

Referrals
7/2/19

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

27

**OFFICE OF CONTRACTING
AND PROCUREMENT**

June 28, 2019

HONORABLE CITY COUNCIL:

The Purchasing Division of the Finance Department recommends a Contract with the following firm(s) or person(s):

6002254 100% City Funding – To Provide for the Coordination and Implementation of the City’s Demolition Program. – Contractor: Detroit Building Authority – Location: 1301 Third Street, Suite 328, Detroit, MI 48226 – Contract Period: Upon City Council Approval through August 18, 2022 –Total Contract Amount: DBA Costs up the amounts that are budgeted by the City in both Appropriation 20253, Non-Departmental Blight Remediation and Appropriation 00277, Non-Departmental Detroit Building Authority for each respective City of Detroit fiscal year of this Agreement. **HOUSING AND REVITALIZATION**

Respectfully submitted,

Boysie Jackson, Chief Procurement Officer
Office of Contracting and Procurement

BY COUNCIL MEMBER TATE

RESOLVED, that Contract No. 6002254 referred to in the foregoing communication dated June 28, 2019, be hereby and is approved.



June 27, 2019

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

Re: **Marston and Morrow Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Marston and Morrow 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 June 12, 2019 meeting and a public hearing was held by the DBRA on June 20, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated June 12, 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 June 26, 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

Tiberina Detroit Inc. is the project developer (the "Developer") for the Plan which entails the construction of an industrial building on the property in each phase. It is anticipated that an approximately 74,350 square-foot industrial building will be constructed on the eastern side of the Property (defined below) as part of the first phase of the project. The second phase is anticipated to include the construction of an approximately 63,750 square-foot industrial building on the western side of the Property.

The total investment is estimated to be \$18.4 million for Phase 1 and \$17 million for Phase 2, for a total of approximately \$35.4 million. The Developer is requesting \$7,697,003.00 in TIF reimbursement.

It is estimated that approximately 204 temporary construction jobs and new 63 FTE jobs will be created as a result of the project.

Property Subject to the Plan

The eligible property (the "Property") will consist of two (2) parcels located north of the intersection of Marston and Morrow Streets, west of St. Aubin near Detroit's Milwaukee Junction neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was is currently utilized for an industrial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels that compose the Property are facilities 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 site assessment and baseline environmental assessment (BEA) activities, due care activities, response activities, environmental insurance, demolition activities, asbestos, lead, and mold abatement, infrastructure improvements, site preparation activities, land bank title clearing, and preparation and implementation of a brownfield plan and 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 within 18 months of approval of the Plan and be completed within 3 years.

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	\$97,000.00
2. Due Care and Other Response Activities	\$2,656,768.00
3. Demolition	\$628,000.00
4. Mold, Lead and Asbestos Activities	\$25,000.00
5. Infrastructure Improvements	\$817,600.00
6. Site Preparation	\$1,403,189.00
7. Brownfield Plan & Work Plan Preparation	\$30,000.00
8. Brownfield Plan & Work Plan Implementation	\$65,000.00
9. Contingency (15%)	\$829,583.00
10. Interest (5% simple)	\$1,417,863.00
Total Reimbursement to Developer	\$7,697,003.00
11. Authority Administrative Costs	\$1,733,739.00
12. State Brownfield Redevelopment Fund	\$612,496.00
13. Local Brownfield Revolving Fund	\$3,293,213.00
TOTAL Estimated Costs	\$13,336,451.00

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 an Industrial Facilities PA 198 Tax Abatement.

DBRA's Request

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

- a.) July 2, 2019
City Council adoption of the Resolution (Exhibit D), setting the Marston and Morrow Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for July 18, 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.) July 18, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) July 18, 2019, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Marston and Morrow Brownfield Redevelopment Plan.
- d.) July 23, 2019
City Council adoption of the Resolution approving the Marston and Morrow 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
MARSTON & MORROW DEVELOPMENT

Prepared by:

Tiberina Detroit Inc.
150 W. Jefferson
Detroit, MI 48226
Contact Person: Lorenzo Castori

Real Estate Interests
660 Woodward Avenue
Suite 1500
Detroit, MI 48226
Contact Person: Emery Matthews
Phone: (313) 744-6276

DRAFT- 05/30/2019

**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 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 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 eligible property is located on Detroit's east side. It is north of Marston Street and west of St. Aubin. The property comprising the eligible property is in the process of being split from a larger parent parcel; it will consist of two parcels after the split is complete. The two parcels and all tangible personal property located thereon will comprise the eligible property and are referred to herein as the "Property". The boundaries of the Property are shown in Attachment A.

The Property is currently owned by Detroit Holbrook LLC. Tiberina Detroit Inc. is the project developer ("Developer") and plans to acquire the Property. Due to the imminent parcel split, parcel identification numbers and parcel addresses are not available at this time. A legal description for the Property is provided in Attachment B.

The Developer is anticipating a two-phase development with construction of an industrial building on the property in each phase. It is currently anticipated that construction of an approximately 74,350 square-foot industrial building will begin on the eastern side of the Property in the summer of 2019, and that eligible activities on the first phase will be completed within 18 months. Commencement of the second phase – construction of an approximately 63,750 square-foot industrial building on the western side of the Property – is anticipated within four years, and would be completed within 18 months of commencement.

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 an industrial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels that compose the Property are facilities as defined by Act 381.

The Property was formerly part of the larger American Axle and GMC-Saginaw Division industrial complex. Environmental concerns associated with the Property included the

presence of historical manufacturing and industrial processing operations on the Property for several decades, beginning by at least 1910 and continuing through at least 2000. This included hoist manufacturing and machining operations, gasoline storage, steel manufacturing and processing, materials storage, hazardous waste storage and handling, and railroad spurs.

The Developer performed a Phase II Environmental Site Assessment (ESA) for the Property in May 2019. The results of the Phase II ESA demonstrated the Property is a “facility” as defined by Part 201 because benzene, 2-methylnaphthalene, xylenes, benzo(a)anthracene, benzo(b)fluoranthene, benzo(g,h,i)perylene, benzo(k)fluoranthene, chrysene, fluoranthene, phenanthrene, arsenic, cadmium, total chromium, copper, lead, mercury, selenium, and zinc were measured in soil and/or groundwater samples at concentrations greater than one or more Part 201 GRCC.

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 site assessment and baseline environmental assessment (BEA) activities, due care activities, response activities, environmental insurance, demolition activities, asbestos, lead, and mold abatement, infrastructure improvements, site preparation activities, land bank title clearing, and development and preparation of brownfield plan and/or work plan.

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

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. 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(oo) 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 Environment, Great Lakes and Energy, as may be required pursuant to Act 381, or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment 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 EGLE 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. 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:

	Reimbursement Costs	Adm. Costs	State Brownfield Fund	Local Revolving Fund
School Operating	\$ 2,573,731	\$ -	\$ -	\$ 1,101,188
SET	\$ 428,955	\$ -	\$ 612,496	\$ 183,531
County	\$ 888,590	\$ 328,181	\$ -	\$ 380,189
HCMA	\$ 24,186	\$ 8,932	\$ -	\$ 10,348
City of Detroit	\$ 2,266,576	\$ 837,108	\$ -	\$ 969,769
RESA	\$ 620,752	\$ 229,261	\$ -	\$ 265,593
WCCC	\$ 368,159	\$ 135,971	\$ -	\$ 157,519
Library	<u>\$ 526,054</u>	<u>\$ 194,286</u>	<u>\$ -</u>	<u>\$ 225,076</u>
TOTALS	\$ 7,697,004	\$ 1,733,739	\$ 612,496	\$ 3,293,213

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

City Debt	\$ 1,429,139
School Debt Service	\$ 2,654,117
Wayne County Zoo	\$ 20,417
Wayne County DIA	<u>\$ 40,833</u>
Total	\$ 4,144,506

The Developer anticipates approval of a Public Act 198 Industrial Facilities property tax abatement for up to 12 years. If this abatement is approved, it will reduce availability of tax increment revenue during its effect. Assumption of this reduction is included in the tax capture projections provided with this Plan.

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.

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

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

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in this Plan are intended to authorize the DBRA to fund such reimbursements and does not obligate the DBRA or the City to fund any reimbursement or to enter into the Reimbursement Agreement providing for the reimbursement of any costs for which tax

increment revenues may be captured under this Plan, or which are permitted to be reimbursed under this Plan. The amount and source of any tax increment revenues that will be used for purposes authorized by this Plan, and the terms and conditions for such use and upon any reimbursement of the expenses permitted by this Plan, will be provided solely under the Reimbursement Agreement contemplated by this Plan.

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

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

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

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

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

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

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

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$3,293,213. 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 3 mills 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 3 mills 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 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer's Obligations, Representations and Warrants

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), will be performed on the parcels that JEI is acquiring (“Environmental Documents”). These Environmental Documents will be provided to the City as they are completed.

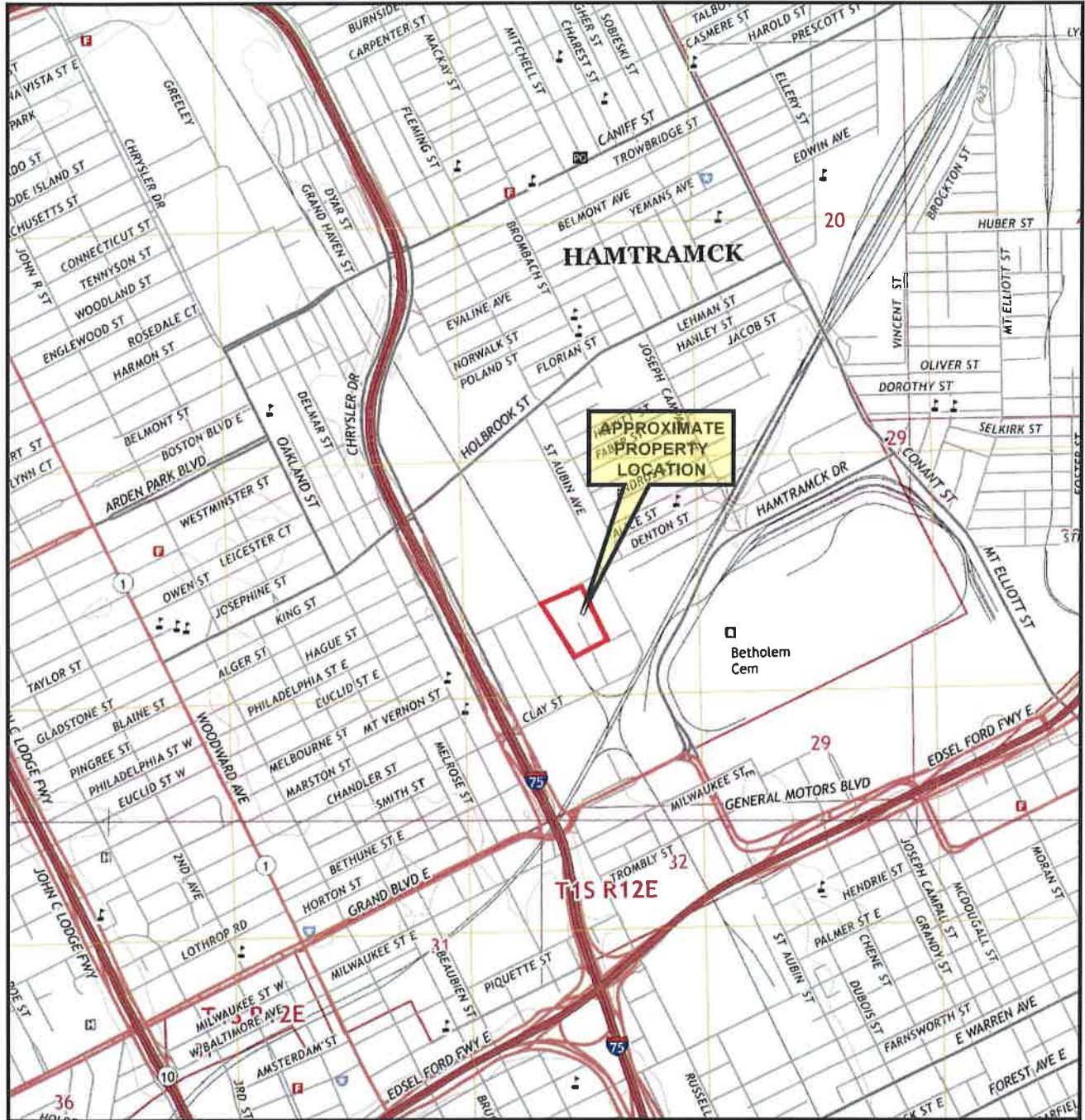
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer’s reasonable opportunity to cure as described in the Reimbursement Agreement.

#3708938 v9

III. ATTACHMENTS

ATTACHMENT A

Site Map



Base map obtained from EDR®

USGS QUADRANGLE(S) REFERENCED

HIGHLAND PARK (MI) 2014
DETROIT (MI) 2014



No.	Revision Date	Date	03/05/2019
	Drawn By	JGR	
	Designed By	BS	
	Scale	1" = 2000'	
	Project	081014.00	

**PROPERTY LOCATION MAP
MARSTON & MORROW PROPERTY
DETROIT, MICHIGAN**



Figure No. 1



Project
**MARSTON &
 MORROW PROPERTY**

Project Location
DETROIT, MICHIGAN

Sheet Name
**PROPERTY FEATURES
 DIAGRAM**

No.	Revision Date
Date	03/05/2019
CADD	JGR
Designer	BS
Scale	1" = 150'
Project	081014.00
Figure No.	2

CONSULTANTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THEM BY THE CLIENT. THE CONSULTANT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE DATA AND INFORMATION PROVIDED TO THEM BY THE CLIENT.



LEGEND

APPROXIMATE PROPERTY BOUNDARY

- A OMAHA AUTOMATION
8301 AUBIN ST.
- B MCCLURE'S
8201 AUBIN ST.
- C OMAHA AUTOMATION
1928 MARSTON ST.
- D VACANT LAND
- E INDUSTRIAL DEVELOPMENT
- F VACANT LAND



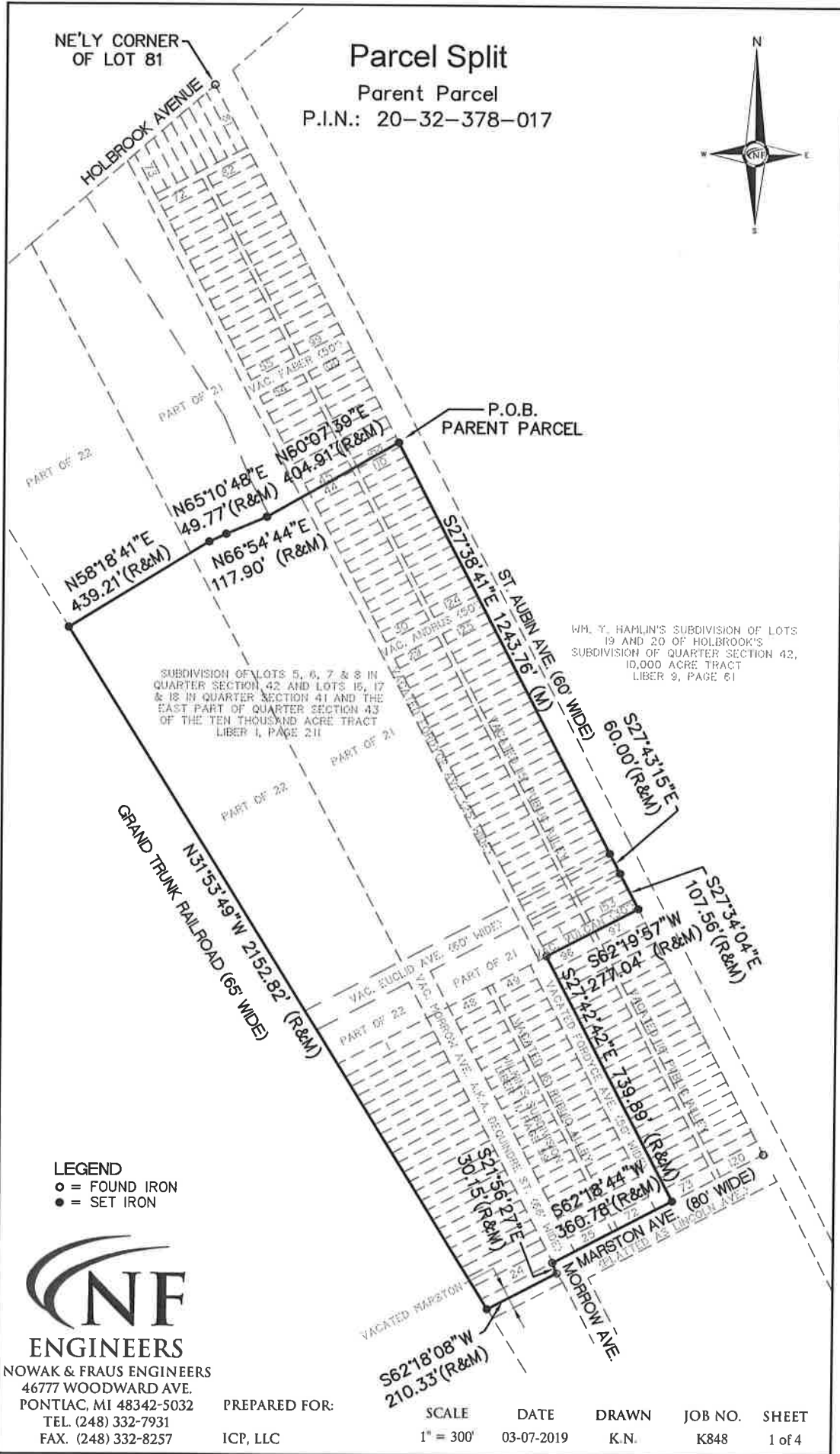
NOTE:
 BASE DRAWING INFORMATION TAKEN FROM GOOGLE
 EARTH PRO WITH IMAGE DATE 07/15/2017 AND SITE
 RECONNAISSANCE.

