration to ensure longevity of the building's distinguishing style and historic character, a new roof, improvements to the windows and doors, and upgrades to the electrical and water mains. Additionally, the Developer will invest in improvements to the sidewalks and landscaping as well as improvements to the sidewalks and alley paving at the rear side of the property.

The basement and ground floor will be completely renovated for use of over 16,000 square feet of restaurant, lounge, and speakeasy tenant space. The existing tenant, Colors, will remain and is including in the building improvements to modernize the tenant space. Colors restaurant is operated as a non-profit by the Restaurant Opportunities Center (ROC) that offers a training program, focusing on high earning employment opportunities for women and people of color. The restaurant offers wages well above the set minimum wages and even offers long-term training programs for non-traditional students seeking training after life-altering events.

Colors restaurant is operated as a non-profit by the Restaurant Opportunities Center (ROC) that offers a training program, focusing on high earning employment opportunities for women and people of color. The restaurant offers wages well above the set minimum wages and even offers long-term training programs for non-traditional students seeking training after life-altering events. Colors provides classroom training as well as on the floor experience to help students find the best opportunities in the food and hospitality industry.

A partnership with Zingerman's Delicatessen, a Michigan based company, will also help Colors expand their presence and marketability in the City upon reopening within the 311 Grand River location. Currently, 150 people are trained annually by Colors to begin careers. The agreement with Zingerman's Del will provide capacity for an additional 50 trainees per year. Overall the improvements and new partnership will allow for better branding opportunities, upgraded facilities, improved management skills and an increased ability to teach/mentor those entering the training program. The activation of the rest of the property will also supply Colors with a more secured and expanded customer base. Colors has executed a letter of intent to lease and remain on the property.

The second floor entails the rehabilitation of the vacant office space into a restored open co-working space with conference rooms and other partitions for private meetings and events totaling approximately 8,200 gross square feet. The co-working space will maintain the social club atmosphere while maintaining and restoring the historic features of the space, including the columns that dot the area.



The third floor and mezzanine level will include the restoration of the existing assembly space for event use, inclusive of an additional approximately 8,200 square feet. The property will also include space for two bridal suites. The build out includes restoration of the assembly ceiling, the wood floors, columns and arches, and the stage at the front of the space. The goal is to restore the building and its connections to Paradise Valley as an arts and entertainment center for downtown Detroit.



Rehabilitation work for each floor will consist of abatement activities and selective demolition to maintain the building's significant historic features. This also includes restoration work for ornamental metals, millwork, and other prominent features. New plumbing, HVAC, and electrical systems will be installed to ensure the rehabilitation meets the demands of modern tenants. This work also includes upgrading of restroom facilities for handicap access. Modern fire protection systems and elevators will also be included in the project.

Project Investment Estimates

Capital Cost	Total Cost
Renovation/Rehabilitation	\$ 8,090,000
Acquisition Cost	\$ 1,600,000
Soft Costs	\$ 2,930,000
Total Capital Costs	\$ 12,620,000

Additional Financing Incentives Associated with the Redevelopment

Substantial investment is necessary to rehabilitate the existing building. In efforts to grow this project into a viable, long-term redevelopment, the Developer is pursuing an Obsolete Property Rehabilitation Act (OPRA) Tax Abatement and Historic Tax Credits.

Cost/Benefit Analysis

The proposed development will create a sense of place, encourage increased spending and create new jobs in the heart of Detroit. This redevelopment is also part of a larger effort involving the Detroit Downtown Development Authority to bring vibrancy to the Paradise Valley Cultural and Entertainment District in downtown. The district has been created to honor the legacy of the African-American businesses that thrived here until urban renewal programs displaced neighborhood life. The development will breathe new life into a historic building and will provide additional culinary culture, commercial work space, and recreational and entertainment amenities to increase foot traffic

between the Madison Street and Broadway Street corridors at all times of day. The project will generate new income tax for Detroit as a result of the creation of private investment. Local businesses in the area will benefit from the creation of new jobs and foot traffic into the area and an increase in spinoff consumer spending.

On a short-term basis, approximately 34 construction jobs will be needed each day during the estimated nine-month construction period. On a long-term basis the proposed redevelopment associated with the project will create approximately 2 part-time jobs (1 full-time equivalent (FTE)) directly by the developer. Colors is expected to retain 14 full-time jobs, while increasing capacity for career training from 150 students annually to up to 200 students with their new partnership with Zingerman's Deli. It is estimated that future tenants will create an additional 122.5 (FTE) jobs. The development team will present at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. If the D2D program is available within the necessary timeframes, the developer will utilize this as an additional procurement source. This has proven successful on Basco's recent developments of 220 West Congress, 607 Shelby and 751 Griswold.

The increase in tenant-based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. This is estimated at approximately \$77,805 more than what is currently collected on an annual basis if 50% of those employed are Detroit residents. This estimate is based on an average annual salary estimate of \$35,000 for the developer created FTE job and the estimated 122.5 tenant employees that are anticipated.

Following the expiration of the 12-year OPRA abatement, the building will deliver a significant increase in tax revenue. Over time, successful redevelopment will have a significant impact on Detroit's CBD.

ATTACHMENT D

Supportive Letters



ROCUNITED
RESTAURANT OPPORTUNITIES CENTERS UNITED

275 7th Ave, Ste 1703
New York, NY 10001
Tel: 212-343-1771
Fax: 212-243-8800

Email: info@rocunited.org
www.rocunited.org

February 19, 2019

Mr. Graten Little, Jr.
BASCO
607 Shelby, Suite 600.
Detroit, Michigan 48226

Dear Mr. Little:

On behalf of Restaurant Opportunities Centers United, it is with extreme pleasure that I offer this letter in support of BASCO's proposed "Harmonie Social Club" Project located at 311 East Grand River Avenue in Detroit's historic Paradise Valley. Colors Detroit Restaurant, our social enterprise, has been housed at this location since late 2011. During our tenure we have provided restaurant/hospitality training and job placement services to more than 350 Detroit area residents seeking to gain entry level positions or advance their careers in this industry. Additionally, we have supported over 100 restaurant owners/food entrepreneurs through our operations courses, incubation services, training support, and employment services.

We are very excited about the proposed use of this building as well as our own business expansion plans. We will be partnering with Zingermans to enhance Colors' business operations and training programs and to retail their quality products. We propose a seven-day upscale casual dining restaurant and have signed a Letter of Intent with BASCO to remain tenants in our current space. This project has the potential to be financially lucrative for investors as well as provide community benefits for hundreds of Detroit residents. It is therefore our sincere hope that this project merits positive consideration for abatements and other incentives that will ultimately benefit Detroit area residents.

Sincerely,

Dr. Alicia Renee Farris

National Director of Human Resources



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Mr. Shaun Wilson
Mr. William Patrick Young
Ms. Mary Lou Zieve

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of Music Hall Center, I, Vince Paul, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects.

The Music Hall welcomes the energy and activity that Paradise Valley needs. As a provider of programming and entertainment to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Vince Paul
President & Artistic Director
Music Hall Center for the Performing Arts



HamiltonAnderson

February 1, 2019


Dear Members of the Detroit City Council:

On behalf of Hamilton Anderson Associates (HAA), I would like to express my full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. I believe that both projects will be great contributions to the Paradise Valley Cultural & Entertainment District (PVCED), and that BASCO, a Detroit headquartered entity, will be successful with the adaptive re-use of the existing buildings.

As current tenants of the district, HAA welcomes the proposed energy and activity to the area, and are confident the developments will compliment what already exists, as well as what is to come. The proposed programming calls for mixed-use, hospitality, retail and residential, all elements that are needed to further revitalize the district. Independently, both projects will contribute to the density and walkability of the neighborhood, and as a result, there will be other economic benefits to the neighborhood and the city as a whole.

As a longstanding PVCED business owner and stakeholder, I am pleased to see the direction of these projects, and look forward to the development contributing to the continued growth of the PVCED community and greater Detroit.

Respectfully,



Rainy Hamilton, Jr., FAIA, NOMA

Principal

MICHIGAN OPERA THEATRE

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of Michigan Opera Theatre, I, Patricia Walker, would like to express our support for BASCO of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley.

The Michigan Opera Theatre welcomes the energy and activity that these Paradise Valley developments would bring. As a provider of theatre and entertainment to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. We believe that both projects will contribute to the density and walkability of the neighborhood, and will provide economic benefits to the neighborhood and the City as a whole.



As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the neighborhood, the community and greater Detroit.

Respectfully,

A handwritten signature in cursive script that reads "Patricia K. Walker".

Patricia K. Walker
Chief Administrative Officer
Michigan Opera Theatre



January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of Real Times Media & the Michigan Chronicle, I, Hiram Jackson, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects.

The Michigan Chronicle welcomes the energy and activity that Paradise Valley needs. As a provider of news worthy journalism to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

A handwritten signature in black ink, appearing to read "H. E. Jackson". The signature is stylized with a large, looped initial "H" and a long, sweeping underline.

Hiram Jackson

Publisher & CEO

Real Times Media

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of La Casa Cigars & Lounge, I, Maria Petrenko, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects

The La Casa Cigars & Lounge Theatre welcomes the energy and activity that Paradise Valley needs. As a provider of entertainment and spirits to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Maria Petrenko

Title

La Casa Cigars & Lounge

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1: Eligible Activities Cost Estimates
311 Grand River, Detroit, MI

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,600		\$ 2,600
Hazardous Materials Survey	\$ 5,000		\$ 5,000
Pre-Approved Activities Sub-Total	\$ 7,600	\$ -	\$ 7,600
Demolition			
Building Demolition Activities	\$ 149,000	\$ 149,000	
Demolition Sub-Total	\$ 149,000	\$ 149,000	\$ -
Asbestos Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 50,000	\$ 50,000	
Asbestos Activities Sub-Total	\$ 50,000	\$ 50,000	\$ -
Infrastructure Improvements			
Curbs/Gutters/Sidewalk Improvements	\$ 20,000	\$ 20,000	
Public Lighting	\$ 15,000	\$ 15,000	
Public Alley Improvements	\$ 40,000	\$ 40,000	
Infrastructure Sub-Total	\$ 75,000	\$ 75,000	\$ -
Site Preparation			
Temporary Traffic Control	\$ 16,000	\$ 16,000	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 35,000	\$ 35,000	
Relocation of Active Utilities (Water)	\$ 75,000	\$ 75,000	
Relocation of Active Utilities (Sanitary/Storm)	\$ 18,000	\$ 18,000	
Relocation of Active Utilities (Electric)	\$ 8,000	\$ 8,000	
Relocation of Active Utilities (Internet)	\$ 15,000	\$ 15,000	
Relocation of Active Utilities (Phone)	\$ 15,000	\$ 15,000	
Relocation of Active Utilities (Gas)	\$ 19,313	\$ 19,313	
Site Preparation Sub-Total	\$ 201,313	\$ 201,313	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan Preparation	\$ 20,000	\$ 20,000	
Brownfield Plan Implementation	\$ 5,000	\$ 5,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 25,000	\$ 25,000	\$ -
Eligible Activities Sub-Total	\$ 507,913	\$ 500,313	\$ 7,600
15% Contingency*	\$ 71,297	\$ 71,297	
Developer Eligible Reimbursement Total	\$ 579,210	\$ 571,610	\$ 7,600
TIF Capture for Local Brownfield Revolving Fund	\$ 55,643	\$ -	\$ -
Administrative Fee	\$ 24,267	\$ -	\$ -
State Brownfield Fund	\$ 82,856	\$ -	\$ -
Total	\$ 741,975	\$ 571,610	\$ 7,600

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates
311 Grand River, Detroit, MI
Basco of Michigan

Plan Year	Estimated Taxable Value (TV) Increase Rate: 1% per year									
	0	1	2	3	4	5	6	7	8	9
Calendar Year	2018	2021	2022	2023	2024	2025	2026	2027	2028	2029
Base Taxable Value	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Estimated OPRA Base Taxable Value	\$ 2,000,000	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713
Estimated New TV	\$ 2,000,000	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713
Incremental Difference (New TV - Base TV)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
OPRA Incremental Difference (New TV - Base TV)	\$ 1,975,000	\$ 1,995,000	\$ 1,995,000	\$ 2,015,200	\$ 2,035,602	\$ 2,056,208	\$ 2,077,020	\$ 2,098,040	\$ 2,119,271	\$ 2,140,713

School/Capture	Millage Rate (through 2021)	Millage Rate (from 2022)
State Education Tax (SET)	6.0000	6.0000
School Operating Tax	18.0000	18.0000
School Total	24.0000	24.0000

Local Capture	Millage Rate	OPRA Abatement
City of Detroit	18.9750	0.0000
Library	0.0300	0.0000
Wayne County Charter	5.0000	0.0000
Wayne County	0.9897	0.0000
County Public Safety	0.9381	0.0000
Wayne County Parks	0.2459	0.0000
RESA	0.2140	0.0000
RESA Enhancement	2.0000	0.0000
Wayne County ISD (RESA)	3.4643	0.0000
Wayne County Community College	3.2408	0.0000
Local Total	42.3178	0.0000
Local Brownfield Capturable Total	7.6380	0.0000

Non-Capturable Millages	Millage Rate
City Debt	7.0000
School Debt	13.0000
Wayne County DIA	0.2000
Wayne County Zoo	0.1000
Total Non-Capturable Taxes	20.3000
Total Capturable Millages	62.6178

Plan Year	0	1	2	3	4	5	6	7	8	9
Base Taxable Value	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Estimated OPRA Base Taxable Value	\$ 2,000,000	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713
Estimated New TV	\$ 2,000,000	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713
Incremental Difference (New TV - Base TV)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
OPRA Incremental Difference (New TV - Base TV)	\$ 1,975,000	\$ 1,995,000	\$ 1,995,000	\$ 2,015,200	\$ 2,035,602	\$ 2,056,208	\$ 2,077,020	\$ 2,098,040	\$ 2,119,271	\$ 2,140,713

Plan Year	0	1	2	3	4	5	6	7	8	9
Base Taxable Value	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Estimated OPRA Base Taxable Value	\$ 2,000,000	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713
Estimated New TV	\$ 2,000,000	\$ 2,000,000	\$ 2,020,000	\$ 2,040,200	\$ 2,060,602	\$ 2,081,208	\$ 2,102,020	\$ 2,123,040	\$ 2,144,271	\$ 2,165,713
Incremental Difference (New TV - Base TV)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
OPRA Incremental Difference (New TV - Base TV)	\$ 1,975,000	\$ 1,995,000	\$ 1,995,000	\$ 2,015,200	\$ 2,035,602	\$ 2,056,208	\$ 2,077,020	\$ 2,098,040	\$ 2,119,271	\$ 2,140,713

Tax Incremental Revenue Capture Estimates
311 Grand River, Detroit, MI
Basco of Michigan

	Estimated Taxable Value (TV) Increase Rate:										TOTAL
	10	11	12	13	14	15	16	17	18		
	Plan Year										
	Calendar Year										
	2030	2031	2032	2031	2032	2033	2034	2035	2036		
Base Taxable Value \$	-	\$	\$	\$	\$	\$	\$	\$	\$	\$	
Estimated OPRA Base Taxable Value \$	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	
Estimated New TV \$	2,187,371	2,209,244	2,231,337	2,253,650	2,276,187	2,298,948	2,321,938	2,345,157	2,368,609		
Incremental Difference (New TV - Base TV)	2,187,371	2,209,244	2,231,337	2,253,650	2,276,187	2,298,948	2,321,938	2,345,157	2,368,609		
OPRA Incremental Difference (New TV - Base TV)	2,184,244	2,206,337	2,228,430	2,250,743	2,273,280	2,296,041	2,319,031	2,342,250	2,365,702		
School Capture											
	Millage Rate (through 2021)										
	Millage Rate (from 2022)										
State Education Tax (SET)	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	6.0000	
School Operating Tax	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	18.0000	
School Total	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	24.0000	
	Millage Rate										
Local Capture											
City Operations	18.5222	18.5222	18.5222	18.5222	18.5222	18.5222	18.5222	18.5222	18.5222	18.5222	
Library	4.0167	4.0167	4.0167	4.0167	4.0167	4.0167	4.0167	4.0167	4.0167	4.0167	
Wayne County Court	5.8183	5.8183	5.8183	5.8183	5.8183	5.8183	5.8183	5.8183	5.8183	5.8183	
Local Total	28.3572	28.3572	28.3572	28.3572	28.3572	28.3572	28.3572	28.3572	28.3572	28.3572	
Wayne County	0.9897	0.9897	0.9897	0.9897	0.9897	0.9897	0.9897	0.9897	0.9897	0.9897	
County Public Safety	0.9381	0.9381	0.9381	0.9381	0.9381	0.9381	0.9381	0.9381	0.9381	0.9381	
Wayne County Parks	0.2459	0.2459	0.2459	0.2459	0.2459	0.2459	0.2459	0.2459	0.2459	0.2459	
RESA Enhancement	0.2140	0.2140	0.2140	0.2140	0.2140	0.2140	0.2140	0.2140	0.2140	0.2140	
Wayne County (SD RESA)	3.4643	3.4643	3.4643	3.4643	3.4643	3.4643	3.4643	3.4643	3.4643	3.4643	
Wayne County Community College	3.2408	3.2408	3.2408	3.2408	3.2408	3.2408	3.2408	3.2408	3.2408	3.2408	
Local Total	12.3223	12.3223	12.3223	12.3223	12.3223	12.3223	12.3223	12.3223	12.3223	12.3223	
Local Brownfield Capturable Total	5.6380	5.6380	5.6380	5.6380	5.6380	5.6380	5.6380	5.6380	5.6380	5.6380	
Non-Capturable Millages											
City Debt	7.0000	7.0000	7.0000	7.0000	7.0000	7.0000	7.0000	7.0000	7.0000	7.0000	
School Debt	13.0000	13.0000	13.0000	13.0000	13.0000	13.0000	13.0000	13.0000	13.0000	13.0000	
Wayne County DIA	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	0.2000	
Wayne County Zoo	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	0.1000	
Total Non-Capturable Taxes	20.3000	20.3000	20.3000	20.3000	20.3000	20.3000	20.3000	20.3000	20.3000	20.3000	
Total Capturable Millages	52.638	52.638	52.638	52.638	52.638	52.638	52.638	52.638	52.638	52.638	
Total	70.201	70.201	70.201	70.201	70.201	70.201	70.201	70.201	70.201	70.201	