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Parcel Split

Parent Parcel
P.I.N.: 20-32-378-017



- LEGEND**
- = FOUND IRON
 - = SET IRON



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
ICP, LLC

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 300'	03-07-2019	K.N.	K848	1 of 4

WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42, 10,000 ACRE TRACT LIBER 9, PAGE 61

SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 15, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT LIBER 1, PAGE 211

Parcel Split

Parent Parcel

LEGAL DESCRIPTION - PARENT PARCEL

Containing lots 1 thru 44 and lots 110 thru 153, both inclusive, and part of lots 45 and 109, including all vacated streets and vacated alleys contained within or adjacent thereto, and all of vacated Vulcan Avenue (30 feet wide) adjacent thereto of WM Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBD OF QUARTER SECTION 42 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 9 of Plats, page 61, Wayne County Records, also part of Outlots Lots 21 and 22 of SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 16, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT, according to the plat thereof as recorded in Liber 1 of Plats, page 211, Wayne County Records, also Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (platted as Dequindre Street - 66 feet wide) and half of vacated Marston Avenue (platted as Lincoln Avenue - variable width) of WILKINS SUBD'VN OF A PART OF 1/4 SEC'S 58 & 59 10000 ACRE TRACT, according to the plat thereof as recorded in Liber 11 of Plats, page 59, Wayne County Records, being more particularly described as:

Commencing at the Northeasterly corner of Lot 81 of said WM Y. HAMLIN'S SUBDIVISION, also being the intersection of the Southerly line of Holbrook Avenue (66 feet wide) and the Westerly line of St. Aubin Avenue (60 feet wide); thence South 27 degrees 38 minutes 41 seconds East (Platted as South 26 degrees 02 minutes East) 1078.40 feet along the Westerly line of said St. Aubin Avenue for a PLACE OF BEGINNING; thence the following three (3) courses along the Westerly line of said St. Aubin Avenue: South 27 degrees 38 minutes 41 seconds East (platted as South 26 degrees 02 minutes East) 1243.76 feet, South 27 degrees 43 minutes 15 seconds East (platted as South 26 degrees 02 minutes East) 60.00 feet and South 27 degrees 34 minutes 04 seconds East (platted as South 26 degrees 02 minutes East) 107.56 feet; thence South 62 degrees 19 minutes 57 seconds West (platted as South 63 degrees 40 minutes West and South 64 degrees West) 277.04 feet along the Southerly line of said vacated Vulcan Avenue, and along the Northerly line of said WILKIN'S SUBD'VN and along the Southerly line of Quarter Section 42 and the Northerly line of Quarter Section 59; thence South 27 degrees 42 minutes 42 seconds East (platted as South 26 degrees East) 739.89 feet along the Easterly line of said vacated Fordyce Avenue and the westerly line of lots 73 thru 96, inclusive, of said WILKINS SUBD'VN; thence South 62 degrees 18 minutes 44 seconds West (platted as South 64 degrees West) 360.78 feet along the Northerly line of said Marston Avenue; thence South 21 degrees 56 minutes 27 seconds East 30.15 feet; thence South 62 degrees 18 minutes 08 seconds West 210.33 feet along the centerline of said vacated Marston Avenue; thence North 31 degrees 53 minutes 49 seconds West 2152.82 feet along the Easterly line of the Grand Trunk Western Railroad (GTWRR); thence the following four (4) courses along an existing chain link fence: North 58 degrees 18 minutes 41 seconds East 439.21 feet, North 65 degrees 10 minutes 48 seconds East 49.77 feet, North 66 degrees 54 minutes 44 seconds East 117.90 feet and North 60 degrees 07 minutes 39 seconds East 404.91 feet to the Place of Beginning, containing 41.20 acres of land, more or less, and subject to easements, conditions, restrictions, and exceptions of record, if any.



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
ICP, LLC

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	03-07-2019	K.N.	K848	2 of 4

NE'LY CORNER
LOT 81

Parcel Split

Proposed Parcels

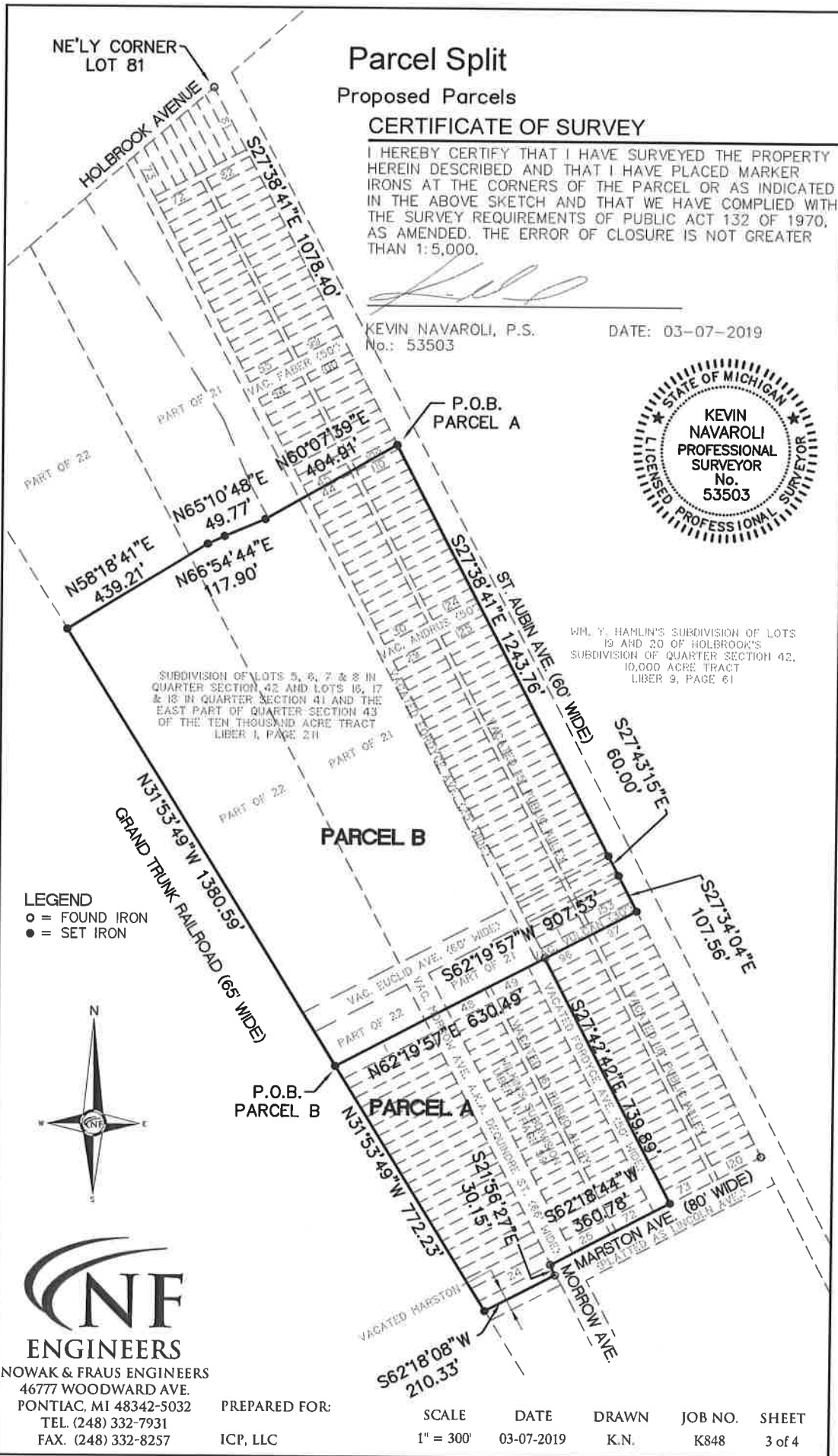
CERTIFICATE OF SURVEY

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED AND THAT I HAVE PLACED MARKER IRONS AT THE CORNERS OF THE PARCEL OR AS INDICATED IN THE ABOVE SKETCH AND THAT WE HAVE COMPLIED WITH THE SURVEY REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED. THE ERROR OF CLOSURE IS NOT GREATER THAN 1:5,000.



KEVIN NAVAROLI, P.S.
No.: 53503

DATE: 03-07-2019



SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 16, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT LIBER 1, PAGE 211

WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42, 10,000 ACRE TRACT LIBER 9, PAGE 61

LEGEND
○ = FOUND IRON
● = SET IRON



CFE

ENGINEERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
ICP, LLC

SCALE: 1" = 300'
DATE: 03-07-2019
DRAWN: K.N.
JOB NO.: K848
SHEET: 3 of 4

Parcel Split

Proposed Parcels

LEGAL DESCRIPTION - PARCEL A

Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (Platted as Dequindre Street - 66 feet wide) and the North 1/2 of vacated Marston Avenue (Platted as Lincoln Avenue - Variable Width) lying adjacent to said Lot 24 of "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", as recorded in Liber 11 of Plats, on page 59, Wayne County Records, being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1; thence North 62 degrees 19 minutes 57 seconds East along the North Line of said "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", 630.49 feet to the intersection of said North line and the East line of said Vacated Fordyce Avenue; thence South 27 degrees 42 minutes 42 seconds East along the East line of said Vacated Fordyce Avenue, 739.89 feet to a point on the North line of Marston Avenue (Platted as Lincoln Avenue - 80 feet wide); thence South 62 degrees 18 minutes 44 seconds West along said North line of Marston Avenue, 360.78 feet; thence South 21 degrees 56 minutes 27 seconds East, 30.15 feet to a point on the centerline of Vacated Marston Avenue (Platted as Lincoln Avenue - 60 feet wide); thence South 62 degrees 18 minutes 08 seconds West along said centerline, 210.33 feet; thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 772.23 feet to the Point of Beginning.

Containing 452,909 Square Feet or 10.40 Acres of land.

LEGAL DESCRIPTION - PARCEL B

Containing Lots 1 thru 44 and Lots 110 thru 153, both inclusive, and part of Lots 45 and 109, including all of vacated Streets and Vacated Alleys contained within or adjacent thereto, and all of vacated Vulcan Avenue (30 feet wide) adjacent thereto of "WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42 10,000 ACRE TRACT", according to the plat thereof as recorded in Liber 9 of Plats, page 61, Wayne County Records, also part of Outlots 21 and 22 of "SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 16, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT", according to the plat thereof as recorded in Liber 1 of Plats, page 211, Wayne County Records, being more particularly described as follows:

Commencing at the Northeasterly corner of Lot 81 of said "WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42 10,000 ACRE TRACT", also being the intersection of the Southerly line of Holbrook Avenue (66 feet wide) and the Westerly line of St. Aubin Avenue (60 feet wide); thence South 27 degrees 38 minutes 41 seconds East along the Westerly line of said St. Aubin Avenue, 1078.40 feet to the Point of Beginning; thence the following three (3) courses along the Westerly line of said St. Aubin Avenue: 1) South 27 degrees 38 minutes 41 seconds East, 1243.76 feet and 2) South 27 degrees 43 minutes 15 seconds East, 60.00 feet and 3) South 27 degrees 34 minutes 04 seconds East, 107.56 feet; thence South 62 degrees 19 minutes 57 seconds West along the Southerly line of said vacated Vulcan Avenue, as extended, also being the Northerly line of "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", as recorded in Liber 11 of Plats, on page 59, Wayne County Records, 907.53 feet; thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 1380.59 feet; thence the following four (4) courses along an existing chain link fence: 1) North 58 degrees 18 minutes 41 seconds East, 439.21 feet and 2) North 65 degrees 10 minutes 48 seconds East, 49.77 feet and 3) North 66 degrees 54 minutes 44 seconds East, 117.90 feet and 4) North 60 degrees 07 minutes 39 seconds East, 404.91 feet to the Point of Beginning.

Containing 1,341,866 Square Feet or 30.80 Acres of land.



NOWAK & FRAUS ENGINEERS
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PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR:
ICP, LLC

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	03-07-2019	K.N.	K848	4 of 4

ATTACHMENT C

Project Description

PROJECT SUMMARY

Project Name:	Marston & Morrow Redevelopment
Project Location:	The Project is located north of the intersection of Marston & Morrow Streets, west of St. Aubin.
Type of Eligible Property:	Facility
Total Project Investment:	Estimated at \$18.4 million (Phase 1); \$17 million (Phase 2)
Eligible Activities:	<p>Department Specific Activities include site assessment and BEA activities, due care activities, other response activities, and preparation of a Brownfield Plan and an Act 381 Work Plan.</p> <p>Non-Environmental Activities include demolition, asbestos, lead, and mold abatement, infrastructure improvements, site preparation, and preparation of a Brownfield Plan and an Act 381 Work Plan.</p>
Reimbursable Costs:	<p>\$7,697,003 (Estimated Eligible Activities) \$1,733,739 (Estimated BRA Administrative Fees) \$ 612,496 (Estimated State Revolving Loan Fund) <u>\$3,293,313 (Estimated Local Brownfield Revolving Fund)</u></p>
Estimated Total:	\$13,336,451
Years to Reimburse:	Payback is projected to be complete after 19 years.
Base TV:	\$141,000
New ITV Estimate:	\$5,553,702 (Phase 1 stabilized); \$10,782,081 (after Phase 2)
Project Overview:	The Project Area is currently vacant, except for a pole barn on the southwest corner. The Developer anticipates two phases, with construction of an industrial building on the Property in each phase (approximately 74,350 square-foot in Phase 1 and approximately 63,750 square-feet in Phase 2). Commencement of Phase 1 is planned for summer 2019, and commencement of Phase 2 is planned in 3-4 years.

ATTACHMENT D

Supportive Letters

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1
BROWNFIELD ELIGIBLE ACTIVITIES COST SUMMARY
 MARSTON MORROW
 DETROIT, MICHIGAN
 SME PROJECT # 081014.00

ELIGIBLE ACTIVITIES	TOTAL ELIGIBLE COST
ELIGIBLE DEPARTMENT SPECIFIC (EGLE) ACTIVITIES	
BEA Activities	\$ 97,000
Environmental Due Diligence	
Due Care and Other Response Activities	
Due Care Response Activity Planning and Coordination	
Due Care Investigations	
Documentation and Plans	
Site Control for Response Actions	
Management and Disposal of Contaminated Soil (generated from construction)	
Management of Contaminated Dewatering Effluent	
Vapor Mitigation Controls	\$ 2,656,768
Human Direct Contact Mitigation - Developed Areas Exposed Soil	
Trackout, Runoff, and Dust Control	
Prevent Exacerbation and Human Exposure - Utilities	
Engineering design, Surveying, and Staking	
Site Construction Management	
Construction General Conditions	
Project Field Monitoring and Management - Environmental	
Brownfield Plan and Act 381 Work Plan and Implementation	\$ 50,000
Subtotal Department Specific Activities	\$ 2,803,768
Contingency (15%)	\$ 398,515
Interest (5%)	\$ 559,838
Total Department Specific Activities	\$ 3,762,121
ELIGIBLE NON-ENVIRONMENTAL (MSF) ACTIVITIES⁽¹⁾	
Asbestos, Lead, and Mold Abatement	\$ 25,000
Hazardous Materials Survey & Abatement	
Demolition Activities	\$ 628,000
Site Demolition	
Building Demolition	
Infrastructure Improvements	
Curbs & Gutters	
Landscaping	
Sidewalks	
Roadways (Approaches)	
Water Mains	\$ 817,600
Utility Relocation	
Urban Stormwater Management	
Engineering design, Surveying, and Staking	
Site Construction Management	
General Conditions	
Site Preparation	
Construction Preparation Activities	
Geotechnical Engineering	
Temporary Site Costs	
Staking for site grading, excavation, SESC controls, and geotechnical engineering	
Specialized Foundations	\$ 1,403,189
Dewatering during Removal of Unstable Fill	
Utility Relocation	
Architectural/Engineering Design/Surveying/Staking	
Site Construction Management	
General Conditions	
Act 381 Work Plan and Implementation	\$ 45,000
Subtotal Non-Environmental Activities	\$ 2,918,789
Contingency (15%)	\$ 431,068
Interest (5%)	\$ 585,025
Total Non-Environmental Activities	\$ 3,934,882
TOTAL DEVELOPER REIMBURSABLE COSTS	\$ 7,697,003
Administrative & Operating	\$ 1,733,739
Local Site Revolving Fund	\$ 3,293,213
State Brownfield Revolving Fund	\$ 612,496
TOTAL ELIGIBLE ACTIVITIES AND REIMBURSEMENTS	\$ 13,336,451

ATTACHMENT F

TIF Tables



Table 2
TAX INCREMENT REVENUE
MARSTON MORROW
DETROIT, MICHIGAN
SME PROJECT # 081014.00
5/30/2019

Estimated Taxable Value (TV) Increase Rate: 1% per year

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
*Base Taxable Value \$	141,000	141,000	141,000	141,000	141,000	141,000	141,000	141,000	141,000	141,000
Estimated New TV ¹ \$	2,116,800	5,553,702	5,609,239	10,782,081	10,889,902	10,998,801	11,108,789	11,219,877	11,332,076	11,445,397
Incremental Difference (New TV - Base TV) \$	1,975,800	5,412,702	5,468,239	10,641,081	10,748,902	10,857,801	10,967,801	11,078,877	11,191,076	11,304,397