Tax Incremental Revenue Reimbursement Estimates
311 Grand River, Detroit, MI

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	100.00%	\$ 579,210	\$ -	\$ 579,210
Local	0.00%	\$ -	\$ -	\$ -
TOTAL		\$ 579,210	\$ -	\$ 579,210
MSEF	1.31%	\$ 7,600	\$ -	\$ 7,600
MSEF	98.69%	\$ 571,610	\$ -	\$ 571,610

Estimated Total Years of Plan: 18

	1	2	3	4	5	6	7	8	9
Total State Incremental Revenue	\$ 48,000	\$ 48,480	\$ 48,965	\$ 49,454	\$ 49,949	\$ 50,448	\$ 50,953	\$ 51,462	\$ 51,977
State Brownfield Revolving Fund (50% of SET)	\$ 6,000	\$ 6,060	\$ 6,121	\$ 6,182	\$ 6,244	\$ 6,306	\$ 6,369	\$ 6,433	\$ 6,497
State TIR Available for Reimbursement	\$ 42,000	\$ 42,420	\$ 42,844	\$ 43,273	\$ 43,705	\$ 44,142	\$ 44,584	\$ 45,030	\$ 45,480
Total Local Incremental Revenue	\$ 191	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141	\$ 141
BRA Administrative Fee (15% or max \$100,000)	\$ 7,229	\$ 7,293	\$ 7,366	\$ 7,439	\$ 7,513	\$ 7,588	\$ 7,664	\$ 7,741	\$ 7,818
Deferred Administrative Fee Annual Total	\$ 7,038	\$ 7,153	\$ 7,275	\$ 7,398	\$ 7,523	\$ 7,647	\$ 7,773	\$ 7,900	\$ 8,027
Deferred Administrative Fee Outstanding Balance	\$ 7,038	\$ 14,190	\$ 21,415	\$ 28,713	\$ 36,086	\$ 43,533	\$ 51,056	\$ 58,656	\$ 66,333
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ 42,000	\$ 42,420	\$ 42,844	\$ 43,273	\$ 43,705	\$ 44,142	\$ 44,584	\$ 45,030	\$ 45,480
DEVELOPER	Beginning Balance	OPRIA Abatement							
DEVELOPER Reimbursement Balance	\$ 579,210	\$ 494,790	\$ 451,946	\$ 408,673	\$ 364,968	\$ 320,825	\$ 276,241	\$ 231,212	\$ 185,732
MSEF Non-Environmental Costs	\$ 41,469	\$ 41,863	\$ 42,262	\$ 42,705	\$ 43,132	\$ 43,563	\$ 43,999	\$ 44,439	\$ 44,883
State Tax Reimbursement	\$ 41,449	\$ 41,851	\$ 42,282	\$ 42,705	\$ 43,132	\$ 43,563	\$ 43,999	\$ 44,439	\$ 44,883
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSEF Reimbursement Balance	\$ 82,918	\$ 83,714	\$ 84,544	\$ 85,410	\$ 86,264	\$ 87,126	\$ 88,001	\$ 88,888	\$ 89,786
MDEQ Environmental Costs	\$ 7,600	\$ 551	\$ 557	\$ 562	\$ 568	\$ 573	\$ 579	\$ 585	\$ 591
State Tax Reimbursement	\$ 551	\$ 557	\$ 562	\$ 568	\$ 573	\$ 579	\$ 585	\$ 591	\$ 597
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MDEQ Reimbursement Balance	\$ 7,600	\$ 6,089	\$ 6,492	\$ 6,910	\$ 7,362	\$ 7,845	\$ 8,362	\$ 8,914	\$ 9,497
Total Annual Developer Reimbursement	\$ 42,000	\$ 42,420	\$ 42,844	\$ 43,273	\$ 43,705	\$ 44,142	\$ 44,584	\$ 45,030	\$ 45,480

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	1	2	3	4	5	6	7	8	9
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

Tax Incremental Revenue Reimbursement Estimates
311 Grand River, Detroit, MI

Estimated Capture	
Administrative Fees	\$ 24,267
State Revolving Fund	\$ 82,856
Local Brownfield Revolving Fund	\$ 55,643

	10	11	12	13	14	15	16	17	18	TOTAL
	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Total State Incremental Revenue	\$ 52,497	\$ 53,022	\$ 53,552	\$ 54,088						\$ 662,848
State Brownfield Revolving Fund (50% of SET)	\$ 6,562	\$ 6,628	\$ 6,694	\$ 6,761						\$ 82,856
State TIR Available for Reimbursement	\$ 45,935	\$ 46,394	\$ 46,858	\$ 47,327						\$ 579,992
Total Local Incremental Revenue	\$ 141	\$ 141	\$ 141	\$ 141	\$ 12,833	\$ 12,961	\$ 13,091	\$ 13,222	\$ 13,354	\$ 79,909
BIA Administrative Fee (15% or max \$100,000)	\$ 7,896	\$ 7,974	\$ 8,054	\$ 8,133	\$ 1,925	\$ 1,944	\$ 1,964	\$ 1,983	\$ 2,003	
Deferred Administrative Fee Annual Total	\$ 7,755	\$ 7,833	\$ 7,913	\$ 7,993	\$ -	\$ -	\$ -	\$ -	\$ -	
Deferred Administrative Fee Outstanding Balance	\$ 74,087	\$ 81,921	\$ 89,834	\$ 87,147	\$ -	\$ -	\$ -	\$ -	\$ -	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 10,908	\$ 11,017	\$ 11,127	\$ 11,239	\$ 11,351	\$ 55,643
Total State & Local TIR Available	\$ 45,935	\$ 46,394	\$ 46,858	\$ 47,327	\$ 10,908	\$ 11,017	\$ 11,127	\$ 11,239	\$ 11,351	\$ 635,634
DEVELOPER										
DEVELOPER Reimbursement Balance	\$ 139,797	\$ 93,403	\$ 46,545	\$ [0]						
MSF Non-Environmental Costs										
State Tax Reimbursement	\$ 45,332	\$ 45,785	\$ 46,243	\$ 46,706						\$ 371,610
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -						\$ -
Total MSF Reimbursement Balance	\$ 137,863	\$ 92,177	\$ 45,934	\$ -						\$ -
MDEQ Environmental Costs										
State Tax Reimbursement	\$ 603	\$ 609	\$ 615	\$ 621						\$ 7,600
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -						\$ -
Total MDEQ Reimbursement Balance	\$ 1,834	\$ 1,226	\$ 611	\$ -						\$ -
Total Annual Developer Reimbursement	\$ 45,935	\$ 46,394	\$ 46,858	\$ 46,545	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 579,210

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	
State Tax Capture	\$ -
Local Tax Capture	\$ -
Total LBRF Deposits	\$ -

* Up to five years of capture for LBRF Deposits at

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: HARMONIE SOCIAL CLUB/311 GRAND RIVER, LLC

DATE: February 22, 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 311 Grand River LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Harmonie Social Club 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
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there are no Recognized Environmental Concerns associated with the site and no further investigation of the site is warranted. The property would qualify only as a blighted property or as functionally obsolete. The Buildings, Safety Engineering and Environmental Department 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. May

Its: General Manager

ATTACHMENT H
Incentive Information Chart

INCENTIVE INFORMATION CHART: Harmonie Social Club

Project Type	Incentive Type	Investment Amount	District
Commercial	Brownfield/Obsolete Property Rehabilitation Tax Abatement	\$8.09 Million Hard Cost Investment \$12.6 Million Total Investment	CBD

Jobs Available						
Construction			Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Non-Skilled Labor
4	4	13	13	1*	0	0

*it is estimated that approximately 122.5 new permanent full time equivalent (FTE) jobs will be created by the tenants

1. What is the plan for hiring Detroiters?

The development team will present at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. This has proven successful on Basco's recent developments of 220 W Congress, 607 Shelby and 751 Griswold.

311 Grand River, LLC has a policy of non-discrimination in its hiring practices, as is required by prevailing non-discrimination laws. As long as we remain in compliance with these policies and laws, we encourage local, Detroit-based workers, both permanent and temporary. The same requirement is communicated to our contractors. The Developer, and its affiliate Basco, have a proven track-record of utilizing Detroit-based contractors and workers on past developments. Basco has utilized roughly 65% Detroit-based contractors on its two most recent redevelopment projects.

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

Available construction jobs include plaster restoration, demolition, concrete, masonry, and steel work, architectural woodwork, roofing, window glass and glazing, painting, flooring, plumbing and HVAC and electrical.

The Developer anticipates the creation of one full time equivalent permanent job related to property management.