PA 198 Abatement Period

School Capture	Millage Rate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
State Education Tax (SET)	6.0000	5,927	16,238	16,405	31,923	32,247	32,573	32,903	33,237	33,573	33,913
School Operating Tax	18.0000	17,782	48,714	49,214	95,770	96,740	97,720	98,710	99,710	100,720	101,740
School Total	24.0000	23,709	64,952	65,619	127,693	128,987	130,293	131,613	132,947	134,293	135,653
Local Captures											
City Operating	19.9520	19,711	53,997	54,551	106,155	107,231	108,317	109,415	110,523	111,642	112,773
Library	4.6307	4,575	12,532	12,661	24,638	24,887	25,140	25,394	25,651	25,911	26,174
Wayne County Charter	5.6483	5,580	15,286	15,443	30,052	30,357	30,664	30,975	31,288	31,605	31,925
Wayne County	0.9897	978	2,678	2,706	5,266	5,319	5,373	5,427	5,482	5,538	5,594
Wayne County Public Safety	0.9381	927	2,539	2,565	4,991	5,042	5,093	5,144	5,197	5,249	5,302
Wayne County Parks	0.2459	243	665	672	1,308	1,322	1,335	1,348	1,362	1,376	1,390
Wayne County Community College	3.2408	3,202	8,771	8,861	17,243	17,418	17,594	17,772	17,952	18,134	18,318
Huron Clinton Metropolitan Authority	0.2129	210	576	582	1,133	1,144	1,156	1,168	1,179	1,191	1,203
Wayne County RESA	0.0965	95	261	264	513	519	524	529	535	540	545
Wayne County Special Ed	3.3678	3,327	9,114	9,208	17,919	18,100	18,283	18,469	18,656	18,845	19,035
Wayne County RESA ENH	2.0000	1,976	5,413	5,468	10,641	10,749	10,858	10,968	11,079	11,191	11,304
Local Total	41.3227	40,824	111,832	112,981	219,859	222,088	224,837	226,609	228,904	231,222	233,563

Non-Capturable Millages

Non-Capturable Millages	Millage Rate	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
City of Detroit Debt Service	7.0000	6,915	18,944	19,139	37,244	37,621	38,002	38,387	38,776	39,169	39,565
School Debt Service	13.0000	12,843	35,183	35,544	69,167	69,868	70,576	71,291	72,013	72,742	73,479
Wayne County Zoo	0.1000	99	271	273	532	537	543	548	554	560	565
Wayne County DIA	0.2000	198	541	547	1,064	1,075	1,086	1,097	1,108	1,119	1,130
Total Non-Capturable Taxes	20.3000	20,055	54,939	55,503	108,007	109,101	110,207	111,323	112,451	113,590	114,739

Total Tax Increment Revenue (TIR) Available for Capture \$ 64,533 \$ 176,784 \$ 178,600 \$ 347,552 \$ 351,075 \$ 354,630 \$ 358,222 \$ 361,851 \$ 365,515 \$ 369,216



Table 2
 TAX INCREMENTAL REVENUE
 MARSTON MORROW
 DETROIT, MICHIGAN
 SME PROJECT # 081014.00
 5/30/2019

	11	12	13	14	15	16	17	18	19	20	21	22	23	24	TOTAL
2031		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	
\$	141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 141,000	\$ 1,429,139
\$	11,559,851	\$ 11,675,450	\$ 11,792,205	\$ 11,910,127	\$ 12,029,228	\$ 12,149,520	\$ 12,271,015	\$ 12,393,725	\$ 12,517,662	\$ 12,642,839	\$ 12,769,267	\$ 12,896,960	\$ 13,025,930	\$ 13,156,189	\$ 2,654,117
\$	11,418,851	\$ 11,534,450	\$ 11,651,205	\$ 11,769,127	\$ 11,886,228	\$ 12,008,520	\$ 12,130,015	\$ 12,252,725	\$ 12,376,662	\$ 12,501,839	\$ 12,628,267	\$ 12,755,960	\$ 12,884,930	\$ 13,015,189	\$ 20,417
\$	34,257	\$ 34,603	\$ 69,907	\$ 70,615	\$ 71,329	\$ 72,051	\$ 72,780	\$ 73,516	\$ 74,260	\$ 75,011	\$ 75,770	\$ 76,536	\$ 77,310	\$ 78,091	\$ 4,899,902
\$	102,770	\$ 103,810	\$ 209,722	\$ 211,844	\$ 213,988	\$ 216,153	\$ 218,340	\$ 220,549	\$ 222,780	\$ 225,033	\$ 227,309	\$ 229,607	\$ 231,929	\$ 234,273	\$ 3,674,927
\$	137,027	\$ 138,413	\$ 279,629	\$ 282,459	\$ 285,317	\$ 288,204	\$ 291,120	\$ 294,065	\$ 297,040	\$ 300,044	\$ 303,079	\$ 306,143	\$ 309,239	\$ 312,364	\$ 4,899,902
\$	113,914	\$ 115,068	\$ 232,465	\$ 234,818	\$ 237,194	\$ 239,594	\$ 242,018	\$ 244,466	\$ 246,939	\$ 249,437	\$ 251,959	\$ 254,507	\$ 257,080	\$ 259,679	\$ 4,073,453
\$	26,439	\$ 26,706	\$ 53,953	\$ 54,489	\$ 55,051	\$ 55,608	\$ 56,170	\$ 56,739	\$ 57,313	\$ 57,892	\$ 58,478	\$ 59,069	\$ 59,666	\$ 60,269	\$ 945,415
\$	32,249	\$ 32,575	\$ 65,810	\$ 66,476	\$ 67,148	\$ 67,828	\$ 68,514	\$ 69,207	\$ 69,907	\$ 70,614	\$ 71,328	\$ 72,049	\$ 72,778	\$ 73,514	\$ 1,153,172
\$	5,651	\$ 5,708	\$ 11,531	\$ 11,648	\$ 11,766	\$ 11,885	\$ 12,005	\$ 12,127	\$ 12,249	\$ 12,373	\$ 12,498	\$ 12,625	\$ 12,752	\$ 12,881	\$ 202,060
\$	5,356	\$ 5,410	\$ 10,930	\$ 11,041	\$ 11,152	\$ 11,265	\$ 11,379	\$ 11,494	\$ 11,611	\$ 11,728	\$ 11,847	\$ 11,966	\$ 12,087	\$ 12,210	\$ 191,525
\$	1,404	\$ 1,418	\$ 2,865	\$ 2,894	\$ 2,923	\$ 2,953	\$ 2,983	\$ 3,013	\$ 3,043	\$ 3,074	\$ 3,105	\$ 3,137	\$ 3,168	\$ 3,200	\$ 50,201
\$	18,503	\$ 18,690	\$ 37,759	\$ 38,141	\$ 38,527	\$ 38,917	\$ 39,311	\$ 39,709	\$ 40,110	\$ 40,516	\$ 40,926	\$ 41,340	\$ 41,757	\$ 42,180	\$ 661,651
\$	1,216	\$ 1,228	\$ 2,481	\$ 2,506	\$ 2,531	\$ 2,557	\$ 2,582	\$ 2,609	\$ 2,635	\$ 2,662	\$ 2,689	\$ 2,716	\$ 2,743	\$ 2,771	\$ 43,468
\$	551	\$ 557	\$ 1,124	\$ 1,136	\$ 1,147	\$ 1,159	\$ 1,171	\$ 1,182	\$ 1,194	\$ 1,206	\$ 1,219	\$ 1,231	\$ 1,243	\$ 1,256	\$ 19,701
\$	19,228	\$ 19,423	\$ 39,239	\$ 39,636	\$ 40,037	\$ 40,442	\$ 40,851	\$ 41,265	\$ 41,682	\$ 42,104	\$ 42,529	\$ 42,960	\$ 43,394	\$ 43,833	\$ 687,579
\$	11,419	\$ 11,534	\$ 23,302	\$ 23,538	\$ 23,776	\$ 24,017	\$ 24,260	\$ 24,505	\$ 24,753	\$ 25,004	\$ 25,257	\$ 25,512	\$ 25,770	\$ 26,030	\$ 408,324
\$	235,930	\$ 238,317	\$ 481,459	\$ 486,333	\$ 491,252	\$ 496,225	\$ 501,244	\$ 506,316	\$ 511,436	\$ 516,610	\$ 521,835	\$ 527,112	\$ 532,438	\$ 537,823	\$ 8,436,549
\$	39,566	\$ 40,371	\$ 81,558	\$ 82,384	\$ 83,218	\$ 84,060	\$ 84,910	\$ 85,769	\$ 86,637	\$ 87,513	\$ 88,398	\$ 89,292	\$ 90,195	\$ 91,106	\$ 1,429,139
\$	74,223	\$ 74,974	\$ 151,466	\$ 152,999	\$ 154,547	\$ 156,111	\$ 157,690	\$ 159,285	\$ 160,897	\$ 162,524	\$ 164,167	\$ 165,827	\$ 167,504	\$ 169,197	\$ 2,654,117
\$	571	\$ 577	\$ 1,165	\$ 1,177	\$ 1,189	\$ 1,201	\$ 1,213	\$ 1,225	\$ 1,238	\$ 1,250	\$ 1,263	\$ 1,276	\$ 1,288	\$ 1,302	\$ 20,417
\$	1,142	\$ 1,153	\$ 2,330	\$ 2,354	\$ 2,378	\$ 2,402	\$ 2,426	\$ 2,451	\$ 2,475	\$ 2,500	\$ 2,526	\$ 2,551	\$ 2,577	\$ 2,603	\$ 40,833
\$	115,902	\$ 117,075	\$ 236,519	\$ 238,914	\$ 241,332	\$ 243,774	\$ 246,239	\$ 248,730	\$ 251,247	\$ 253,787	\$ 256,354	\$ 258,946	\$ 261,564	\$ 264,208	\$ 4,144,506
\$	372,957	\$ 376,730	\$ 761,088	\$ 768,792	\$ 776,569	\$ 784,429	\$ 792,364	\$ 800,381	\$ 808,476	\$ 816,654	\$ 824,914	\$ 833,255	\$ 841,677	\$ 850,187	\$ 13,336,451



Table 3
 TAX INCREMENT REVENUE ALLOCATION ESTIMATES
 MARSTON MORROW
 DETROIT, MICHIGAN
 SME PROJECT # 081024.00
 5/30/2019

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	38.0%	\$ 3,002,686	\$ -	\$ 3,002,686
Local	61.0%	\$ 4,694,317	\$ -	\$ 4,694,317
TOTAL		\$ 7,697,004	\$ -	\$ 7,697,004
MDEQ	48.9%	\$ 3,762,121	\$ -	\$ 3,762,121
MSF	51.1%	\$ 3,934,882	\$ -	\$ 3,934,882

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Total State Incremental Revenue	\$ 23,709	\$ 64,952	\$ 65,619	\$ 128,987	\$ 130,293	\$ 131,613	\$ 132,947	\$ 134,293	\$ 135,653	\$ 137,027	\$ 138,413	\$ 139,800	\$ 141,199	\$ 142,600
State Brownfield/Revolving Fund (50% of SET)	\$ 2,864	\$ 8,119	\$ 8,203	\$ 15,962	\$ 16,124	\$ 16,287	\$ 16,452	\$ 16,787	\$ 16,957	\$ 17,129	\$ 17,302	\$ 17,475	\$ 17,649	\$ 17,822
State TIR Available for Reimbursement	\$ 20,745	\$ 56,833	\$ 57,416	\$ 112,985	\$ 114,006	\$ 115,161	\$ 116,328	\$ 117,506	\$ 118,696	\$ 119,898	\$ 121,111	\$ 122,325	\$ 123,550	\$ 124,778
Total Local Incremental Revenue	\$ 40,824	\$ 111,832	\$ 112,981	\$ 219,859	\$ 222,088	\$ 224,337	\$ 226,609	\$ 228,904	\$ 231,222	\$ 233,563	\$ 235,930	\$ 238,317	\$ 240,719	\$ 243,125
BRA Administrative Fee (13%)	\$ 8,389	\$ 22,982	\$ 23,218	\$ 45,182	\$ 45,640	\$ 46,102	\$ 46,569	\$ 47,041	\$ 47,517	\$ 47,998	\$ 48,484	\$ 48,975	\$ 49,469	\$ 49,964
Local TIR Available for Reimbursement	\$ 32,435	\$ 88,850	\$ 89,763	\$ 174,677	\$ 176,448	\$ 178,235	\$ 180,040	\$ 181,863	\$ 183,705	\$ 185,565	\$ 187,446	\$ 189,342	\$ 191,244	\$ 193,151
Total State & Local TIR Available	\$ 53,180	\$ 145,683	\$ 147,179	\$ 286,000	\$ 289,311	\$ 293,241	\$ 295,301	\$ 298,191	\$ 301,211	\$ 304,261	\$ 307,344	\$ 310,453	\$ 313,583	\$ 316,736
DEVELOPER	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003
DEVELOPER Reimbursement Balance	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003	\$ 7,697,003
MSE Non-Environmental Costs	\$ 1,934,882	\$ 27,187	\$ 74,476	\$ 75,241	\$ 147,902	\$ 149,400	\$ 150,913	\$ 152,442	\$ 153,986	\$ 155,545	\$ 157,111	\$ 158,692	\$ 160,289	\$ 161,902
State Tax Reimbursement	\$ 1,539,044	\$ 10,605	\$ 29,054	\$ 29,352	\$ 57,119	\$ 58,282	\$ 59,470	\$ 60,683	\$ 61,921	\$ 63,184	\$ 64,472	\$ 65,785	\$ 67,124	\$ 68,489
Local Tax Reimbursement	\$ 2,497,954	\$ 16,582	\$ 45,422	\$ 45,889	\$ 89,799	\$ 91,118	\$ 92,541	\$ 93,971	\$ 95,416	\$ 96,875	\$ 98,348	\$ 99,835	\$ 101,336	\$ 102,852
Total MSE Reimbursement Balance	\$ 3,971,880	\$ 44,374	\$ 148,952	\$ 160,482	\$ 317,820	\$ 331,600	\$ 342,924	\$ 352,055	\$ 360,023	\$ 367,946	\$ 375,823	\$ 383,753	\$ 391,735	\$ 399,778
EGLE Environmental Costs	\$ 3,762,121	\$ 25,993	\$ 71,207	\$ 71,638	\$ 139,900	\$ 142,841	\$ 145,749	\$ 148,749	\$ 151,749	\$ 154,749	\$ 157,749	\$ 160,749	\$ 163,749	\$ 166,749
State Tax Reimbursement	\$ 1,467,644	\$ 10,140	\$ 27,779	\$ 28,064	\$ 56,132	\$ 57,224	\$ 58,288	\$ 59,358	\$ 60,434	\$ 61,516	\$ 62,603	\$ 63,695	\$ 64,792	\$ 65,894
Local Tax Reimbursement	\$ 2,294,477	\$ 15,853	\$ 43,428	\$ 43,574	\$ 83,768	\$ 85,597	\$ 87,471	\$ 89,391	\$ 91,316	\$ 93,245	\$ 95,179	\$ 97,118	\$ 99,061	\$ 101,009
Total EGLE Reimbursement Balance	\$ 3,726,242	\$ 41,986	\$ 118,614	\$ 119,216	\$ 229,890	\$ 240,662	\$ 251,500	\$ 262,408	\$ 273,394	\$ 284,468	\$ 295,644	\$ 306,922	\$ 318,306	\$ 329,792
Total Annual Developer Reimbursement	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045	\$ 11,424,045
LOCAL BROWNFIELD REMEDIATION FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LBRR Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture (0%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture (100%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRR Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Estimated Total	19
Years of Plan	13
Years of MSF Capture	2
Years of MDEQ Capture	5 full, 1 partial
Years of LBRR Capture	-

Estimated Capture	2011	2012	2013	2014
Administrative Fees	\$ 1,733,739			
State Revolving Fund	\$ 612,495			
LBRR	\$ 2,293,213			

ATTACHMENT G
INCENTIVE CHART



June 12, 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 Marston and Morrow 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 June 12, 2019, adopted a resolution approving the proposed Brownfield Plan for the Marston and Morrow 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 Marston and Morrow Redevelopment.

Very truly yours,

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



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
MARSTON AND MORROW
BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, June 20, 2019
New Center Stamping, Headquarters Building
950 E. Milwaukee St., Main Conference Room
Detroit, MI 48211
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Bret Stuntz (SME)
Anna Stuntz
Gianmarco Graglia (Tiberina)
Emery Matthews (Real Estate Interests, LLC)

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

There were no comments received in support or opposition to the project.

Citing no further public comments, Mr. Vosburg closed the public hearing at 5:55 PM.