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

The project is anticipated to encourage Detroit residents to work and thus likely live within the City through the new tenant created jobs as well as the additional trainees that will go through the Color's training program.

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

Yes. Developer has engaged with local, Detroit-based businesses, including Hamilton Anderson Associates, Real Times Media & the Michigan Chronicle, Michigan Opera Theater, and the Music Hall that have roots in the area and other businesses making similar investment in the area.

5. When is construction slated to begin?

Construction is slated to commence in Summer of 2019

6. What is the expected completion date of construction?

Approximately nine months following project commencement.

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

February 27, 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 Harmonie Social Club 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 February 27, 2019, adopted a resolution approving the proposed Brownfield Plan for the Harmonie Social Club 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 Harmonie Social Club Redevelopment.

Very truly yours,

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



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

**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE**

**HARMONIE SOCIAL CLUB
BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, March 7, 2019
DEGC Offices
500 Griswold, Suite 2200
Detroit, MI 48226
5:45 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Graten Little (BASCO)
Joe Hooker (BASCO)

Mr. Vosburg called the public hearing to order at 5:45 PM.

No members of the general public were in attendance. There were no comments received in favor of or in opposition to the plan.

Mr. Vosburg closed the public hearing at 6:00 PM.



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

CODE DBRA 19-03-267-02

HARMONIE SOCIAL CLUB 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 Harmonie Social Club 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 **Harmonie Social Club 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 has determined that the Plan constitutes a "Qualifying Downtown Brownfield Project" under that certain Interlocal Agreement by and between the DBRA and the City of Detroit Downtown Development Authority.

3. 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.

4. 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.

5. 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.

6. 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.

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

March 13, 2019

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE HARMONIE SOCIAL CLUB 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 Harmonie Social Club 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 11th day of April, 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 HARMONIE SOCIAL CLUB 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 Harmonie Social Club Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on February 27, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on March 7, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on February 27, 2019; and

WHEREAS, the Authority determined that the Plan constitutes a “Qualifying Downtown Brownfield Project” under that certain Interlocal Agreement by and between the Authority and the City of Detroit Downtown Development Authority, approved the Plan on March 13, 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 April 11, 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 Brownfield 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 determinations of the appropriate state officials regarding the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

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

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

AYES: Members _____

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 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\Harmonie Club TIF CC resolution.docx

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

March 14, 2019

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

Re: **Broadway Lofts Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Broadway Lofts 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 February 27, 2019 meeting and a public hearing was held by the DBRA on March 7, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated February 27, 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 March 13, 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

Broadway Detroit Properties, LLC, a subsidiary of Basco of Michigan, Inc., is the project developer (the "Developer") for the Plan which entails the conversion of three parcels into a single multistory building, featuring two retail spaces on the ground level and residential apartments above. Apartment accommodations will include studio, 1-bedroom and 2-bedroom layouts. In addition, the Plan will feature alleyway improvements to serve as a community gathering space. It is currently estimated that 34 temporary construction jobs and 1 FTE job will be created as a result of this project.

The total investment is estimated to be \$11.9 million. The Developer is requesting \$1,127,450.00 in TIF reimbursement.

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located at 1320, 1322 and 1332 Broadway on the eastern side of Detroit's Central Business District in the Paradise Valley neighborhood, bounded by an alley to the north, the property line of 1314 Broadway to the east, Broadway Street to the south, and the property line of 1344 Broadway Street to the west.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial and residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381.

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 pre-approved activities, demolition, asbestos activities, infrastructure improvements, site preparation and preparation and implementation of Brownfield Plan and/or 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence in the summer of 2019 and will be completed within 10 months.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Environmental Assessments	\$6,500.00
2. Demolition	\$300,000.00
3. Lead and Asbestos Activities	\$10,000.00
4. Infrastructure Improvements	\$365,000.00
5. Site Preparation	\$278,000.00
6. Brownfield Plan & Act 381 Work Plan	\$25,000.00
7. Contingency (15%)	\$142,950.00
Total Reimbursement to Developer	\$1,127,450.00
8. Authority Administrative Costs	\$145,765.00
9. State Brownfield Redevelopment Fund	\$165,572.00
10. Local Brownfield Revolving Fund	\$82,701.00
TOTAL Estimated Costs	\$1,521,488.00

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

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Obsolete Property Rehabilitation Act (OPRA) Tax Abatement.

DBRA's Request

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

- a.) March 19, 2019
City Council adoption of the Resolution (Exhibit D), setting the Broadway Lofts Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for April 11, 2019 at 10:25 AM in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.

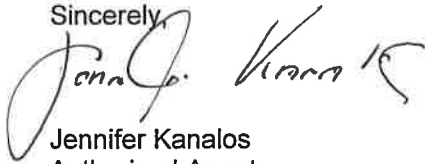
Honorable City Council

March 14, 2019

3

- b.) April 11, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) April 11, 2019, 10:25 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Broadway Lofts Brownfield Redevelopment Plan.
- d.) April 16, 2019
City Council adoption of the Resolution approving the Broadway Lofts 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
BROADWAY LOFTS DEVELOPMENT
REDEVELOPMENT PROJECT

Prepared by:

Broadway Detroit Properties, LLC
Basco of Michigan, Inc.
607 Shelby Street #400
Detroit, Michigan 48226
Contact Person: Joe Hooker
Phone: 313-502-5117
jhooker@bascomi.com

PM Environmental
4080 West Eleven Mile Road
Berkley, Michigan 48072
Contact Person: Jessica DeBone; Phone: 313-328-5297; debone@pmenv.com
Contact Person: Elizabeth Masserang; Phone: 248-414-144; masserang@pmenv.com

February 20, 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 of the eligible property shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of three (3) parcels. All three (3) parcels, commonly known as, 1322, 1326, and 1332 Broadway Street are considered a historic resource. The aforementioned parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located on the eastern side of Detroit’s Central Business District in Paradise Valley and is bounded by an alley to the north, the property line of 1314 Broadway to the East, Broadway Street to the south, and the property line of 1344 Broadway Street to the west.

Attachment B provides the individual legal descriptions for the eligible property.

Address	Tax ID	Owner
1322 Broadway Street	01004005	Broadway Detroit Properties, LLC
1326 Broadway Street	01004006	City of Detroit Downtown Development Authority
1332 Broadway Street	01004007	City of Detroit Downtown Development Authority

Broadway Detroit Properties, LLC is the project developer (“Developer”) and is an affiliate of BASCO of Michigan, Inc. (BASCO). The 1322 Broadway Street property is currently owned by the Developer, while 1326 and 1332 Broadway Street properties are currently owned by the City of Detroit Downtown Development Authority. It is anticipated that the developer will acquire the remaining two parcels in the summer/early fall of 2019, under a purchase and development agreement that is currently being reviewed for revision. The project will include the combination of the three parcels and buildings into a single parcel and single multistory building, featuring two retail spaces on the ground level and residential apartments above. It is anticipated that the residential component of the project will include studio, 1 bedroom and 2 bedroom layouts. In addition, the project will feature alleyway improvements to serve as a community gathering space. It is currently anticipated that construction will begin in the summer of 2019 and eligible activities will be completed within ten (10) months, which is the estimated construction period. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by 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.

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

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

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial and residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381.

The Property is within the Broadway Avenue Historic District (the “District”). The District is comprised of eleven (11) commercial buildings located in the block of Broadway Avenue between Gratiot Avenue on the southeast and East Grand River Avenue on the northwest. The District was entered into the National Register of Historic Places on July 1, 2004.

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

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

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues (as defined by Section 2(ss) of Act 381) from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) 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 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 on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment 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:

	<u>Reimbursements</u> <u>Costs</u>	<u>Admin.</u> <u>Costs</u>	<u>State</u> <u>Brownfield</u> <u>Fund</u>	<u>Local</u> <u>Revolving</u> <u>Fund</u>
School Operating Tax	\$966,386	\$0.00	\$0.00	\$0.00
State Education Tax	\$161,064	\$0.00	\$165,572	\$0.00
County (combined)	\$0.00	\$25,482	\$0.00	\$14,517
County Public Safety	\$0.00	\$24,154	\$0.00	\$13,761

Exhibit A
Broadway Lofts Development
Brownfield Redevelopment Plan

Wayne County Parks	\$0.00	\$6,331	\$0.00	\$3,607
RESA Enhancement	\$0.00	\$600	\$0.00	\$0.00
RESA	\$0.00	\$89,197	\$0.00	\$50,816
TOTALS	\$1,127,450	\$145,765	\$165,572	\$82,701

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

City Debt	\$ 282,913
School Debt and Judgment	\$ 525,411
Wayne County DIA	\$ 8,083
Wayne County Zoo	\$ 4,042
Total	\$ 820,449

In no event shall the duration of this Plan exceed thirty-five (35) 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 (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan.

The Developer has applied or will apply for a property tax abatement under the Obsolete Property Rehabilitation Act, PA 146 of 2000, as amended. 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 revenue available pursuant to this Plan.