Exhibit C



CODE DBRA 19-06-270-02

MARSTON AND MORROW 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 **Marston and Morrow 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 **Marston and Morrow Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

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

June 26, 2019

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE MARSTON AND MORROW 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 Marston and Morrow Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 18th day of July, 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 MARSTON AND MORROW 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 Marston and Morrow Redevelopment Project (the "Plan"); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on June 12, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on June 20, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on June 12, 2019; and

WHEREAS, the Authority approved the Plan on June 26, 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 July 18, 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 “facility” 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 Brownfield 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 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

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June 28, 2019

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

Re: **Mack and Conner Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Mack and Conner 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 June 12, 2019 meeting and a public hearing was held by the DBRA on June 25, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated June 12, 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 June 26, 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

The Detroit Brownfield Redevelopment Authority (DBRA), is the project developer (the "Developer") for the Plan. The DBRA will conduct eligible activities to prepare the Property (defined below) for redevelopment and then transfer the Property to Fiat Chrysler Automobiles (FCA) or a related entity. Investigation and remediation activities will be conducted to prepare the Property for a \$1.6 billion investment that will revive and expand FCA's existing Mack Engine II Plant which will produce a new generation of Jeep cars and SUVs to keep the company competitive in the evolving international market. FCA hopes to reopen the plant by late 2020.

The Targeted Redevelopment Area (TRA) includes 276 adjacent parcels, including the Mack Engine Plant, which will undergo significant redevelopment activities to prepare for and support the Mack Engine Plant expansion. The redevelopment will have enormous economic impacts and remove blight conditions persistent throughout the area. City of Detroit City Council and the Michigan Strategic Fund must designate the TRA.

The total investment is estimated to be \$1.6 billion. The Developer is requesting \$130,686,942.00 in TIF reimbursement, however only \$39,766,696.00 in TIF Reimbursement is projected to be captured for the life of the Plan.

It is estimated that approximately 2,300 temporary construction jobs and new 3,850 FTE jobs will be created as a result of the FCA expansions at the Mack Engine II Plant.

Property Subject to the Plan

The eligible property (the "Property") includes a 276-parcel TRA, 8 parcels to the south along the Detroit River and two parcels to the north of the TRA. The Property is located on the east side of Detroit, south of I-94 and west of Conner Street.

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 commercial, residential and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels which comprise the Property are included within the TRA; or (d) if the parcel is not within the TRA, the parcel has been determined to be a "facility," functionally obsolete, blighted as defined by Act 381, or is adjacent and contiguous to one of the "facilities," functionally obsolete, or blighted parcels.

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 Department Specific Activities (i.e. due care investigations, due care planning, soil remediation, dewatering and underground storage tank removal), property acquisition for economic development purposes, demolition, site preparation activities and public infrastructure improvements as well as the preparation and implementation of a brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years after approval of the Michigan Strategic Fund work plan, if applicable, or 3 years after execution of the Reimbursement Agreement.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

1. Predevelopment Activities (enviro investigation & planning)	\$1,225,272.00
2. Due Care Compliance & Response Activities	\$19,405,826.00
3. Property Acquisition for Economic Development	\$52,590,000.00
4. Demolition	\$1,384,480.00
5. Lead and Asbestos Activities	\$197,500.00
6. Site Preparation	\$26,007,350.00
7. 15% Contingency	\$6,719,572.00
8. Brownfield Plan & Act 381 Work Plan Prep	\$30,000.00
9. Brownfield Plan & Act 381 Work Plan Implementation	\$30,000.00
10. Interest (5% Simple)	\$23,096,942.00
*Total Reimbursement to Developer	\$130,686,942.00
11. Authority Administrative Costs	\$2,983,222.00
12. State Brownfield Redevelopment Fund	\$1,369,350.00
13. Local Brownfield Revolving Fund	\$0.00

Honorable City Council
June 28, 2019
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TOTAL Estimated Costs	\$135,039,513.00
------------------------------	-------------------------

*Developer is only projecting to receive \$39,766,696 in TIF Reimbursement

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

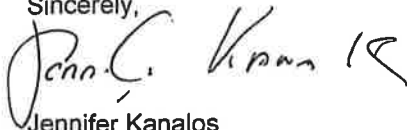
FCA will be seeking additional incentives, which will include local and/or state approval of Industrial Facilities Exemption PA 198 Tax Abatement.

DBRA's Request

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

- a.) July 2, 2019
City Council adoption of the Resolution (Exhibit D), setting the Mack and Conner Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for July 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.) July 11, 2019, 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) July 11, 2019, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Mack and Conner Brownfield Redevelopment Plan.
- d.) July 16, 2019
City Council adoption of the Resolution approving the Mack and Conner 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

Honorable City Council
June 28, 2019
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Conner Brownfield Plan CC Transmittal Letter.docx

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
MACK & CONNER
REDEVELOPMENT PROJECT

Prepared by:

City of Detroit Brownfield Redevelopment Authority
Contact Person: Brian Vosburg
Phone: 313-237-4612

AKT Peerless
333 W Fort Street, Suite 1410
Detroit, MI 48226
Contact Person: Kirstie Hardy
Phone: 248-227-6579

June 26, 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 D) 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 eligible property consists of 286 total parcels and approximately 387.15 acres of land (see Figure 1). The qualification of each parcel included in the eligible property is outlined in the table below. The Eligible Property includes a 276-parcel Targeted Redevelopment Area, as defined by Section 2(rr) of Act 381, (hereinafter referred to as the, “TRA”) (see Figure 2), eight (8) parcels to the south along the Detroit River (see Figure 3) and two (2) parcels to the north of the TRA (see Figure 4). The parcels to the north and to the south of the TRA qualify as eligible property individually under Act 381, as described in the table below. The above-referenced parcels, all tangible personal property located thereon, and all adjacent roads, alleys and public rights-of-ways will comprise the eligible property and is referred to herein as the “Property.” Attachment C provides the individual legal descriptions for the Property.

Attachment A includes a site map of the Property. The Property is located on the east side of Detroit, south of I-94 and west of Conner Street. Parcel information is outlined below.

Address	Tax ID Number	Basis of Brownfield Eligibility	Owner
Targeted Redevelopment Area			
276 Parcels	See Attachment B	TRA	Various
Parcel(s) Qualifying as a “Facility” under Part 201			
11031 Shoemaker	21003300.001	Facility	City of Detroit
11081 Shoemaker	21003300.002L	Facility	City of Detroit
11900 E Jefferson	21000070.002L	Facility	City of Detroit
11900 Freud	21000071	Facility	City of Detroit
Parcel(s) Qualifying as Functionally Obsolete			
12000 E. Jefferson Street	21000063.002L	Functionally Obsolete	DTE
Parcel(s) Qualifying as Adjacent & Contiguous to One of the Parcels Above			
11802 Freud	21000069.001	Adjacent & Contiguous to 11900 E Jefferson	Detroit Terminal RR
2 Canal	21000070.001	Adjacent & Contiguous to 11900 E Jefferson and 11900 Freud	Detroit Terminal Company
11810 Freud	21000061	Adjacent & Contiguous to 12000 E. Jefferson	Detroit Terminal Company
11750 Freud	21000062	Adjacent & Contiguous to 12000 E. Jefferson	Detroit Terminal Company
11860 Freud	21000063.001	Adjacent & Contiguous to 12000 E. Jefferson	Duerf Investments LLC

The DBRA, on the behalf of the City of Detroit, will conduct various eligible activities to prepare the Property for redevelopment and then transfer the Property to Fiat Chrysler Automobiles or a related entity as developer of the Property (“FCA” or the “Developer”) Investigation and remediation activities will be conducted to prepare the Property for a \$1.6 billion investment that will revive and expand FCA’s Mack Engine Plant (“Project”). FCA will also conduct certain eligible activities (e.g., demolition and site preparation activities) to prepare the Property for redevelopment and new construction. Environmental investigation and remediation activities began in March 2019 and these activities, as well as demolition and site preparation activities, will continue to be conducted over the next 12 to 18 months. FCA hopes to reopen the Mack Engine Plant by late 2020. 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, 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 D provides a description of the project to be completed at the Property (the “Project”) and Attachment E 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 commercial, residential and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the parcels which comprise the Property are included within the TRA; or (d) if the parcel is not within the TRA, the parcel has been determined to be a “facility,” functionally obsolete or is adjacent and contiguous to one of the “facility” or functionally obsolete parcels and the development of the adjacent or contiguous parcel is estimated to increase the captured taxable value of the remainder of the eligible property. The qualification of each parcel is described in the table in Attachment B.

The TRA is considered a “targeted redevelopment area” as defined by Act 381, Section 2(rr) because (a) the area contains not fewer than 40 and not more than 500 contiguous parcels of real property located in a qualified local governmental unit; (b) it was designated as a Targeted Redevelopment Area by resolution of the governing body and approved by the Michigan Strategic Fund (“MSF”); and (c) its designation as a Targeted Redevelopment Area does not exceed the statutory limits on how many Targeted Redevelopment Areas a qualified local governmental unit or the MSF may approve for purposes of qualifying as “eligible property” under Act 381 in this calendar year.

The TRA will include 276 adjacent parcels, including the Mack Engine Plant, which will undergo significant redevelopment activities to prepare for and support the Mack Engine Plant expansion. The redevelopment will have enormous economic impacts and remove

blight conditions persistent throughout the TRA. It is anticipated that the designation of the TRA, contemplated by this Plan, by the governing body will occur simultaneously with the governing body's approval of this Plan. The designation and approval of the TRA by MSF is expected to occur in July 2019. Copies of the resolutions evidencing the approval of the TRA by the governing body and the MSF will be subsequently attached to this Plan as Attachment K. The TRA will be the first Targeted Redevelopment Area designated by the governing body and the MSF in 2019.

The parcels with addresses 11031 & 11081 Shoemaker, 11900 E Jefferson and 11900 Freud have been determined to meet the definition of a "facility" as defined by Part 201 of the Natural Resources of an Environmental Protection Act (NREPA).

A Phase II ESA was completed by DLZ Michigan, Inc. (DLZ) for the property located at 11031 and 11081 Shoemaker Street in May 2019. The laboratory analytical results of the Phase II ESA identified metals, semi-volatile organic compounds and volatile organic compounds in soil samples at concentrations exceeding Michigan Department of Environment, Great Lakes and Energy ("EGLE") Residential Cleanup Criteria. Therefore, both 11031 and 11081 Shoemaker meet the definition of a "facility" as defined by Part 201 of NREPA.

A Phase II ESA was completed by DLZ in May 2019 for the 13.13-acre property located at 11900 E Jefferson Street (AKA the Crown Enterprises Parcel; AKA 11880 Freud) and 11900 Freud Street. The analytical results of the Phase II ESA identified concentrations of metals, volatile organic compounds and semi-volatile organic compounds exceeding the EGLE Residential Cleanup Criteria; therefore, the property meets the definition of a "facility" as defined by Part 201 of NREPA.

The parcel with address 12000 E Jefferson Street has been determined to be Functionally Obsolete by a level III Assessor (Attachment I). This parcel is improved with a coal power plant previously operated by DTE Electric Company. The power plant doesn't meet modern efficiency standards and is not competitive with renewable energy facilities (e.g., wind and solar) or natural gas facilities. For these reasons, the power plant was closed in 2008.

Five parcels (i.e., 11802 Freud, 11810 Freud, 11750 Freud, 11860 Freud and 2 Canal) qualify as eligible property (as defined by Section 2 of Act 381) because (i) they are adjacent and contiguous to a parcel that qualifies as a "facility" or "functionally obsolete" parcel; and (ii) eligible activities will be conducted on these parcels and the inclusion and development of these adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the Property.

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 department specific activities, as defined by Section 2(l) of Act 381, (i.e. due care activities, soil remediation, dewatering and removal of underground storage tanks), property acquisition

for economic development purposes, demolition, lead and asbestos abatement, and site preparation activities as well as the preparation and implementation of the Brownfield Plan and Act 381 Work Plan(s).

A summary of the eligible activities and the estimated cost of each eligible activity, a portion of which is intended to be paid for with the proceeds of the TIF Borrowings (as hereinafter defined) which pledge tax increment revenues (as defined by Section 2(ss) of Act 381) from the Property, are shown in the table attached hereto as Attachment F. The eligible activities described in Attachment F 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 F.

In addition to the summary provided for in Attachment F, a brief description of the eligible activities to be completed in the TRA are as follows:

The areas of the TRA referred to as the “North Berm” and “South Berm” together comprise 195 parcels and approximately 35 acres of land. The berms previously constructed on these parcels contain fill material from an unknown origin. The removal of these berms, to ready the site for redevelopment, is extremely costly due to the quantity of material and due to the fact that the berm fill material is contaminated and must be disposed of at a Type II landfill facility.

Five of the parcels in the TRA contain former industrial or residential buildings in various states of disrepair. The buildings cannot be salvaged and will be demolished to ready the parcels for redevelopment.

The parcels to the north and to the east of the Mack Engine Plant within the TRA have a long history of industrial use. Environmental investigation and remediation activities are necessary to provide for proper reuse of these parcels and protect human health and the environment. Remediation is anticipated to consist of the removal of underground storage tanks, remediation of contamination resulting from possible leaking underground storage tanks and disposal of contaminated stockpiled and subsurface soil.

Most of the parcels included in the TRA are currently owned by the City and are tax-exempt. By completing the proposed eligible activities and transferring the property to FCA for eventual redevelopment and reuse, these parcels will be returned to the tax rolls and produce additional tax revenue.

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 MSF 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 that DBRA use the proceeds of the TIF Borrowings to (a) pay directly the costs of certain eligible activities and (b) reimburse the Developer for the costs of certain eligible activities incurred by it as described below. Tax increment revenue generated by the Property will be captured by the DBRA and used to repay the TIF Borrowings, a portion of the proceeds of which will reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the Developer after approval of this Plan (the "Reimbursement Agreement"), in accordance with Section 13(b) of Act 381. 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. Notwithstanding anything to the contrary contained herein, in no event shall any tax increment revenue generated and captured pursuant to this Plan be used to directly pay or reimburse the Developer for eligible activities.

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 reimbursement for the cost of eligible activities with proceeds of obligations to which the DBRA has pledged 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 MSF and EGLE, 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.

The costs listed in Attachment F 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 the proceeds of obligations to which the DBRA has pledged tax increment revenue from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement and Act 381. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with 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 F. 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 EGLE 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 repay the principal of and interest on the TIF Borrowings, a portion of the proceeds of which will reimburse the Developer for the costs of eligible activities under this Plan in accordance with Act 381. 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 G. The estimated cost of eligible activities provided in Attachment F exceeds the amount of tax increment revenues that is projected to be captured over the life of the Plan; however, approval of this Plan by the governing body shall authorize the DBRA to utilize the maximum amount of tax increment revenues generated and captured under this Plan to repay the principal of and interest on the TIF Borrowings, a portion of the proceeds of which will reimburse the approved costs of eligible activities incurred in connection with this Plan.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, and (ii) make deposits into the State Brownfield Redevelopment Fund, as follows:

<u>School Capture</u>	<u>Millage Rate</u>	<u>TIF Borrowings</u>	<u>BRA Admin Reimbursement</u>	<u>State Redevelopment Fund</u>
State Education Tax (SET)	6.0000	\$ 3,630,007		\$ 1,369,350
School Operating Tax	18.0000	\$ 10,890,022		
<u>Local Capture</u>				
City Operating	19.9520	\$ 12,101,766	\$ 1,429,981	
Library	4.6307	\$ 2,808,723	\$ 331,887	
Wayne Co Operating	8.1220	\$ 4,926,187	\$ 582,112	
HCMA	0.2140	\$ 129,800	\$ 15,338	
Wayne ISD	3.4643	\$ 2,101,250	\$ 248,290	
Wayne ENH	2.0000	\$ 1,213,088	\$ 143,342	
Wayne CC	3.2408	\$ 1,965,688	\$ 232,272	
Total		\$ 39,766,696	\$ 2,983,222	\$ 1,369,350
<u>Total Non-Capturable Taxes</u>				
The following taxes will be levied, but not captured, during the duration of the Plan.				
City Debt	7.0000	\$ 6,874,170		
School Debt	13.0000	\$ 12,766,315		
Wayne DIA	0.2000	\$ 196,405		
Wayne Zoo	0.1000	\$ 98,202		
Total		\$ 19,935,092		

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.

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

The eligible activities financed under this Plan are to be financed solely from the proceeds of (a) a tax increment bond issued by DBRA to the MSF pursuant to Section 17 of Act 381 and (b) one or more loans made by the City of Detroit to the DBRA pursuant to Section 7(3) of Act 381 (collectively, the "TIF Borrowings"). The TIF Borrowings will pledge and be payable solely from tax increment revenues generated and captured from the Property. The maximum amount of indebtedness under this Plan will not exceed Thirty Million Dollars (\$30,000,000), and in no case will the maximum amount of indebtedness under this Plan exceed an amount which can be repaid, with interest, by the projected tax increment revenues set forth at Attachment G.

Interest on the TIF Borrowings shall be paid under this Plan and described in Attachment G, provided that to the extent that the MSF and EGLE does not approve the payment of interest on an eligible activity with school taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such eligible activity.

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

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

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the tax increment financing (TIF) table described in Exhibit G. 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 portion of the Property not within the TRA will become a part of this Plan on the date this Plan is approved by the governing body; however, with respect to the portion of the Property within the contemplated TRA, the properties in the TRA will become a part of this Plan on the date the TRA has been designated and approved by both the governing body and the MSF.

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

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

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

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

It is projected that insufficient tax increment revenue will be available to make deposits to the LBRF under this Plan. As a result, the amount of tax increment revenue anticipated for capture and deposit in the LBRF is currently estimated at \$0. Notwithstanding anything to the contrary, 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.

FCA is seeking a twelve-year Public Act 198 Industrial Facilities Exemption (IFE) tax abatement and State Treasury approval to abate the state education tax for the Project. While the state education tax is abated, there will not be a payment to the State Brownfield Redevelopment Fund.