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

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

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

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

The Developer has also applied or will apply for a Michigan Community Revitalization Program (CRP) loan. If the Developer is awarded the CRP loan or any other grant or conditional loan, the Developer acknowledges and agrees that any activities funded by a grant or conditional loan shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans awarded under the CRP or from other governmental agencies/sources such as MDEQ or US EPA that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the Reimbursement Agreement.

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 currently estimated at \$50,816. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

K. Developer’s Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property 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”). 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.

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.

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.

#3708938 v9

III. ATTACHMENTS

ATTACHMENT A

Site Map

Parcel Map



July 18, 2017

1:1,128



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCo, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapboxIndia, © OpenStreetMap contributors, and the GIS

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description 1322 Broadway Street, Detroit, Wayne County, Michigan:

Parcel: 01004005

NE BROADWAY N 30.65 FT OF 6 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9
GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 30.65 X 110

Legal Description 1326 Broadway Street, Detroit, Wayne County, Michigan:

Parcel: 01004006

NE BROADWAY S 20 FT OF 7 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9
GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 20 X 110

Legal Description 1332 Broadway Street, Detroit, Wayne County, Michigan:

Parcel: 01004007

NE BROADWAY N 45.65 FT OF 7 AND VAC 10 FT OF LAND IN FRONT PLAT OF SEC 9
GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 45.65 X 110

ATTACHMENT C

Project Description

**Broadway Lofts Development
1322, 1326, 1332 Broadway Street**

PROJECT DESCRIPTION

Development Team and Company Synopsis

Broadway Detroit Properties, LLC (Developer) is an affiliate of Basco of Michigan (Basco). Basco, along with its group companies, is a local property development and management firm founded in 2001 by Roger Basmajian. Basco's focus is on investing and redeveloping properties in established neighborhoods in Southeastern Michigan to transform neglected and underutilized properties into new and creative uses. Basco's redevelopment work began in the walkable communities of Royal Oak, MI and Ferndale, MI. Between the Royal Oak and Ferndale, Basco has redeveloped approximately 100,000 square feet of retail, mixed use and office space.

Basco's ultimate goal was to become involved in the redevelopment of Detroit's beautiful, but neglected, buildings and to slowly bring vibrancy and diversity to Detroit's communities. In 2013, Basco purchased The First State Bank property at 751 Griswold Street and embarked on its first Detroit project. Since, Basco has redeveloped the property at 607 Shelby back to a vibrant office building and is underway with construction at 220 West Congress. To date, Basco has purchased multiple properties in and around Downtown Detroit totaling of approximately 350,000 sq. feet. Each project consists of planned rehabilitations that seek to preserve the historical integrity of the buildings and the culture and aesthetics of the surrounding areas.

The development team has selected MIG Construction as the General Contractor and Hamilton Anderson as the architect who are both Detroit based.

Project Synopsis

The Developer intends to renovate three adjoining three-story, commercial buildings located in Detroit's Central Business District (CBD), Paradise Valley Neighborhood and the Broadway Avenue Historic District. The three buildings have been used for a variety of general office and/or retail purposes. Most recently, these buildings have served as an art design studio, liquor store, architectural offices, and residential lofts.



The eastern building (1322 Broadway Street) totals 10,071 square feet and was constructed in approximately 1913. The central building (1326 Broadway Street) totals 5,563 square feet and was constructed in approximately 1900. It has been vacant for approximately eight years. Lastly, assessing records document the western building (1332 Broadway Street) totals 15,090 square feet, was constructed in approximately 1919, and has been vacant for approximately five years.

The project will convert three parcels into a single multistory building for retail and residential use, with a two or three story planned addition. The Broadway Lofts will feature two retail spaces on the ground level with a total of 7,219 square feet, a letter of intent has been executed for a restaurant to fill one of the spaces. Residential apartments will occupy the stories above, totaling at least approximately 28,000 square feet. Apartment accommodations will create an estimated 36 units, offering studio, 1 bedroom, and 2-bedroom layouts. Twenty percent of the residential units will be reserved as affordable units at 80% Area Median Income (AMI).



In addition, the Broadway Lofts Development will feature alleyway improvements to serve as a community gathering space. The space will include artfully crafted lighting, murals and public seating areas with raised bed landscaping. Pavers and signage will complete the alley that will be accessible to the public creating an entertainment destination.



The redesign of the building incorporates essential considerations specific to modern urban living. The rehabilitation of the property also includes the repair or replacement of the deteriorated and/or damaged plaster, masonry, brick and stone. Particular attention will be given to the preservation of the historic nature of the property when economically feasible by ensuring that any damaged decorative details will be replaced with material consistent with the current profile, finish and color.



Upon completion, this project will bring historic and functionally obsolete buildings back to productive use, addressing the growing demand for residential and retail space within downtown Detroit, and will further catalyze economic development in the area.

Project Investment Estimates

Capital Cost	Total Cost
Acquisition Cost	\$ 1,350,000
Renovation/Rehabilitation	\$ 8,580,000
Soft Costs	\$ 2,025,000
Total Capital Costs	\$ 11,955,000

Additional Financing Incentives Associated with the Redevelopment

Substantial investment is necessary to rehabilitate the existing building. In efforts to grow this project into a viable, long-term redevelopment, the Developer will also apply

for secured a Michigan Community Revitalization Program (CRP) loan and an Obsolete Property Rehabilitation (ORPA) Tax Abatement for the project.

Cost/Benefit Analysis

The proposed project will help meet demand for retail and housing stock in Detroit's CBD and bring three buildings back to productive use after years of vacancy and neglect. This redevelopment is also part of a larger effort involving the Detroit Downtown Development Authority to bring vibrancy to the Paradise Valley Cultural and Entertainment District in downtown. The district has been created to honor the legacy of the African-American businesses that thrived here until urban renewal programs displaced neighborhood life. The additional retail and residential apartments within the City will contribute to new income tax for Detroit as a result of the creation of private investment. The project will provide a retail and culinary destination and increase the density of the CBD to further catalyze economic development in the surrounding area. Local businesses in the area will benefit from an influx of new jobs into the area and an increase in spinoff consumer spending.

On a short-term basis, approximately 34 construction jobs will be needed each day during the estimated ten-month construction period. On a long-term basis the proposed redevelopment associated with the project will create approximately 2 part time jobs (1 full time equivalent (FTE) job) directly by the developer. It is estimated that future tenants will create an additional 97.5 FTE jobs. The development team will present at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. If the D2D program is available within the necessary timeframes, the developer will utilize this as an additional procurement source. This has proven successful on Basco's recent developments of 220 West Congress, 607 Shelby and 751 Griswold.

The increase in tenant-based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. This is estimated at approximately \$62,055 more than what is currently collected on an annual basis if 50% of those employed are Detroit residents. This estimate is based on an average annual salary estimate of \$35,000 for the developer created job and the estimated 98.5 tenant employees that are anticipated.

Following the expiration of the 12-year OPRA abatement, the building will deliver a significant increase in tax revenue. Over time, successful redevelopment will have a significant impact on Detroit's CBD.

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

February 21, 2019

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

RE: Broadway Lofts 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 Harmonie Social Club Brownfield Redevelopment Plan (the "Plan").

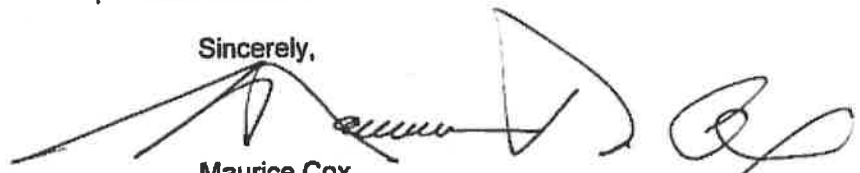
Broadway Detroit Properties, LLC is the project developer ("Developer"). The property in the Plan is located on three parcels in downtown Detroit bounded by the building at 1314 Broadway on the east, Broadway Street on the south, the building at 1344 Broadway on the west, and the alleyway between Grand River Avenue and Gratiot Avenue on the north.

The Plan consists of the renovation of the historic buildings at 1322, 1326 and 1332 Broadway Street which are part of the Broadway Avenue Historic District. The exterior will be rehabilitated to preserve the historic features of the buildings. The adjacent streetscapes and public rights of ways will be improved. The ground floor will be renovated for commercial retail use. The second and third floors will be renovated and new-construction upper floors will be added to create studio, one and two bedroom apartments.

The development will renovate and fully reactivate significant historic buildings in Paradise Valley and the eastside of Downtown Detroit. Total investment is estimated at \$12 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 Cox
Director
Planning and Development Department

c: B. Vosburg



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Mr. Ricardo A. Solomon
Mr. Samuel Thomas
Mr. Wayne Thomas
Ms. Gretchen Valade
Mr. Jeffrey H. Vanneste
Mr. Shaun Wilson
Mr. William Patrick Young
Ms. Mary Lou Zieve

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of Music Hall Center, I, Vince Paul, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects.