K. Other Pertinent Information (Section 13 (2)(m))

This Plan shall be implemented in compliance with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property, including, but not limited to, all applicable federal, state, and local relocation requirements.

A Phase I ESA, and if appropriate, a Phase II ESA, BEA, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been or will be performed on the Property ("Environmental Documents"). Attached hereto as Attachment H is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of all Phase I ESAs, and if appropriate, the Phase II ESAs completed thus far for the Property.

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.

III. ATTACHMENTS

ATTACHMENT A

Site Map

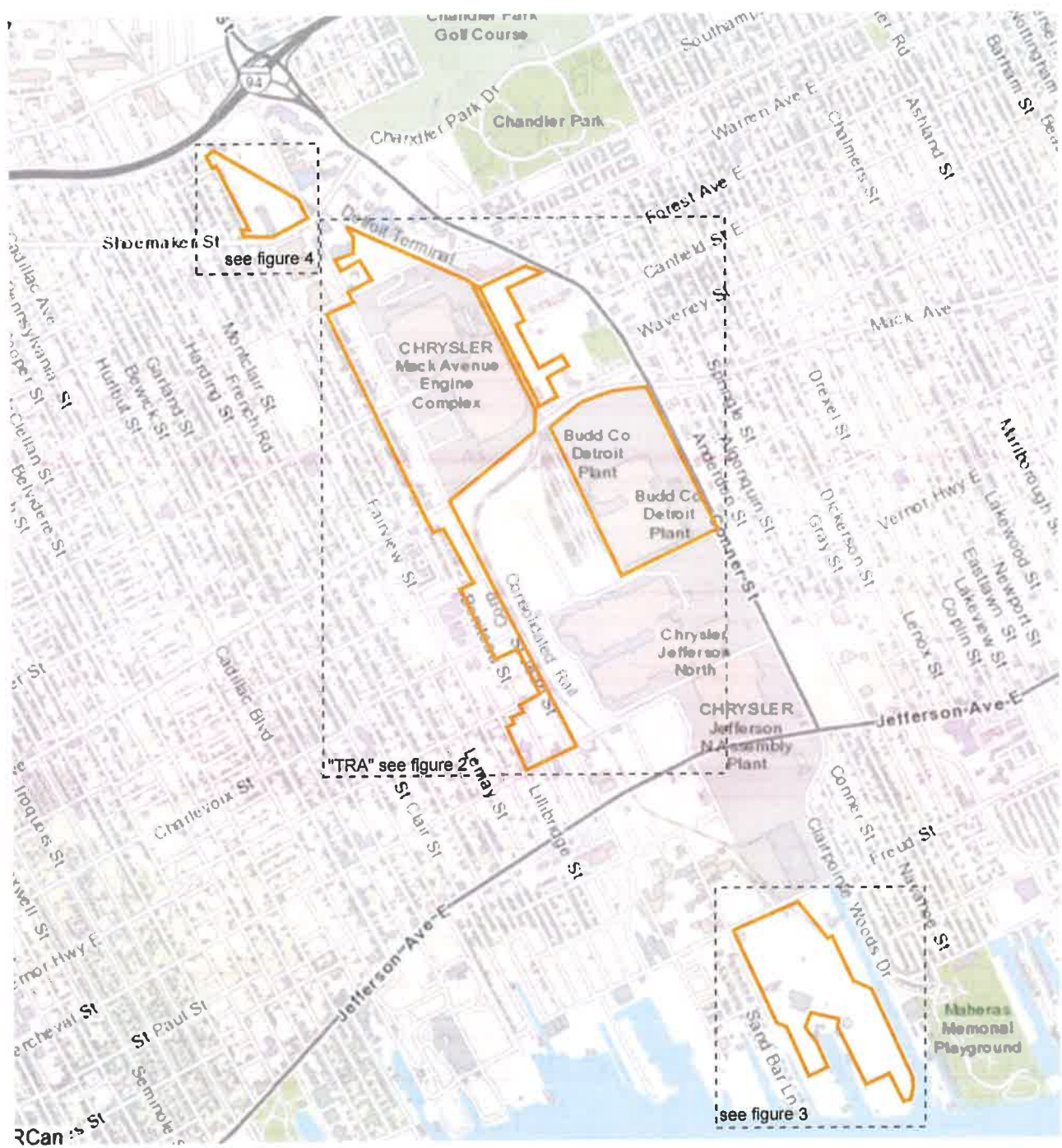


FIGURE 1
Eligible Property Boundary
Map



FIGURE 2.
Map of Targeted
Redevelopment Area

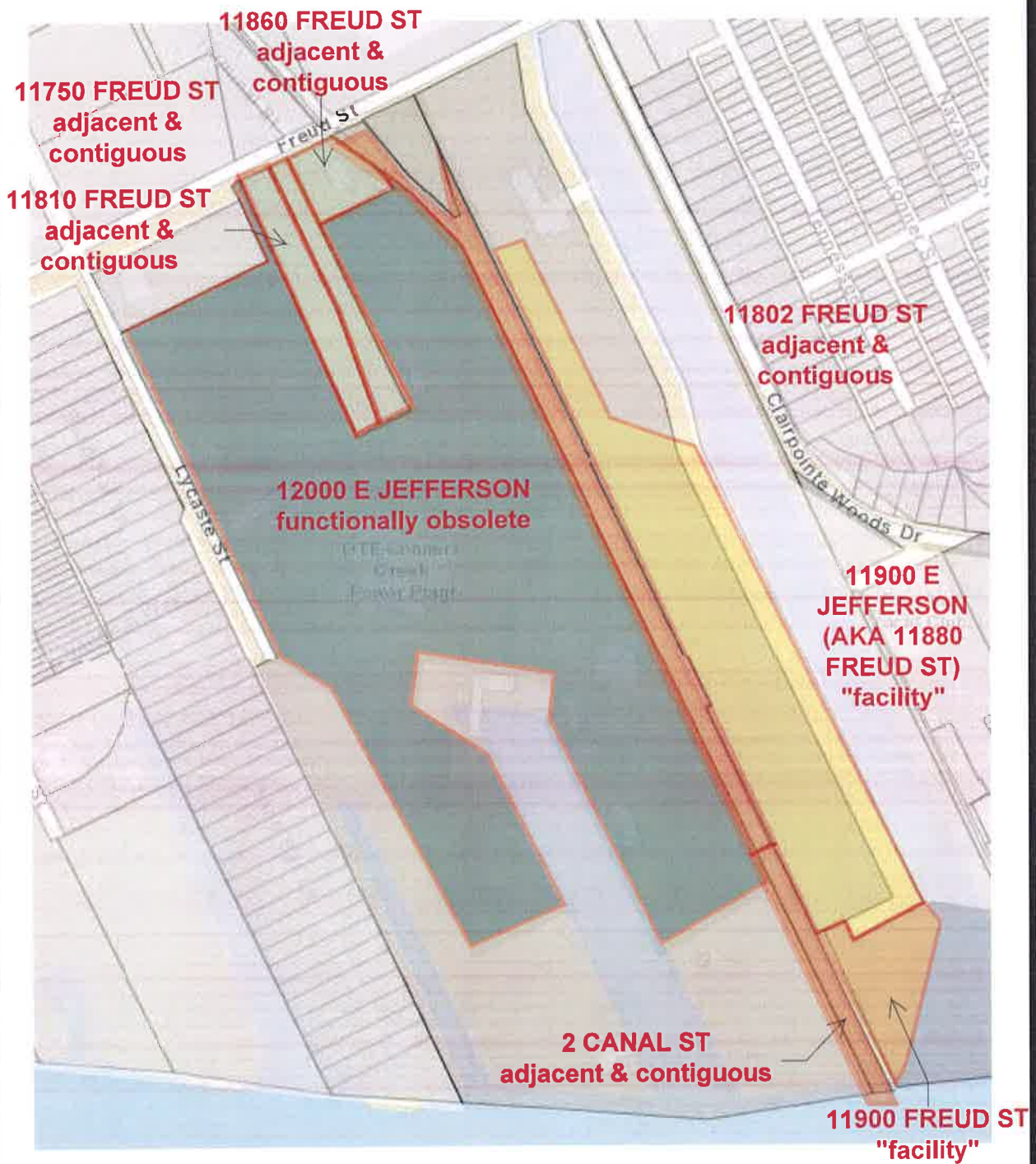


FIGURE 3. Eligible Property
 Southern 8 Parcels along
 Detroit River

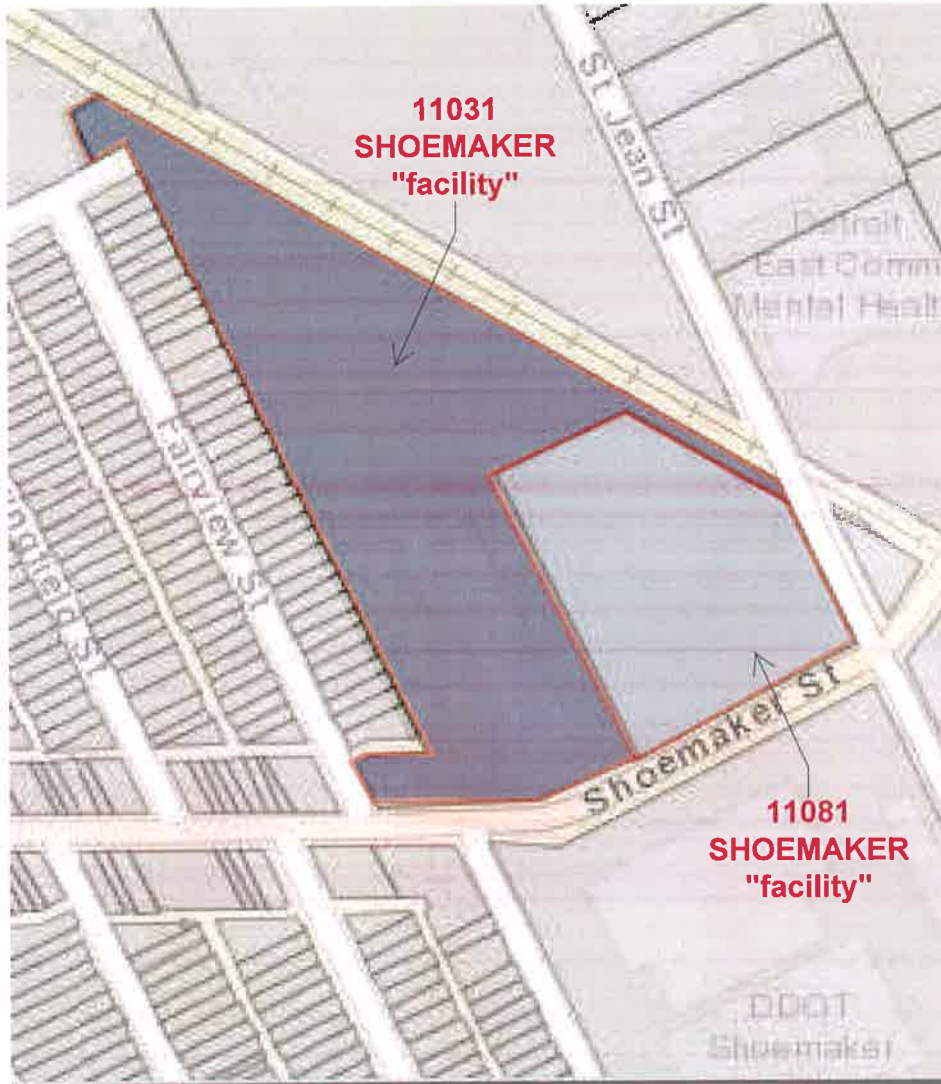


FIGURE 4. Eligible Property
Northern 2 Parcels

ATTACHMENT B
Eligible Property Parcel List

Eligible Property Information				
Address	Area (acr.)	Tax Identification Number	Basis of Brownfield Eligibility	Owner
3827 St. Jean	0.11	21044062	Targeted Redevelopment Area	City of Detroit
3833 St. Jean	0.09	21044061	Targeted Redevelopment Area	City of Detroit
3839 St. Jean	0.09	21044060	Targeted Redevelopment Area	City of Detroit
3843 St. Jean	0.09	21044059	Targeted Redevelopment Area	City of Detroit
3851 St. Jean	0.09	21044058	Targeted Redevelopment Area	City of Detroit
3857 St. Jean	0.09	21044057	Targeted Redevelopment Area	City of Detroit
3863 St. Jean	0.09	21044056	Targeted Redevelopment Area	City of Detroit
3867 St. Jean	0.09	21044055	Targeted Redevelopment Area	City of Detroit
3873 St. Jean	0.096	21044054	Targeted Redevelopment Area	City of Detroit
3881 St. Jean	0.09	21044053	Targeted Redevelopment Area	City of Detroit
3887 St. Jean	0.09	21044052	Targeted Redevelopment Area	City of Detroit
3893 St. Jean	0.09	21044051	Targeted Redevelopment Area	City of Detroit
3899 St. Jean	0.09	21044050	Targeted Redevelopment Area	City of Detroit
3905 St. Jean	0.09	21044049	Targeted Redevelopment Area	City of Detroit
3911 St. Jean	0.096	21044048	Targeted Redevelopment Area	City of Detroit
3917 St. Jean	0.09	21044047	Targeted Redevelopment Area	City of Detroit
3923 St. Jean	0.09	21044046	Targeted Redevelopment Area	City of Detroit
3929 St. Jean	0.09	21044045	Targeted Redevelopment Area	City of Detroit
3935 St. Jean	0.09	21044044	Targeted Redevelopment Area	City of Detroit
3941 St. Jean	0.09	21044043	Targeted Redevelopment Area	City of Detroit
3947 St. Jean	0.09	21044042	Targeted Redevelopment Area	City of Detroit
3959 St. Jean	0.09	21044041	Targeted Redevelopment Area	City of Detroit
3963 St. Jean	0.117	21044040	Targeted Redevelopment Area	City of Detroit
3973 St. Jean	0.19	21044039	Targeted Redevelopment Area	City of Detroit
3981 St. Jean	0.09	21044038	Targeted Redevelopment Area	City of Detroit
3987 St. Jean	0.09	21044037	Targeted Redevelopment Area	City of Detroit
3991 St. Jean	0.09	21044036	Targeted Redevelopment Area	City of Detroit
3997 St. Jean	0.09	21044035	Targeted Redevelopment Area	City of Detroit
4103 St. Jean	0.09	21044034	Targeted Redevelopment Area	City of Detroit
4109 St. Jean	0.09	21044033	Targeted Redevelopment Area	City of Detroit
4117 St. Jean	0.09	21044032	Targeted Redevelopment Area	City of Detroit
4121 St. Jean	0.09	21044031	Targeted Redevelopment Area	City of Detroit
4127 St. Jean	0.09	21044030	Targeted Redevelopment Area	City of Detroit
4135 St. Jean	0.09	21044029	Targeted Redevelopment Area	City of Detroit
4139 St. Jean	0.096	21044028	Targeted Redevelopment Area	City of Detroit
4145 St. Jean	0.09	21044027	Targeted Redevelopment Area	City of Detroit
4151 St. Jean	0.1	21044026	Targeted Redevelopment Area	City of Detroit
4157 St. Jean	0.09	21044025	Targeted Redevelopment Area	City of Detroit
4163 St. Jean	0.09	21044024	Targeted Redevelopment Area	City of Detroit
4169 St. Jean	0.09	21044023	Targeted Redevelopment Area	City of Detroit
4177 St. Jean	0.09	21044022	Targeted Redevelopment Area	City of Detroit
4183 St. Jean	0.09	21044021	Targeted Redevelopment Area	City of Detroit
4189 St. Jean	0.09	21044020	Targeted Redevelopment Area	City of Detroit
4193 St. Jean	0.09	21044019	Targeted Redevelopment Area	City of Detroit
4199 St. Jean	0.11	21044018	Targeted Redevelopment Area	City of Detroit
4403 St. Jean	0.15	21044017	Targeted Redevelopment Area	City of Detroit
4413 St. Jean	0.09	21044016	Targeted Redevelopment Area	City of Detroit
4415 St. Jean	0.09	21044015	Targeted Redevelopment Area	City of Detroit
4425 St. Jean	0.09	21044014	Targeted Redevelopment Area	City of Detroit
4431 St. Jean	0.09	21044013	Targeted Redevelopment Area	City of Detroit

Address	Area (acr.)	Tax Identification Number	Basis of Brownfield Eligibility	Owner
4437 St. Jean	0.09	21044012	Targeted Redevelopment Area	City of Detroit
4441 St. Jean	0.09	21044011	Targeted Redevelopment Area	City of Detroit
4447 St. Jean	0.09	21044010	Targeted Redevelopment Area	City of Detroit
4455 St. Jean	0.09	21044009	Targeted Redevelopment Area	City of Detroit
4461 St. Jean	0.09	21044008	Targeted Redevelopment Area	City of Detroit
4467 St. Jean	0.09	21044007	Targeted Redevelopment Area	City of Detroit
4471 St. Jean	0.09	21044006	Targeted Redevelopment Area	City of Detroit
4479 St. Jean	0.09	21044005	Targeted Redevelopment Area	City of Detroit
4485 St. Jean	0.09	21044004	Targeted Redevelopment Area	City of Detroit
4491 St. Jean	0.09	21044003	Targeted Redevelopment Area	City of Detroit
4497 St. Jean	0.09	21044002	Targeted Redevelopment Area	City of Detroit
4503 St. Jean	0.09	21044001	Targeted Redevelopment Area	City of Detroit
4509 St. Jean	0.09	21044000	Targeted Redevelopment Area	City of Detroit
4513 St. Jean	0.11	21043999	Targeted Redevelopment Area	City of Detroit
4519 St. Jean	0.11	21043998	Targeted Redevelopment Area	City of Detroit
4527 St. Jean	0.11	21043997	Targeted Redevelopment Area	City of Detroit
4533 St. Jean	0.11	21043996	Targeted Redevelopment Area	City of Detroit
4543 St. Jean	0.17	21043995	Targeted Redevelopment Area	City of Detroit
4555 St. Jean	0.17	21043994	Targeted Redevelopment Area	City of Detroit
4561 St. Jean	0.78	21043993	Targeted Redevelopment Area	City of Detroit
4607 St. Jean	0.1	21043992	Targeted Redevelopment Area	City of Detroit
4613 St. Jean	0.1	21043991	Targeted Redevelopment Area	City of Detroit
4621 St. Jean	0.103	21043990	Targeted Redevelopment Area	City of Detroit
4625 St. Jean	0.1	21043989	Targeted Redevelopment Area	City of Detroit
4631 St. Jean	0.1	21043988	Targeted Redevelopment Area	City of Detroit
4639 St. Jean	0.1	21043987	Targeted Redevelopment Area	City of Detroit
4645 St. Jean	0.1	21043986	Targeted Redevelopment Area	City of Detroit
4651 St. Jean	0.1	21043985	Targeted Redevelopment Area	City of Detroit
4657 St. Jean	0.1	21043984	Targeted Redevelopment Area	City of Detroit
4663 St. Jean	0.1	21043983	Targeted Redevelopment Area	City of Detroit
4669 St. Jean	0.9	21043982	Targeted Redevelopment Area	City of Detroit
4677 St. Jean	0.1	21043981	Targeted Redevelopment Area	City of Detroit
4679 St. Jean	0.9	21044080	Targeted Redevelopment Area	City of Detroit
4687 St. Jean	0.1	21044179	Targeted Redevelopment Area	City of Detroit
4697 St. Jean	0.11	21043978	Targeted Redevelopment Area	City of Detroit
11232 E Warren	0.051	21002600	Targeted Redevelopment Area	City of Detroit
11238 E Warren	0.051	21002599	Targeted Redevelopment Area	City of Detroit
11244 E Warren	0.05	21002598	Targeted Redevelopment Area	City of Detroit
4711 St. Jean	0.06	21043977	Targeted Redevelopment Area	City of Detroit
11250 E Warren	0.039	21002597	Targeted Redevelopment Area	City of Detroit
12017 Mack	2.53	21001260-8	Targeted Redevelopment Area	Republic Services Inc.
4605 Conner Street	3.03	21046424.001	Targeted Redevelopment Area	DTE Electric Company
12001 Mack Avenue	2.76	21001269.002L	Targeted Redevelopment Area	Republic Services of Michigan
4801 Conner Street	8.11	21046423.001	Targeted Redevelopment Area	Conner Street Plaza LLC
5066 St. Jean Street	1.2	21043944	Targeted Redevelopment Area	Dept of Street Railways (City of Detroit)
11031 Shoemaker	9.89	21003300.001	Facility	City of Detroit
11081 Shoemaker	4.53	21003300.002L	Facility	Detroit Water & Sewerage Dept
2131 St. Jean	0.15	21044167	Targeted Redevelopment Area	City of Detroit
2139 St. Jean	0.1	21044166	Targeted Redevelopment Area	City of Detroit
2149 St. Jean	0.1	21044165	Targeted Redevelopment Area	City of Detroit
2155 St. Jean	0.15	21044164	Targeted Redevelopment Area	City of Detroit

Address	Area (acr.)	Tax Identification Number	Basis of Brownfield Eligibility	Owner
2161 St. Jean	0.1	21044163	Targeted Redevelopment Area	City of Detroit
2167 St. Jean	0.1	21044162	Targeted Redevelopment Area	City of Detroit
2171 St. Jean	0.1	21044161	Targeted Redevelopment Area	City of Detroit
2179 St. Jean	0.1	21044160	Targeted Redevelopment Area	City of Detroit
2185 St. Jean	0.1	21044159	Targeted Redevelopment Area	City of Detroit
2191 St. Jean	0.1	21044158	Targeted Redevelopment Area	City of Detroit
2197 St. Jean	0.1	21044157	Targeted Redevelopment Area	City of Detroit
2203 St. Jean	0.1	21044156	Targeted Redevelopment Area	City of Detroit
2209 St. Jean	0.1	21044155	Targeted Redevelopment Area	City of Detroit
2215 St. Jean	0.1	21044154	Targeted Redevelopment Area	City of Detroit
2221 St. Jean	0.1	21044153	Targeted Redevelopment Area	City of Detroit
2225 St. Jean	0.1	21044152	Targeted Redevelopment Area	City of Detroit
2231 St. Jean	0.1	21044151	Targeted Redevelopment Area	City of Detroit
2239 St. Jean	0.1	21044150	Targeted Redevelopment Area	City of Detroit
2245 St. Jean	0.1	21044149	Targeted Redevelopment Area	City of Detroit
2251 St. Jean	0.1	21044148	Targeted Redevelopment Area	City of Detroit
2257 St. Jean	0.18	21044147	Targeted Redevelopment Area	City of Detroit
2505 St. Jean	0.12	21044146	Targeted Redevelopment Area	City of Detroit
2511 St. Jean	0.1	21044145	Targeted Redevelopment Area	City of Detroit
2515 St. Jean	0.1	21044144	Targeted Redevelopment Area	City of Detroit
2521 St. Jean	0.1	21044143	Targeted Redevelopment Area	City of Detroit
2527 St. Jean	0.1	21044142	Targeted Redevelopment Area	City of Detroit
2533 St. Jean	0.1	21044141	Targeted Redevelopment Area	City of Detroit
2539 St. Jean	0.1	21044140	Targeted Redevelopment Area	City of Detroit
2545 St. Jean	0.1	21044139	Targeted Redevelopment Area	City of Detroit
2551 St. Jean	0.1	21044138	Targeted Redevelopment Area	City of Detroit
2557 St. Jean	0.1	21044137	Targeted Redevelopment Area	City of Detroit
2563 St. Jean	0.1	21044136	Targeted Redevelopment Area	City of Detroit
2567 St. Jean	0.1	21044135	Targeted Redevelopment Area	City of Detroit
2573 St. Jean	0.1	21044134	Targeted Redevelopment Area	City of Detroit
2581 St. Jean	0.1	21044133	Targeted Redevelopment Area	City of Detroit
2587 St. Jean	0.1	21044132	Targeted Redevelopment Area	City of Detroit
2591 St. Jean	0.1	21044131	Targeted Redevelopment Area	City of Detroit
2597 St. Jean	0.1	21044130	Targeted Redevelopment Area	City of Detroit
2605 St. Jean	0.1	21044129	Targeted Redevelopment Area	City of Detroit
2611 St. Jean	0.1	21044128	Targeted Redevelopment Area	City of Detroit
2617 St. Jean	0.1	21044127	Targeted Redevelopment Area	City of Detroit
2623 St. Jean	0.1	21044126	Targeted Redevelopment Area	City of Detroit
2629 St. Jean	0.1	21044125	Targeted Redevelopment Area	City of Detroit
2635 St. Jean	0.1	21044124	Targeted Redevelopment Area	City of Detroit
2641 St. Jean	0.1	21044123	Targeted Redevelopment Area	City of Detroit
2647 St. Jean	0.1	21044122	Targeted Redevelopment Area	City of Detroit
2653 St. Jean	0.1	21044121	Targeted Redevelopment Area	City of Detroit
2657 St. Jean	0.1	21044120	Targeted Redevelopment Area	City of Detroit
2665 St. Jean	0.1	21044119	Targeted Redevelopment Area	City of Detroit
11262 Charlevoix	0.224	21000889-905	Targeted Redevelopment Area	DLBA
2905 St. Jean	0.396	21000925-43	Targeted Redevelopment Area	City of Detroit
2923 St. Jean	0.1	21044118	Targeted Redevelopment Area	City of Detroit
2929 St. Jean	0.1	21044117	Targeted Redevelopment Area	City of Detroit
2935 St. Jean	0.1	21044116	Targeted Redevelopment Area	City of Detroit
2941 St. Jean	0.1	21044115	Targeted Redevelopment Area	City of Detroit

Address	Area (acr.)	Tax Identification Number	Basis of Brownfield Eligibility	Owner
2947 St. Jean	0.1	21044114	Targeted Redevelopment Area	City of Detroit
2951 St. Jean	0.1	21044113	Targeted Redevelopment Area	City of Detroit
2965 St. Jean	0.155	21044112	Targeted Redevelopment Area	City of Detroit
2969 St. Jean	0.15	21044111	Targeted Redevelopment Area	City of Detroit
2977 St. Jean	0.1	21044110	Targeted Redevelopment Area	City of Detroit
2983 St. Jean	0.14	21044109	Targeted Redevelopment Area	City of Detroit
2989 St. Jean	0.1	21044108	Targeted Redevelopment Area	City of Detroit
2995 St. Jean	0.1	21044107	Targeted Redevelopment Area	City of Detroit
3001 St. Jean	0.1	21044106	Targeted Redevelopment Area	City of Detroit
3007 St. Jean	0.1	21044105	Targeted Redevelopment Area	City of Detroit
3013 St. Jean	0.1	21044104	Targeted Redevelopment Area	City of Detroit
3021 St. Jean	0.1	21044103	Targeted Redevelopment Area	City of Detroit
3025 St. Jean	0.1	21044102	Targeted Redevelopment Area	City of Detroit
3033 St. Jean	0.1	21044101	Targeted Redevelopment Area	City of Detroit
3039 St. Jean	0.1	21044100	Targeted Redevelopment Area	City of Detroit
3043 St. Jean	0.1	21044099	Targeted Redevelopment Area	City of Detroit
3049 St. Jean	0.1	21044098	Targeted Redevelopment Area	City of Detroit
3057 St. Jean	0.1	21044097	Targeted Redevelopment Area	City of Detroit
3063 St. Jean	0.1	21044096	Targeted Redevelopment Area	City of Detroit
11235 Goethe	0.1	21044095	Targeted Redevelopment Area	City of Detroit
3407 St. Jean	0.1	21044094	Targeted Redevelopment Area	City of Detroit
3413 St. Jean	0.1	21044093	Targeted Redevelopment Area	City of Detroit
3421 St. Jean	0.1	21044092	Targeted Redevelopment Area	City of Detroit
3427 St. Jean	0.1	21044091	Targeted Redevelopment Area	City of Detroit
3433 St. Jean	0.1	21044090	Targeted Redevelopment Area	City of Detroit
3439 St. Jean	0.1	21044089	Targeted Redevelopment Area	City of Detroit
3445 St. Jean	0.1	21044088	Targeted Redevelopment Area	City of Detroit
3451 St. Jean	0.1	21044087	Targeted Redevelopment Area	City of Detroit
3457 St. Jean	0.1	21044086	Targeted Redevelopment Area	City of Detroit
3463 St. Jean	0.1	21044085	Targeted Redevelopment Area	City of Detroit
3469 St. Jean	0.1	21044084	Targeted Redevelopment Area	City of Detroit
3475 St. Jean	0.1	21044083	Targeted Redevelopment Area	City of Detroit
3481 St. Jean	0.1	21044082	Targeted Redevelopment Area	City of Detroit
3485 St. Jean	0.1	21044081	Targeted Redevelopment Area	City of Detroit
3493 St. Jean	0.1	21044080	Targeted Redevelopment Area	City of Detroit
3499 St. Jean	0.1	21044079	Targeted Redevelopment Area	City of Detroit
3505 St. Jean	0.1	21044078	Targeted Redevelopment Area	City of Detroit
3511 St. Jean	0.1	21044077	Targeted Redevelopment Area	City of Detroit
3517 St. Jean	0.1	21044076	Targeted Redevelopment Area	City of Detroit
3521 St. Jean	0.1	21044075	Targeted Redevelopment Area	City of Detroit
3527 St. Jean	0.1	21044074	Targeted Redevelopment Area	City of Detroit
3535 St. Jean	0.1	21044073	Targeted Redevelopment Area	City of Detroit
3539 St. Jean	0.1	21044072	Targeted Redevelopment Area	City of Detroit
3547 St. Jean	0.1	21044071	Targeted Redevelopment Area	City of Detroit
3551 St. Jean	0.1	21044070	Targeted Redevelopment Area	City of Detroit
3559 St. Jean	0.1	21044069	Targeted Redevelopment Area	City of Detroit
3563 St. Jean	0.1	21044068	Targeted Redevelopment Area	City of Detroit
3569 St. Jean	0.1	21044067	Targeted Redevelopment Area	City of Detroit
3575 St. Jean	0.1	21044066	Targeted Redevelopment Area	City of Detroit
3581 St. Jean	0.1	21044065	Targeted Redevelopment Area	City of Detroit
3589 St. Jean	0.1	21044064	Targeted Redevelopment Area	City of Detroit

Address	Area (acr.)	Tax Identification Number	Basis of Brownfield Eligibility	Owner
3597 St. Jean	0.148	21044063	Targeted Redevelopment Area	City of Detroit
11256 Mack	0.094	21001116-39	Targeted Redevelopment Area	City of Detroit
11244 Mack	0.138	21001140	Targeted Redevelopment Area	City of Detroit
11234 Mack	0.18	21001141	Targeted Redevelopment Area	City of Detroit
11200 Charlevoix	0.22	21000906.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
11203 Charlevoix	0.039	21000924.001	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
11209 Charlevoix	0.039	21000924.002	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
11213 Charlevoix	0.039	21000924.003	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
11217 Charlevoix	0.039	21000924.004	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
11223 Charlevoix	0.039	21000924.005L	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2662 Beniteau	0.103	21043185.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2654 Beniteau	0.155	21043184	Targeted Redevelopment Area	DLBA
2646 Beniteau	0.155	21043183	Targeted Redevelopment Area	DLBA
2636 Beniteau	0.155	21043182	Targeted Redevelopment Area	DLBA
2628 Beniteau	0.155	21043181	Targeted Redevelopment Area	DLBA
2908 Beniteau	0.103	21043186.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2916 Beniteau	0.1	21043187.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2920 Beniteau	0.2	21043188-9	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2934 Beniteau	0.1	21043190.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2940 Beniteau	0.1	21043191.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2946 Beniteau	0.1	21043192.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2952 Beniteau	0.1	21043193.	Targeted Redevelopment Area	DETROIT PUBLIC SCHOOLS
2958 Beniteau	0.138	21043194.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2966 Beniteau	0.15	21043195.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2978 Beniteau	0.15	21043196.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2986 Beniteau	0.11	21043197.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2990 Beniteau	0.1	21043198.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2998 Beniteau	0.1	21043199.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3002 Beniteau	0.1	21043200.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3008 Beniteau	0.1	21043201.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3014 Beniteau	0.1	21043202.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3020 Beniteau	0.1	21043203.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3026 Beniteau	0.1	21043204.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3034 Beniteau	0.1	21043205.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3040 Beniteau	0.1	21043206.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3044 Beniteau	0.1	21043207.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3050 Beniteau	0.1	21043208.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3058 Beniteau	0.1	21043209.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
3060 Beniteau	0.1	21043210.	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
11231 Kercheval	0.08	21000717	Targeted Redevelopment Area	City of Detroit
11215 Kercheval	0.173	21000716	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
11201 Kercheval	0.11	21000715	Targeted Redevelopment Area	City of Detroit
2124 Beniteau	0.08	21043135.002L	Targeted Redevelopment Area	City of Detroit
2130 Beniteau	0.1	21043136	Targeted Redevelopment Area	DLBA
2136 Beniteau	0.1	21043137	Targeted Redevelopment Area	DLBA
2142 Beniteau	0.1	21043138	Targeted Redevelopment Area	DLBA
2148 Beniteau	0.1	21043139	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2154 Beniteau	0.1	21043140	Targeted Redevelopment Area	DLBA
2160 Beniteau	0.1	21043141	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2166 Beniteau	0.1	21043142	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2174 Beniteau	0.1	21043143	Targeted Redevelopment Area	DLBA