The Music Hall welcomes the energy and activity that Paradise Valley needs. As a provider of programming and entertainment to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Vince Paul
President & Artistic Director
Music Hall Center for the Performing Arts



HamiltonAnderson

February 1, 2019

Dear Members of the Detroit City Council:

On behalf of Hamilton Anderson Associates (HAA), I would like to express my full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. I believe that both projects will be great contributions to the Paradise Valley Cultural & Entertainment District (PVCED), and that BASCO, a Detroit headquartered entity, will be successful with the adaptive re-use of the existing buildings.

As current tenants of the district, HAA welcomes the proposed energy and activity to the area, and are confident the developments will compliment what already exists, as well as what is to come. The proposed programming calls for mixed-use, hospitality, retail and residential, all elements that are needed to further revitalize the district. Independently, both projects will contribute to the density and walkability of the neighborhood, and as a result, there will be other economic benefits to the neighborhood and the city as a whole.

As a longstanding PVCED business owner and stakeholder, I am pleased to see the direction of these projects, and look forward to the development contributing to the continued growth of the PVCED community and greater Detroit.

Respectfully,



Rainy Hamilton, Jr., FAIA, NOMA

Principal



January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of Real Times Media & the Michigan Chronicle, I, Hiram Jackson, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects.

The Michigan Chronicle welcomes the energy and activity that Paradise Valley needs. As a provider of news worthy journalism to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

A handwritten signature in black ink, appearing to read "H. Jackson". The signature is stylized and cursive.

Hiram Jackson

Publisher & CEO

Real Times Media

MICHIGAN OPERA THEATRE

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of Michigan Opera Theatre, I, Patricia Walker, would like to express our support for BASCO of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley.

The Michigan Opera Theatre welcomes the energy and activity that these Paradise Valley developments would bring. As a provider of theatre and entertainment to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. We believe that both projects will contribute to the density and walkability of the neighborhood, and will provide economic benefits to the neighborhood and the City as a whole.



As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the neighborhood, the community and greater Detroit.

Respectfully,

A handwritten signature in black ink that reads "Patricia K. Walker".

Patricia K. Walker
Chief Administrative Officer
Michigan Opera Theatre

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of La Casa Cigars & Lounge, I, Maria Petrenko, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects

The La Casa Cigars & Lounge Theatre welcomes the energy and activity that Paradise Valley needs. As a provider of entertainment and spirits to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Maria Petrenko

Title

La Casa Cigars & Lounge

ATTACHMENT E

Estimated Cost of Eligible Activities Table

ATTACHMENT F

TIF Tables

Table 1: Eligible Activities Cost Estimates
 Broadway Development

Item/Activity	Total Request	MSF Act 381 Eligible Activities	MDEQ Act 381 Eligible Activities
Pre-Approved Activities			
Phase I ESA	\$ 2,000		\$ 2,000
Hazardous Materials Survey	\$ 4,500		\$ 4,500
Pre-Approved Activities Sub-Total	\$ 6,500	\$ -	\$ 6,500
Demolition			
Building Demolition Activities	\$ 300,000	\$ 300,000	
Demolition Sub-Total	\$ 300,000	\$ 300,000	\$ -
Asbestos and Lead Activities			
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 10,000	\$ 10,000	
Asbestos and Lead Activities Sub-Total	\$ 10,000	\$ 10,000	\$ -
Infrastructure Improvements			
Curb/Gutter/Sidewalk Improvements	\$ 45,000	\$ 45,000	
Landscaping in ROW	\$ 70,000	\$ 70,000	
Paving Public Alley & Improvements	\$ 250,000	\$ 250,000	
Infrastructure Sub-Total	\$ 365,000	\$ 365,000	\$ -
Site Preparation			
Temporary Traffic Control	\$ 16,000	\$ 16,000	
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 22,000	\$ 22,000	
Solid Waste Disposal	\$ 120,000	\$ 120,000	
Relocation of Active Utilities (Water)	\$ 21,000	\$ 21,000	
Relocation of Active Utilities (Sanitary)	\$ 12,000	\$ 12,000	
Relocation of Active Utilities (Storm)	\$ 10,000	\$ 10,000	
Relocation of Active Utilities (Electrical)	\$ 48,000	\$ 48,000	
Relocation of Active Utilities (Telephone)	\$ 13,000	\$ 13,000	
Relocation of Active Utilities (Fiber)	\$ 10,000	\$ 10,000	
Relocation of Active Utilities (Gas)	\$ 6,000	\$ 6,000	
Site Preparation Sub-Total	\$ 278,000	\$ 278,000	\$ -
Preparation of Brownfield Plan and Act 381 Workplan			
Brownfield Plan Preparation	\$ 20,000	\$ 20,000	
Brownfield Plan Implementation	\$ 5,000	\$ 5,000	
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 25,000	\$ 25,000	\$ -
Eligible Activities Sub-Total	\$ 984,500	\$ 978,000	\$ 6,500
15% Contingency*	\$ 142,950	\$ 142,950	\$ -
Developer Eligible Reimbursement Total	\$ 1,127,450	\$ 1,120,950	\$ 6,500
TIF Capture for Local Brownfield Revolving Fund	\$ 82,701	\$ -	\$ -
Administrative Fee	\$ 145,765	\$ -	\$ -
State Brownfield Fund	\$ 165,572	\$ -	\$ -
Total	\$ 1,521,488	\$ 1,120,950	\$ 6,500

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

Tax Incremental Revenue Capture Estimates
 Baseco of Michigan - Broadway Development

	Estimated Taxable Value (TV) Increase Rate: 1% per year														
	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Plan Year	2018	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Calendar Year	2018	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
TIF Base Taxable Value - \$	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500	148,500
TIF Base Taxable Value - \$	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500	448,500
Estimated OPRA Base Taxable Value - \$	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000	2,890,000
Estimated New TV	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000
TIF Incremental Difference (New TV - Base TV)	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000	\$ 2,890,000
OPRA Incremental Difference (New TV - Base TV)	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500	\$ 2,501,500
School Total															
	\$ 16,809	\$ 17,165	\$ 17,521	\$ 17,877	\$ 18,233	\$ 18,589	\$ 18,945	\$ 19,301	\$ 19,657	\$ 20,013	\$ 20,369	\$ 20,725	\$ 21,081	\$ 21,437	\$ 21,793
	\$ 50,437	\$ 51,464	\$ 52,491	\$ 53,518	\$ 54,545	\$ 55,572	\$ 56,599	\$ 57,626	\$ 58,653	\$ 59,680	\$ 60,707	\$ 61,734	\$ 62,761	\$ 63,788	\$ 64,815
	\$ 67,236	\$ 68,659	\$ 70,111	\$ 71,563	\$ 73,015	\$ 74,467	\$ 75,919	\$ 77,371	\$ 78,823	\$ 80,275	\$ 81,727	\$ 83,179	\$ 84,631	\$ 86,083	\$ 87,535
Local Credit															
	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300	\$ 3,300
	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300	\$ 9,300
	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297	\$ 297
	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281	\$ 281
	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74	\$ 74
	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600	\$ 600
	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039	\$ 1,039
	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684	\$ 17,684
	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819	\$ 47,819
	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268	\$ 3,268
	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690	\$ 7,690
	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291	\$ 2,291
	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000	\$ 13,000
	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000	\$ 7,000
	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300
	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000
	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300	\$ 17,300
	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000	\$ 19,000
	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181	\$ 181
	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642	\$ 642
	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311	\$ 311
	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140	\$ 65,140

Tax Incremental Revenue
Reimbursement Estimates
Basco of Michigan - Roadway Development

Developer Maximum Reimbursement	Total Proportionality (through 2021)	Total Proportionality (from 2022)	School & Local Taxes	Local-Only Taxes	Total
State	100.00%		\$ 1,127,450	\$ -	\$ 1,127,450
Local	0.00%		\$ -	\$ -	\$ -
TOTAL					
MDEQ	0.58%		\$ 6,500	\$ -	\$ 6,500
MSF	99.42%		\$ 1,120,950	\$ -	\$ 1,120,950

Estimated Total Years of Plan: 23

	Estimated Capture
Administrative Fees	\$ 145,765
State Revolving Fund	\$ 165,572
Local Brownfield Revolving Fund	\$ 82,701

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total State Incremental Revenue	\$ 67,236	\$ 67,944	\$ 70,111	\$ 70,948	\$ 71,592	\$ 72,343	\$ 73,102	\$ 73,869	\$ 74,643	\$ 75,425	\$ 76,215	\$ 77,015	\$ 77,815
State Brownfield Revolving Fund (50% of SET)	\$ 8,405	\$ 8,493	\$ 8,582	\$ 8,673	\$ 8,764	\$ 8,856	\$ 8,949	\$ 9,043	\$ 9,138	\$ 9,234	\$ 9,327	\$ 9,423	\$ 9,527
State TIR Available for Reimbursement	\$ 58,832	\$ 59,451	\$ 61,529	\$ 62,275	\$ 62,828	\$ 63,487	\$ 64,153	\$ 64,826	\$ 65,500	\$ 66,174	\$ 66,855	\$ 67,539	\$ 68,227
Total Local Incremental Revenue	\$ 2,291	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691	\$ 1,691
BBA Administrative Fee (15% or max \$100,000)	\$ 10,429	\$ 10,445	\$ 10,553	\$ 10,661	\$ 10,770	\$ 10,881	\$ 10,992	\$ 11,105	\$ 11,219	\$ 11,334	\$ 11,450	\$ 11,568	\$ 11,688
Deferred Administrative Fee Annual Total	\$ 8,138	\$ 8,754	\$ 8,861	\$ 8,970	\$ 9,079	\$ 9,189	\$ 9,301	\$ 9,414	\$ 9,528	\$ 9,643	\$ 9,759	\$ 9,876	\$ 10,000
Deferred Administrative Fee Outstanding Balance	\$ 8,138	\$ 16,892	\$ 25,753	\$ 34,722	\$ 43,801	\$ 52,991	\$ 62,292	\$ 71,705	\$ 81,233	\$ 90,876	\$ 100,635	\$ 110,511	\$ 120,511
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ 58,832	\$ 59,451	\$ 61,529	\$ 62,275	\$ 62,828	\$ 63,487	\$ 64,153	\$ 64,826	\$ 65,500	\$ 66,174	\$ 66,855	\$ 67,539	\$ 68,227