Address	Area (acr.)	Tax Identification Number	Basis of Brownfield Eligibility	Owner
2180 Beniteau	0.1	21043144	Targeted Redevelopment Area	DLBA
2186 Beniteau	0.1	21043145	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2192 Beniteau	0.1	21043146	Targeted Redevelopment Area	DLBA
2196 Beniteau	0.1	21043147	Targeted Redevelopment Area	DLBA
2204 Beniteau	0.1	21043148	Targeted Redevelopment Area	DLBA
2208 Beniteau	0.1	21043149	Targeted Redevelopment Area	DLBA
2214 Beniteau	0.1	21043150	Targeted Redevelopment Area	DLBA
2222 Beniteau	0.1	21043151	Targeted Redevelopment Area	DLBA
2226 Beniteau	0.1	21043152	Targeted Redevelopment Area	DLBA
2232 Beniteau	0.1	21043153	Targeted Redevelopment Area	HANTZ WOODLANDS LLC
2238 Beniteau	0.1	21043154	Targeted Redevelopment Area	DLBA
2246 Beniteau	0.1	21043155	Targeted Redevelopment Area	DLBA
2250 Beniteau	0.1	21043156	Targeted Redevelopment Area	DLBA
2256 Beniteau	0.05	21043157	Targeted Redevelopment Area	DLBA
11214 E Vernor	0.06	21043158	Targeted Redevelopment Area	DLBA
11224 E Vernor	0.06	21043159	Targeted Redevelopment Area	DLBA
2247 Beniteau	0.1	21043511	Targeted Redevelopment Area	DLBA
2241 Beniteau	0.1	21043512	Targeted Redevelopment Area	DLBA
2235 Beniteau	0.1	21043513	Targeted Redevelopment Area	DLBA
2229 Beniteau	0.1	21043514-23	Targeted Redevelopment Area	DLBA
11131 Kercheval	4.075	21042676-93	Targeted Redevelopment Area	City of Detroit
11509 Mack	111.14	21044288-572	Targeted Redevelopment Area	FCA
11603 E Warren	5.71	16009911.004L	Targeted Redevelopment Area	FCA
12141 Charlevoix	83.37	21001115	Targeted Redevelopment Area	Crown Enterprises, Inc.
12000 E Jefferson	75	21000063.002L	Functionally Obsolete	DTE Electric Company
11750 Freud	1.495	21000062	Adjacent & Contiguous	Detroit Terminal Company
11810 Freud	2.46	21000061	Adjacent & Contiguous	Detroit Terminal Company
11860 Freud	1.198	21000063.001	Adjacent & Contiguous	Duerf Investments LLC
2 Canal	1.12	21000070.001	Adjacent & Contiguous	Detroit Terminal Company
11900 Freud	22.19	21000071	Facility	City of Detroit Water Dept
11900 E Jefferson (AKA 11880)	19.087	21000070.002L	Facility	City of Detroit Water Dept
11802 Freud	0	21000069.001	Adjacent & Contiguous	Detroit Terminal RR
Total	388.57		286	

ATTACHMENT C

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description of Eligible Property

11232 E Warren

S- WARREN -E S 74 FT OF LOT 15JOHN H WALSHS SUB L28 P17 PLATS, W C R 21/550 30 X 74

11238 E Warren

S E WARREN S 74 FT OF 16 JOHN H WALSHS SUB L28 P17 PLATS, W C R 21/550 30 X 74

11244 E Warren

S WARREN-E S 74 FT 17 JOHN H WALSHS SUB L28 P17 PLATS, W C R 21/550 30 X 74

11250 E Warren

S-E WARREN N 28 FT OF S 74 FT 19 N 28 FT OF S 74 FT 18 JOHN H WALSHS SUB L28 P17 PLATS, W C R 21/550 60 X 28

4711 St. Jean

W ST JEAN S 46' 19 S 46' 18 JOHN H WALSHS SUB L28 P17 21/550 46 X 60

3827 - 4697 St. Jean

SEE EXHIBIT A

12017 Mack

N MACK E 183.50FT OF W 200 FT OF 22 EXC N 271.68FT THEREOF YG N & ADJ MACK AVE 124FT WD SUB OF P C 385&386 L49 P494 DEEDS, W C R 21/510 110,337 SQ FT

4605 Conner

W CONNER PT OF OTS 22 & 23 PLAN OF SUB OF P CS 385 & 386 L49 P494 DEEDS, W C R 21/510 ALL DESC AS FOLS: BEG AT INTSEC N LINE SD LOT 23 WITH W LINE P C 386 TH N 64 D E 977.71 FT SD PTE BG NW COR LOT 1 CONNER AVE SUB L85 P72 PLATS W C R TH S 26D 02M 00S E 100 FT TH S 64D 00M 00S W 273.97 FT TH S 26D 03M 00S E 489.49 FT TH S 62D 13M 00S W 106.21 FT TH S 26D 03M 00S E 6 FT TH S 62D 13M 00S W 248.95 FT TH S 26D 03M 00S E 537.53 FT TO N LINE MACK AVE 124 FT WD TH S 63D 50M 00S W 148.71 FT TH N 25D 50M 00S W 633.33 FT TH N 62D 13M 00S W 60.03 FT TH N 26D 03M 00S W 453.30 FT TH S 64D 00M 00S W 60.03 FT TH N 26D 03M 00S W 20 FT TH S 64D 00M 00S W 200 FT TO

W LINE SD LOT 23 ALSO BG CL OF CONNER LANE 33 FT WD TH N 26D 03M 00S W 30FT TO P O B 21/510
386,009 SQ FT

12001 Mack

N MACK E 243.53 FT OF W 260.03 FT OF S 235.32 FT 23 EXC N 20 FT OF E 60.03 FT AND E 243.53 FT OF
W 260.03 FT OF N 271.68 FT 22 EXC S 33.7 FT OF E 60.03 FT SUB OF P C 385 & 386 L49 P494 DEEDS, W C
R 21/510 120,303 SQ FT

4801 Conner Street

W CONNER PT OF 24 DESC AS BEG AT A PTE IN SLY LINE CONNER AVE 86 FT WD DIST S 64 D 03M 32S E
513.94 FT & S 64D 16M 10S W 29.32 FT FROM S LINE WARREN AVE 105 FT WD TH S 64D 03M 32S E
254.17 FT TH S 64D W 584.16 FT TH S 26D E 565.44 FT TH S 64D W 313 FT TH N 26D 02M W 843 FT THS
61D 01M E 94.46 FT TH N 64D 16M 10S E 685.98 FT TO P O B PLAN OF SUB OF P C S 385 & 386 L49 P494
DEEDS, W C R 21/510 342,821 SQ FT

5066 St. Jean

E ST JEAN 10 THRU 15 22 THRU 25 32 THRU 35 AND THAT PT OF 28 THRU 31 BG E 59.31 FT ON S LINE &
E 13 FT ON N LINE & VAC GLADWIN & ALLEYS ADJ S J BLOOMFIELDS SUB L31 P93 PLATS, W C R 21/563
51456 SQ FT

11031 Shoemaker Street

N SHOEMAKER 7 THRU 12 THOMAS L RICE SHOEMAKERS SUB L38 P35 PLATS, W C R 21/572 ALSO THAT
PT OF SUB OF LOTS 25 & 26 OF THE ST JEAN FARM, PC 26, ALSO PT OF PC 688 DESC AS FOLS BEG AT A
PTE IN THE N LINE OF SHOEMAKER AVE 66 FT WD S 62D 42M 48S W 415.97 FT FR

11081 Shoemaker Street

N SHOEMAKER PT OF LOTS 3 THRU 5 SUB OF LOTS 25 & 26 OF THE ST JEAN FARM, PC 26 L217 P522
DEEDS W C R 21/587 DESC AS FOLS BG AT THE INTSEC OF THE W LINE OF ST JEAN AVE 66 FT WD & THE
N LINE OF SHOEMAKER AVE 66 FT WD TH S 62D 42M 48S W 415.97 FT TH N 25D 53M 20S W 533.53 FT
TH N 60D 05M 10S E 242.15 FT TH S 59D 56M 26S E 310.38 FT TH S 25D 52M E 266.33 TO P O B 21/---
197,480 SQ FT

11234 – 11256 Mack

SEE EXHIBIT B

2131 – 3597 St. Jean

SEE EXHIBIT B

11200 Charlevoix Street

S CHARLEVOIX S 3.55 FT FRONT BG S 4.00 FT REAR 69 70 & 71 DWYER, SCULLEN & O'NEIL SUB L24 P96 PLATS, W C R 21/361 150 X 63.78A

11203 Charlevoix Street

N CHARLEVOIX W 30 FT OF N 26.45 FT OF 67 W 30 FT OF 66 DWYER, SCULLEN & O'NEIL SUB L24 P96 PLATS, W C R 21/361 30 X 56.45

11209 Charlevoix Street

N CHARLEVOIX E 30 FT OF W 60 FT OF N 26.45 FT OF 67 E 30 FT OF W 60 FT 66 DWYER SCULLEN & O'NEIL SUB L24 P96 PLATS, W C R 21/361 30 X 56.45

11213 Charlevoix Street

N CHARLEVOIX E 30 FT OF W 90 FT OF N 26.45 FT OF 67 E 30 FT OF W 90 FT OF 66 DWYER, SCULLEN & O'NEIL SUB L24 P96 PLATS, W C R 21/361 30 X 56.45

11217 Charlevoix Street

N CHARLEVOIX E 30 FT OF W 120 FT OF N 26.45 FT OF 67 E 30 FT OF W 120 FT OF 66 DWYER, SCULLEN & O'NEIL SUB L24 P96 PLATS, W C R 21/373 30 X 56.45

11223 Charlevoix Street

N CHARLEVOIX E 30 FT OF N 26.45 FT OF 67 E 30 FT OF 66 DWYER, SCULLEN & O'NEIL SUB L24 P96 PLATS, W C R 21/361 30 X 56.45

2662 Beniteau

E BENITEAU 72 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2654 Beniteau

E BENITEAU N 15 FT 74 73 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150

2646 Beniteau

E BENITEAU 75 S 15 FT 74 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150

2636 Beniteau

E BENITEAU N 15 FT 77 76 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150

2628 Beniteau

E BENITEAU 78 S 15 FT 77 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150

2908 Beniteau

E BENITEAU 65 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2916 Beniteau

E BENITEAU 64 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2920 Beniteau

E BENITEAU 63 & 62 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 60 X 150

2934 Beniteau

E BENITEAU 61 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2940 Beniteau

E BENITEAU AVE 60 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2946 Beniteau

E BENITEAU 59 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2952 Beniteau

E BENITEAU AVE 58 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2958 Beniteau

E BENITEAU AVE 57 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 40 X 150

2966 Beniteau

E BENITEAU AVE 56 S 15 FT 55 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150

2978 Beniteau

E BENITEAU AVE N 15 FT 55 54 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 45 X 150

2986 Beniteau

E BENITEAU AVE 53 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 32.32 X 150

2990 Beniteau

E BENITEAU AVE 26 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

2998 Beniteau

E BENITEAU 25 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, W C R 21/368 30 X 150

3002 Beniteau

E BENITEAU AVE 24 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3008 Beniteau

E BENITEAU AVE 23 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3014 Beniteau

E BENITEAU 22 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3020 Beniteau

E BENITEAU AVE 21 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3026 Beniteau

E BENITEAU AVE 20 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3034 Beniteau

E BENITEAU AVE 19 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3040 Beniteau

E BENITEAU AVE 18 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3044 Beniteau

E BENITEAU AVE 17 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3050 Beniteau

E BENITEAU AVE 16 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3058 Beniteau

E BENITEAU 15 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 30 X 150

3060 Beniteau

E BENITEAU AVE 14 SEYMOUR & TROESTERS EUREKA HILL SUB L26 P66 PLATS, WCR 21/368 31.50 X 150

11231 Kercheval

N KERCHEVAL 13 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30.02 X 123A

11215 Kercheval

N KERCHEVAL 15&14 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 60.04 X 125A

11201 Kercheval

N KERCHEVAL 17&16 EXC N 54.27 FT HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 70.06 IRREG

2124 Beniteau

E BENITEAU N 54.27 FT 17&16 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 54.27 X 70

2130 Beniteau

E BENITEAU 18 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150

2136 Beniteau

E BENITEAU 19 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150

2142 Beniteau

E BENITEAU 20 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150

2148 Beniteau

E BENITEAU 21 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150

2154 Beniteau

E BENITEAU 22 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150

2160 Beniteau

E BENITEAU 23 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150

2166 Beniteau

E BENITEAU 24 HUTTON & NALLS SUB L23 P82 PLATS, W C R 21/349 30 X 150

2174 Beniteau

E BENITEAU 14 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 31.50 X 150

2180 Beniteau

E BENITEAU 15 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2186 Beniteau

E BENITEAU 16 HUTTON & NALLS SUB L23 P76 PLATS% W C R 21/367 30 X 150

2192 Beniteau

E BENITEAU 17 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2196 Beniteau

E BENITEAU 18 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2204 Beniteau

E BENITEAU 19 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2208 Beniteau

E BENITEAU 20 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2214 Beniteau

E BENITEAU 21 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2222 Beniteau

E BENITEAU 22 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2226 Beniteau

E BENITEAU 23 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2232 Beniteau

E BENITEAU AVE 24 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2238 Beniteau

E BENITEAU AVE 25 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2246 Beniteau

E BENITEAU AVE 26 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 150

2250 Beniteau

E BENITEAU 104 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 30 X 150

2256 Beniteau

E BENITEAU W 45 FT 103 W 45 FT OF S 22 FT 102 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 52 X 45

11214 E Vernor

E BENITEAU E 54 FT OF W 99 FT 103 E 54 FT OF W 99 FT OF S 22 FT 102 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 52 X 54

11224 E Vernor

E BENITEAU E 51 FT 103 E 51 FT OF S 22 FT 102 DWYER, SCULLEN & ONEIL SUB L24 P96 PLATS, W C R 21/361 52 X 51

2247 Beniteau

W BENITEAU AVE 27 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 152.50

2241 Beniteau

W BENITEAU 28 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 152.50

2235 Beniteau

W BENITEAU AVE 29 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 152.50

2229 Beniteau

W BENITEAU AVE 30 HUTTON & NALLS SUB L23 P76 PLATS, W C R 21/367 30 X 152.50

11131 Kercheval

E LILLIBRIDGE N 5.32 FT ON W LINE BG N 1.12 FT ON E LINE 109 108 THRU 88 AND VAC ALLEY ADJ CHARESTS SUB L12 P55 PLATS, W C R 21/360 S 183.97FT OF W 105.10FT OL 5 LYG N & ADJ KERCHEVAL SUB OF ST JEAN FARM L1 P214 PLATS, W C R 21/525 31 THRU 25 HUTTON & NA

12141 Charlevoix Street

S MACK THAT PT OF PC 388 LYG W OF CONNER BET CHARLEVOIX AS OP & MACK AS WD EXC N 287.79' ON E LINE BG N 198.56' ON W LINE THERE OF ALSO THAT PT OF 21 THRU 18 LYG BETW CHARLEVOIX AS OP AND MACK AS WD & LAST IMPROVED IN THE JEFFERSON/CONNER INDUSTRIAL REVITALIZATION PROJECT SUB OF PC'S 385 & 386 L49 P494 DEEDS, WCR 21/510 3,631,679 SQ FT

12000 E Jefferson Avenue

S E JEFFERSON PT OF LOT 22 TERMINAL SUB L26 P80 PLATS, W C R 21/372 PT OF OLS 1, 4 & 5 SUB OF FRONT PART OF P C 392 L1 P167 PLATS, W C R 21/494 PT OF LOTS 1 & 2 SUB OF P CS 385 & 386 L49 P494 DEEDS, W C R 21/510 PT OF P CS 638, 687, 392 & 386 ALL DESC AS BE

11750 Freud Street

S JEFFERSON E THAT PT OF LOT 4 DESC AS BEG AT A PTE ON S LINE OF FREUD AVE DIST 137.03 FT W OF E LINE OF P C 392 TH SLY PRL TO P C LINE 894.09 FT TH WLY AT ANG 90D 08M 104 FT TH NLY AT ANG 81D 42M 305 FT TH NLY AT ANG 171D 50S W 414 FT TH NLY AT ANG 178D

11810 Freud Street

S E JEFFERSON E 71.02 FT OF N 893.50 FT OF 1 LYG S & ADJ FREUD AVE N 893.50 FT OF THAT PT OF 4 USED FOR RR R O W LYG S OF FREUD AVE SUB OF FRONT PART OF P C 392 L1 P167 PLATS, W C R 21/494 2.463 AC

11860 Freud Street

S E JEFFERSON PT OF OL 5 SUB OF FRONT PART OF P C 392 L1 P167 PLATS, W C R 21/494 PT OF LOT 1 SUB OF P CS 385 & 386 L49 P494 DEEDS, W C R 21/510 ALL DESC AS BEG AT A PTE ON S LINE FREUD AVE 60 FT WD DIST S 64D 03M 20S W 137.03 FT FROM E LINE P C 392 TH N 6

11802 Freud Street

S JEFFERSON ALL THAT PT OF LOTS 1 THRU 3 DESC AS FOLS BEG AT A PTE IN S LINE OF FREUD AVE 19.64 FT ELY ALG SD LINE FROM W LINE OF P C 386 TH S 54D 19M 10S E 306.10 FT TH S 43D 19M 10S E 243.18 FT TH S 25D 49M 10S W 213.96 FT TH N 64D 03M 20S E 62.31 FT T

11900 Freud Street

S--E JEFFERSON THAT PT OF 3 THRU 6 LYG S OF FREUD & ELY & SLY OF CANAL STREET 50 FT WD EXC TRIANG PT BG E 253.79FT ON S LINE & S 608.36 FT ON E LINE SUB OF PCS 385 & 386 L49 P494 DEEDS, W C R 21/510 966,820 SQ FT

11900 E Jefferson (AKA 11880 Freud)

S--E JEFFERSON THAT PT OF 3 THRU 6 LYG S OF FREUD & ELY & SLY OF CANAL STREET 50 FT WD EXC TRIANG PT BG E 253.79FT ON S LINE & S 608.36 FT ON E LINE SUB OF PCS 385 & 386 L49 P494 DEEDS, W C R 21/510 966,820 SQ FT

2 Canal Street

S--E JEFFERSON ALL THAT PART OF 2 DESC AS FOLS BEG AT A PTE IN E LINE BG ALSO IN U S HARBOR LINE TH WLY 65.69 FT ALG U S HARBOR LINE TH NLY 855.2 FT PARA TO E LINE TH ELY AT R A 62.31 FT TH SLY 876.27 FT ALG E LINE TO P O B SUB OF P C 385 & 386 L49 P494

Furthermore, the Eligible Property includes all roads, alleys and public rights-of-way adjacent to the above real property parcels.