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
DEVELOPER													
OPRA Abatement	\$ 1,127,450	\$ 1,068,619	\$ 1,009,168	\$ 949,091	\$ 888,342	\$ 827,035	\$ 765,044	\$ 702,401	\$ 639,101	\$ 576,136	\$ 510,501	\$ 445,188	\$ 379,191
DEVELOPER Reimbursement Balance	\$ 1,120,950	\$ 58,492	\$ 59,108	\$ 59,730	\$ 60,359	\$ 60,993	\$ 61,634	\$ 62,282	\$ 62,935	\$ 63,596	\$ 64,263	\$ 64,936	\$ 65,617
MSF Non-Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MDEQ Environmental Costs	\$ 6,500	\$ 339	\$ 343	\$ 346	\$ 350	\$ 354	\$ 357	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 380
State Tax Reimbursement	\$ 330	\$ 330	\$ 343	\$ 346	\$ 350	\$ 354	\$ 357	\$ 361	\$ 365	\$ 369	\$ 373	\$ 377	\$ 380
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MDEQ Reimbursement Balance	\$ 6,161	\$ 5,339	\$ 5,318	\$ 5,472	\$ 5,422	\$ 5,472	\$ 5,522	\$ 5,572	\$ 5,622	\$ 5,672	\$ 5,722	\$ 5,772	\$ 5,822
Total Annual Developer Reimbursement	\$ 58,832	\$ 59,451	\$ 61,529	\$ 62,275	\$ 62,828	\$ 63,487	\$ 64,153	\$ 64,826	\$ 65,500	\$ 66,174	\$ 66,855	\$ 67,539	\$ 68,227

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
LOCAL BROWNFIELD REVOLVING FUND													
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

Tax Incremental Revenue
Reimbursement Estimates
Basco of Michigan - Roadway Development

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	TOTAL
Total State Incremental Revenue	\$ 77,013	\$ 77,819	\$ 78,633	\$ 79,455	\$ 80,285						\$ 1,324,572
State Brownfield Revolving Fund (50% of SET)	\$ 9,627	\$ 9,727	\$ 9,829	\$ 9,932	\$ 10,036						\$ 165,572
State TIR Available for Reimbursement	\$ 67,386	\$ 68,091	\$ 68,804	\$ 69,523	\$ 70,249						\$ 1,159,001
Total Local Incremental Revenue	\$ 18,092	\$ 18,281	\$ 18,472	\$ 18,665	\$ 18,860	\$ 19,057	\$ 19,256	\$ 19,457	\$ 19,660	\$ 19,865	\$ 228,467
BRA Administrative Fee (15% or max \$100,000)	\$ 14,266	\$ 14,415	\$ 14,566	\$ 14,718	\$ 14,872	\$ 15,026	\$ 15,181	\$ 15,337	\$ 15,493	\$ 15,650	\$ 180,000
Deferred Administrative Fee Outstanding Bal	\$ 102,898	\$ 99,032	\$ 95,126	\$ 91,179	\$ 87,190	\$ 83,151	\$ 79,062	\$ 74,923	\$ 70,734	\$ 66,495	\$ 827,000
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,199	\$ 16,368	\$ 16,539	\$ 16,711	\$ 16,885	\$ 82,701
Total State & Local TIR Available	\$ 67,386	\$ 68,091	\$ 68,804	\$ 69,523	\$ 70,249	\$ 16,199	\$ 16,368	\$ 16,539	\$ 16,711	\$ 16,885	\$ 1,241,702
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ 245,116	\$ 177,025	\$ 108,221	\$ 38,609	\$ 0						
MSF Non-Environmental Costs											
State Tax Reimbursement	\$ 66,998	\$ 67,699	\$ 68,407	\$ 69,122	\$ 69,845	\$ 70,575	\$ 71,312	\$ 72,057	\$ 72,810	\$ 73,571	\$ 811,950
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Reimbursement Balance	\$ 243,703	\$ 176,004	\$ 107,937	\$ 38,475	\$ -						\$ -
MDEQ Environmental Costs											
State Tax Reimbursement	\$ 388	\$ 393	\$ 397	\$ 401	\$ 405	\$ 409	\$ 413	\$ 417	\$ 421	\$ 425	\$ 4,500
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MDEQ Reimbursement Balance	\$ 388	\$ 393	\$ 397	\$ 401	\$ 405	\$ 409	\$ 413	\$ 417	\$ 421	\$ 425	\$ 4,500
Total Annual Developer Reimbursement	\$ 67,386	\$ 68,091	\$ 68,804	\$ 69,523	\$ 70,249	\$ 16,199	\$ 16,368	\$ 16,539	\$ 16,711	\$ 16,885	\$ 1,127,450
LOCAL BROWNFIELD REVOLVING FUND											
LBRF Deposits *											
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
* Up to five years of capture for LBRF Deposits											

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: BROADWAY DETROIT PROPERTIES, LLC
DATE: February 22, 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 Broadway Detroit Properties LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Broadway Detroit Properties 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
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there are no Recognized Environmental Concerns associated with the site and no further investigation of the site is warranted. The properties would qualify only as a blighted property or as functionally obsolete. The Buildings, Safety Engineering and Environmental Department 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. May

Its: General Manager

ATTACHMENT H

Incentive Information

Incentive Information Chart: 1322, 1326, 1332 Broadway Street, Detroit

Project Type	Incentive Type	Investment Amount	District
Commercial	Brownfield/Obsolete Property Rehabilitation Tax Abatement	\$8.6 Million Hard Cost Investment \$12.0 Million Total Investment	CBD

Jobs Available						
Construction			Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor
4	4	13	13	1*	0	0

*it is estimated that approximately 97.5 new permanent jobs will be created by the tenants

1. What is the plan for hiring Detroiters?

The development team will present at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. This has proven successful on Basco's recent developments of 220 W Congress, 607 Shelby and 751 Griswold.

Broadway Detroit Properties, LLC has a policy of non-discrimination in its hiring practices, as is required by prevailing non-discrimination laws. As long as we remain in compliance with these policies and laws, we encourage local, Detroit-based workers, both permanent and temporary. The same requirement is communicated to our contractors. The Developer, and its affiliate Basco, have a proven track-record of utilizing Detroit-based contractors and workers on past developments. Basco has utilized roughly 65% Detroit-based contractors on its two most recent redevelopment projects.

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

Available construction jobs include plaster restoration, demolition, concrete, masonry, and steel work, architectural woodwork, roofing, window glass and glazing, painting, flooring, plumbing and HVAC and electrical.

The Developer anticipates the creation of one full time equivalent permanent job related to property management.

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

The development is anticipated to create an estimated 36 new apartment units to the City of Detroit.

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

Yes. Developer has engaged with local, Detroit-based businesses, including Hamilton Anderson Associates, Real Times Media & the Michigan Chronicle, Michigan Opera Theater, and the Music Hall that have roots in the area and other businesses making similar investment in the area.

Furthermore, the Developer previously attended a D2D session to connect with Detroit-based contractors.

5. When is construction slated to begin?

Construction is slated to commence in summer of 2019

6. What is the expected completion date of construction?

Approximately ten months following project commencement.

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

February 27, 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 Broadway Lofts 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 February 27, 2019, adopted a resolution approving the proposed Brownfield Plan for the Broadway Lofts 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 Broadway Lofts Redevelopment.

Very truly yours,

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



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

**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE**

**BROADWAY LOFTS
BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, March 7, 2019
DEGC Offices
500 Griswold, Suite 2200
Detroit, MI 48226
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Graten Little (BASCO)
Joe Hooker (BASCO)

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

No members of the general public were in attendance. There were no comments received in favor of or in opposition to the plan.

Mr. Vosburg closed the public hearing at 5:45 PM.



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

CODE DBRA 19-03-266-02

BROADWAY LOFTS 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 Broadway Lofts 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 **Broadway Lofts 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 has determined that the Plan constitutes a "Qualifying Downtown Brownfield Project" under that certain Interlocal Agreement by and between the DBRA and the City of Detroit Downtown Development Authority.
3. 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.

4. 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.

5. 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.

6. 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.

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

March 13, 2019

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE BROADWAY LOFTS 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 Broadway Lofts 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 11th day of April, 2019 at 10:25 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 BROADWAY LOFTS 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 Broadway Lofts Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on February 27, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on March 7, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on February 27, 2019; and

WHEREAS, the Authority determined that the Plan constitutes a “Qualifying Downtown Brownfield Project” under that certain Interlocal Agreement by and between the Authority and the City of Detroit Downtown Development Authority, approved the Plan on March 13, 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 April 11, 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 Brownfield 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 determinations of the appropriate state officials regarding the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

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

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

AYES: Members _____

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 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\Broadway Lofts TIF CC resolution.docx



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March 4, 2019

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

RE: Surplus Property Sale – 13205 Dexter

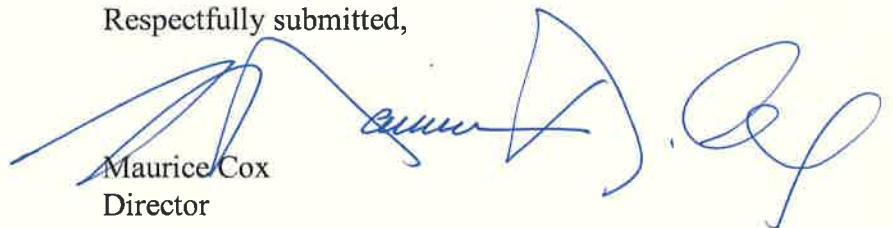
Honorable City Council:

The Planning and Development Department is in receipt of an Offer from Tyrone Dozier to purchase, 13205 Dexter, located on the west side of Dexter, between Tyler and Waverly, for the amount of Seven Thousand and 00/100 Dollars (\$7,000.00). This property consists of a one story commercial building, located on an area of land containing approximately 2,733 square feet and zoned B-4 (General Business District).

The Offeror proposes to use of the property as a clothing resale shop. Any proposed use of the property shall be consistent with the allowable uses for which the property is zoned.

We, therefore, request that your Honorable Body adopt the sale and authorize the Planning and Development Department Director, or his authorized designee, to issue a quit claim deed to the property and such other documents as may be necessary to effectuate the sale, to Tyrone Dozier, for the sales price of \$7,000.00

Respectfully submitted,



Maurice Cox
Director
Planning & Development Department

MC/am

cc: Stephanie Washington, Mayor's Office



By Council Member _____

WHEREAS, the City of Detroit Planning and Development Department (“P&DD”) has received an offer from Tyrone Dozier (“Offeror”) requesting the conveyance by the City of Detroit of real property having a street address of 13205 Dexter (the “Property”), more particularly described in the attached Exhibit A; and

WHEREAS, this property consists of a one story commercial building, located on an area of land containing approximately 2,733 square feet and zoned B-4 (General Business District); and

WHEREAS, any use of the property shall be consistent with the allowable uses for which the property is zoned;

NOW, THEREFORE, BE IT RESOLVED, that in accordance with the Offer to Purchase and the foregoing communication, the Planning and Development Department Director, or his authorized designee, be and is hereby authorized to issue a quit claim deed to 13205 Dexter, the property more particularly described in the attached Exhibit A, and such other documents as may be necessary to effectuate the sale, to Tyrone Dozier, for the amount of \$7,000; and be it

RESOLVED, that the Director of the Planning and Development Department, or his authorized designee, be and is hereby authorized to execute any required instruments to make or incorporate technical amendments or changes to the deed and such other documents as may be necessary to effectuate the sale (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 deed and such other documents necessary to effectuate the sale, will be considered confirmed when signed and executed by the Planning and Development Department Director, or his authorized designee, and approved by Corporation Counsel as to form.

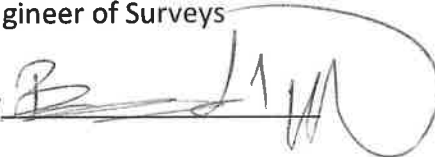
EXHIBIT A

Land in the City of Detroit, County of Wayne and State of Michigan being Lot 147 and the South 10 feet of Lot 148: "Sullivan's Dexter Boulevard Subdivision No. 1" part of ¼ Sec. 12, 10,000 Acre Tract, City of Detroit, Wayne County, Michigan. Rec'd L. 55, P. 53 Plats, W.C.R.

Description Correct

Engineer of Surveys

By

A handwritten signature in black ink, appearing to be "B. J. M.", written over a horizontal line. The signature is enclosed within a large, hand-drawn oval.

a/k/a 13205 Dexter

230

Ward 14 Item 006178.002L

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14 March 2019



Janese Chapman, Senior Historic Planner
Legislative Policy Division
Historic Designation Advisory Board
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 218
Detroit, MI 48221

Dear Janese,

I'm writing today to notify you about a time-sensitive and evolving situation at the Blue Bird Inn at 5021 Tireman.

On January 3rd, Detroit Sound Conservancy submitted our purchase agreement and made a deposit on the building. Then, on February 26th, the agreement was approved unanimously by Detroit City Council. Simultaneously, we were contacted via phone by a building inspector from B.S.E.E.D. (Buildings Safety Engineering and Environmental Department), who informed us that a) the property had been "ordered demolished" for being "open" and "overgrown" in October 2017 and b) we would need to get a "deferral of demolition order" from BSEED once we owned the property.

After Council approval, we followed up with Council Member Raquel Castañeda-López's office on the process for removing the building from any demolition list. They encouraged us to contact the Detroit Building Authority. Our contact there has been Felecia Studstill. We spoke with her this morning. They are aware of the demolition order and are working together with the Demolition Team within DBA (as well as the "Tactical Preservation Team" led by Jacqueline Taylor of the Planning Department). She confirmed the "sales case" for the building protects it from demolition, though she did say that this demolition process is being "refined" internally. She promised us an update on our purchase agreement by next week Tuesday.

As I know you understand, given the recent demolition of a Civil War era log cabin in Detroit, we are very concerned that the Blue Bird, *arguably the most important site in the formation of modern Detroit musicianship*, is on any demolition list, active or not.

Timing on all of this is crucial. We have been working solidly since May 2018, beginning with the suggestion from the Council Member's office to engage Matt Walters, Executive Manager of Development, on establishing ownership of the property. (This is in addition to over seven years of activism around the building and its legacy documented on our website and in our current exhibit "Salvaging Sound" at the Detroit Historical Society up until April 7th.) As I'm sure you know, we were granted a planning grant through The Kresge Foundation's KIPD Round 4 program, a grant we are completing. Per grant requirements, we will have to have completed payment for the building (or put those funds in escrow) by April 2nd.

Over the next few days we will be communicating this process and our action steps with our supporters, community partners, and prospective neighbors.

In that spirit, as the City's prime advocate for historic preservation, the Blue Bird's potential future designation as a local historic district, potential National Register property, and potential UNESCO World Heritage Site, we would appreciate your advice on any additional steps necessary to ensure preservation of the building, including any additional people and departments we should be communicating with.

Thank you for any advice you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Carleton S. Gholz", with a horizontal line underneath.

Carleton S. Gholz, PhD
Executive Director

Detroit Sound Conservancy
440 Burroughs, Suite 195
Detroit, MI 48202

cc:

Jennifer Reinhardt, HDAB

Brenda Jones, Council President

Janeé Ayers, Council Member

Afton Branche, Community and Policy Manager, Office of Council Member Raquel Castañeda-López

Matt Walters, Executive Manager of Development, Mayor's Office

Jacqueline Taylor, Planning Department

Kimberly Driggins, Planning Department

Felecia Studstill, Signature Associates

Erik Kehoe, Executive Director, Preservation Detroit

Melissa Arrowsmith, Michigan Historic Preservation Network

Brian Conway, State Historic Preservation Office

Jonah Raduns-Silverstein, Projects Coordinator Detroit Sound Conservancy

Alyson Jones Turner, Vice President of Detroit Sound Conservancy Board of Directors

Yasir Muhammad, Detroit Sound Conservancy Counsel, Kotz Sangster Wysocki P.C.

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Deonte Agee - 2019-March-14-Letter-to-HDAB-re-5021-Tireman.pdf

From: Jasmine Barnes
To: Jones, Louise; Agee, Deonte; Chapman, Janese; Wiggins, Cherrie
Date: 3/14/2019 3:37 PM
Subject: 2019-March-14-Letter-to-HDAB-re-5021-Tireman.pdf
Cc: Jones, Brenda; Grady, Stephen
Attachments: 2019-March-14-Letter-to-HDAB-re-5021-Tireman.pdf

Greetings!

Please refer to the **Planning and Economic Development Standing Committee on the 3-19-19 New Business Agenda** for a temporary historic designation while HDAD works to resolve this mater!

Best Regards,

Jasmine Barnes
Senior Policy Analyst/Community Liaison
Office of Detroit City Council President Brenda Jones
Coleman A. Young Municipal Center
2 Woodward Suite 1340
Detroit, Michigan 48226
(313) 224-8034(phone)
(313) 224-4095 (fax)