EXHIBIT A

EXHIBIT B

ALTA/NSPS LAND TITLE SURVEY

ALTA/NSPS Land Title Survey Table 21.1-2019
 1. Address shown herein are per the jurisdictional jurisdiction.
 2. The accuracy of any field based data shown on this plan is subject to the accuracy of the survey and to any other survey data shown on this plan or on any other plan filed for record in the Public Records Office of the State of Michigan. The accuracy of any field based data shown on this plan is subject to the accuracy of the survey and to any other survey data shown on this plan or on any other plan filed for record in the Public Records Office of the State of Michigan.
 3. This plan is a preliminary plan and is not to be used as a basis for any other plan filed for record in the Public Records Office of the State of Michigan.
 4. The Survey is based on the following:
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11. The location of utility lines shown on this plan are based on the best available information and are not to be used as a basis for any other plan filed for record in the Public Records Office of the State of Michigan.
 12. The City of Detroit City Engineering Division is not responsible for the accuracy of any field based data shown on this plan or on any other plan filed for record in the Public Records Office of the State of Michigan.
 13. Any public utility easements or encroachments shown on this plan are based on the best available information and are not to be used as a basis for any other plan filed for record in the Public Records Office of the State of Michigan.
 14. The accuracy of any field based data shown on this plan is subject to the accuracy of the survey and to any other survey data shown on this plan or on any other plan filed for record in the Public Records Office of the State of Michigan.

CONVEYING CERTIFICATE
 To: The Homeowner Company
 From: The Surveyor
 This is to certify that the above described land and the survey thereon were surveyed and shown on this plan in accordance with the provisions of the Public Records Act of the State of Michigan, and that the same are shown on this plan in accordance with the provisions of the Public Records Act of the State of Michigan.
 Date of Plan or Map: PRELIMINARY 3-29-2019
 Surveyor: [Signature]
 State of Michigan: [Signature]

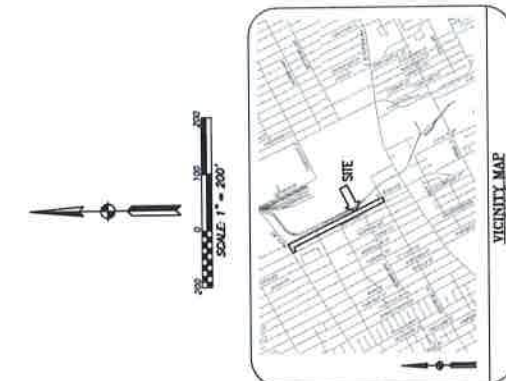
KEY MAP
 The key map shows the location of the subject property within the larger context of the surrounding area. It includes the following information:
 1. The location of the subject property within the larger context of the surrounding area.
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REVISIONS
 No. Description
 1. [Blank]
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PROPERTY INFORMATION
 Parcel No. 1942-6846-00
 Address: 1942-6846-00
 City: Detroit, Michigan
 County: Wayne, Michigan
 State: Michigan
 Date of Survey: 3-29-2019
 Surveyor: [Signature]
 State of Michigan: [Signature]

ADDITIONAL INFORMATION
 This plan is a preliminary plan and is not to be used as a basis for any other plan filed for record in the Public Records Office of the State of Michigan.
 The accuracy of any field based data shown on this plan is subject to the accuracy of the survey and to any other survey data shown on this plan or on any other plan filed for record in the Public Records Office of the State of Michigan.
 This plan is a preliminary plan and is not to be used as a basis for any other plan filed for record in the Public Records Office of the State of Michigan.

DLZ INDUSTRIAL SURVEYING, INC.
 4041 MARTEL STREET, NEWBURGH, NY 10954
 TELEPHONE (914) 363-3310 FAX (914) 363-3354



- Surveyor's Notes:**
- The survey was conducted on the subject property on the date of the survey. The survey was conducted in accordance with the provisions of the Public Records Act of the State of Michigan.
 - The survey was conducted on the subject property on the date of the survey. The survey was conducted in accordance with the provisions of the Public Records Act of the State of Michigan.
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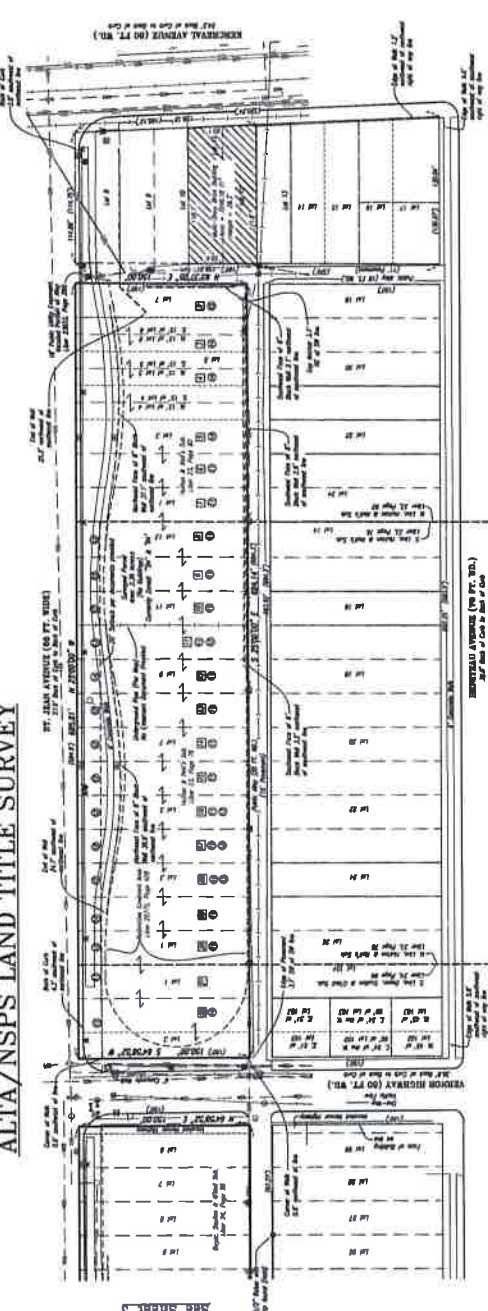
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6846-1003AL

ALTA/NSPS LAND TITLE SURVEY



Book of Indentures, Maps, Plans, and other documents relating to the land shown on this map are filed for record in the office of the Register of Deeds, State of Michigan, at Lansing, Michigan, as follows: ...



ENCUMBRANCES:

- 1. Easement for utility lines, as shown on the plat.
- 2. Easement for utility lines, as shown on the plat.
- 3. Easement for utility lines, as shown on the plat.
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- 100. Easement for utility lines, as shown on the plat.

REMARKS:

The boundaries shown on this map were determined by a survey conducted on the 15th day of January, 2019, by the undersigned surveyor, who is duly qualified and licensed to practice as a Professional Land Surveyor in the State of Michigan. The survey was conducted in accordance with the Michigan Surveying Act and the rules and regulations of the Board of Professional Land Surveyors. The survey was conducted in accordance with the Michigan Surveying Act and the rules and regulations of the Board of Professional Land Surveyors. The survey was conducted in accordance with the Michigan Surveying Act and the rules and regulations of the Board of Professional Land Surveyors.

PRELIMINARY 3-29-2019

DLZ INDUSTRIAL SURVEYING, INC.
4041 MARVEL STREET, MOUNTAIN VIEW, MI 48156
TELEPHONE (313) 283-3311 FAX (313) 283-3356

DATE	BY	REVISION	BY	DATE

DETROIT
ALTA/NSPS LAND TITLE SURVEY
PARCEL 8 - SOUTH BERM PARCEL
PART OF PRIVATE CLAIM 26
FOR: DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

1842-6846-00

5846-1089A

ATTACHMENT D

Project Description

Project Description – Mack & Conner Brownfield Project

Project Developer:	The City of Detroit Brownfield Redevelopment Authority (DBRA) on behalf of the City of Detroit
Project Location:	387.15 acres located at and around the existing Mack Engine Plant (11509 Mack Avenue)
Capital Investment:	~\$1.6 billion
Eligible Activities:	~\$107,590,000 (Department Specific Activities, Demolition, Site Preparation, 15% Contingency on aforementioned activity costs and Preparation & Implementation of a Brownfield Plan and Act 381 Work Plan.)
Type of Eligible Property:	Targeted Redevelopment Area, “Facility,” Functionally Obsolete or Adjacent & Contiguous

Project Overview: Fiat Chrysler Automobiles will revive and expand the existing Mack Engine II Plant (vacant since 2012) which will produce a new generation of Jeep cars and SUVs to keep the company competitive in a constantly-evolving international market. The expansion is expected to add an additional 600,000 square feet of production space and create approximately 3,850 jobs within the City of Detroit. The DBRA will assist FCA with acquiring an additional 270+ acres of land and preparing the new property (by completing demolition, site preparation and environmental remediation activities) for the new development. A significant portion of St Jean Street (from E Warren to Kercheval Street) will be abandoned as part of this transaction, to redirect traffic away from the facility.

The Mack Engine Plant Complex currently encompasses 1.4 million square feet and is a production facility for the Jeep Cherokee and Jeep Wrangler as well as the Dodge Grand Caravan. The acquisition of 270+ acres will make room for an expansion to the existing Mack II Plant and also create additional space for storing vehicles.

Demolition, site preparation and remediation activities will begin in earnest in July 2019 and may take twelve to eighteen months to complete. FCA anticipates that the Mack II Plant will be operational by late 2020.

The Project also anticipates local and state approval of a Michigan Public Act 198 Industrial Facilities Exemption tax abatement and Act 381 Work Plans.

ATTACHMENT E

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

May 14, 2019

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

RE: Mack & Conner 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 Mack & Conner Brownfield Redevelopment Plan (the "Plan").

The DBRA is the project developer ("Developer"). The property in the Plan is located on 339 acres of land surrounding the current Mack Engine Plant at 11509 Mack Avenue located on Detroit's eastside, generally bounded by Interstate 94 to the North, Conner Street to the East, the Detroit River to the South, and the Lillibridge Street to the West.

The Plan will consist of the significant renovation and expansion of the current Fiat Chrysler Corporation (FCA) Mack Engine Plant into a state-of-the-art assembly plant for a new generation of FCA vehicles. The adjacent Jefferson North Assembly Plant (JNAP) will also undergo significant renovations and expansion in order to produce an additional new FCA vehicle. The DBRA is assisting with FCA's expansion by assembling 215 acres of land which will be used for employee parking, trailer marshaling, and car storage. The new and expanded assembly plants will result in the closure of a portion of St. Jean Street as well as stormwater detention basins and sound screen walls. The Planning & Development Department commits to working with the community on the design of the stormwater feature and the sound screen walls.

Total investment in the new assembly plant is estimated to be approximately \$2 billion and will result in approximately 4,950 new jobs.

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

Sincerely,

Maurice D. Cox
Director

c: B. Vosburg



Quality Foodservice Distribution *Since 1949*

May 15, 2019

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

RE: Support of Brownfield Plan for FCA Plant Expansion

Dear Ms. Kanalos:

On behalf of Atlas Wholesale Food Company, I would like to express our support for the FCA Plant Expansion project and Brownfield Plan proposed for Detroit's Eastside near Mack Avenue and Conner Street.

Atlas has been operating for 70 years in the City of Detroit and our warehouse is located next to the Mack Avenue FCA plant. The \$2.5 billion expansion and renovations of the Jefferson North and Mack Avenue plants into state-of-the-art assembly plants will not only create jobs in our area, but I believe it can be transformational to the entire Conner Creek industrial area. The land deal will help remove blighted properties and be a pivot point for the entire area.

As part of the plant expansion project, Atlas Wholesale Food Company supports the Detroit Brownfield Redevelopment Authority (DBRA) pursuing a Brownfield Plan to reimburse the DBRA and City for costs related to assembling and redeveloping land for the project.

This overall development will remove numerous blighted and contaminated properties from the neighborhood and bring thousands of new jobs to the City of Detroit. This is a once in a generation development and Atlas Wholesale Food Company offers its support.

If you have any questions, please feel free to contact me.

Sincerely,

John Kohl
CEO, Atlas Wholesale Food Company
5100 St. Jean Street, Detroit MI 48213

Atlas Wholesale Food Co
5100 St. Jean, Detroit, MI 48213

Phone: 313.921.1251 **Fax:** 313.921.4945

www.AtlasWholesaleFood.com

CURIS ENTERPRISES

18633 Mack Avenue
Detroit, MI 48236

(313) 371-5540
FAX (313) 371-8480

April 29, 2019

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

RE: Support of Brownfield Plan for FCA Plant Expansion

Dear Ms. Kanalos:

On behalf of Curis Enterprises, Riverbend Plaza, and Mack-Alter Square, we would like to express our support for the FCA Plant Expansion project and Brownfield Plan proposed for Detroit's Eastside near Mack Avenue and Conner Street.

The \$2.5 billion expansion and renovations of the Jefferson North and Mack Avenue plants into state-of-the-art assembly plants will create approximately 4,950 new jobs and redevelop approximately 200 acres of land, much of it blighted and contaminated.

As part of the plant expansion project, Curis Enterprises supports the Detroit Brownfield Redevelopment Authority (DBRA) pursuing a Brownfield Plan to reimburse the DBRA and City for costs related to assembling and redeveloping land for the project.

This overall development will remove numerous blighted and contaminated properties from the neighborhood and bring thousands of new jobs to the City of Detroit. This is a once in a generation development and Curis Enterprises, Riverbend Plaza, and Mack-Alter Square offer its' collective support.

If you have any questions, please feel free to contact me.

Sincerely,



Michael A. Curis
President

I.C.P.S

16135 Harper
Detroit, MI 48224
Phone: 313-821-3000 Fax: 313-821-3041
intercityprotectiveservices@yahoo.com

April 22, 2019

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

RE: Support of Brownfield Plan for FCA Plant Expansion

Dear Ms. Kanalos:

On behalf of Inter City Protective Services, I would like to express our support for the FCA Plant Expansion project and Brownfield Plan proposed for Detroit's Eastside near Mack Avenue and Conner Street.

The \$2.5 billion expansion and renovations of the Jefferson North and Mack Avenue plants into state-of-the-art assembly plants will create approximately 4,950 new jobs and redevelop approximately 200 acres of land, much of it blighted and contaminated.

As part of the plant expansion project, Inter City Protective Services supports the Detroit Brownfield Redevelopment Authority (DBRA) pursuing a Brownfield Plan to reimburse the DBRA and City for costs related to assembling and redeveloping land for the project.

This overall development will remove numerous blighted and contaminated properties from the neighborhood and bring thousands of new jobs to the City of Detroit. This is a once in a generation development and Inter City Protective Services offers its support.

If you have any questions, please feel free to contact me.

Sincerely,



Chief Randolph Hicks
CEO

ATTACHMENT F

Estimated Cost of Eligible Activities Table

Att F.
Est. Cost of Eligible Activities
Mack and Conner Brownfield Project
Detroit, MI
AKT Peerless Project No. 13805F
As of June 24, 2019

ELIGIBLE ACTIVITIES COST SUMMARY		Estimated Cost of Eligible Activity
Predevelopment Activities (investigation & planning)	\$	1,365,770
Due Care Compliance and Response Activities (c-soil/fill remediation & UST removal)	\$	20,296,184
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$	21,661,954
Acquisition	\$	60,998,400
Demolition	\$	1,384,480
Lead and Asbestos Activities	\$	197,500
Site Preparation Activities	\$	17,598,950
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES	\$	80,179,330
Total Environmental and Non-Environmental Eligible Activities	\$	101,841,284
15% Contingency on Eligible Activities	\$	5,688,716
Brownfield Plan & Act 381 WP Preparation	\$	30,000
Brownfield Plan & Act 381 WP Implementation	\$	30,000
Total Eligible Activities Cost with 15% Contingency	\$	107,590,000
Interest (calculated at 5%, simple)	\$	23,096,942
Total Eligible Activities Cost, with Contingency & Interest	\$	130,686,942
BRA Administration Fee	\$	2,983,222
State Revolving Fund	\$	1,369,350
Local Brownfield Revolving Fund (LBRF)	\$	-
Total Eligible Costs for Reimbursement	\$	135,039,513

ATTACHMENT G

TIF Tables

Att. G
Tax Increment Revenue Estimates

Mack and Conner Brownfield Project
 Detroit, MI

AKT Peerless Project No. 13805F
 As of June 24, 2019

Plan Year	Estimated TV Increase rate: 1.01										
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Initial Taxable Value	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400	\$13,139,400
Estimated New TV	\$33,392,139	\$33,726,060	\$34,063,321	\$34,403,954	\$34,747,994	\$35,095,474	\$35,446,428	\$35,800,893	\$36,158,901	\$36,520,490	\$36,885,695
Incremental Difference (New TV - Initial TV)	\$20,252,739	\$20,586,660	\$20,923,921	\$21,264,554	\$21,608,594	\$21,956,074	\$22,307,028	\$22,661,493	\$23,019,501	\$23,381,090	\$23,746,295
School Capture											
State Education Tax (SET)	6.0000										
School Operating Tax	18.0000										
School Total	24.0000										
Total School Tax Increment Revenue Capture	\$ 188,315	\$ 191,381	\$ 194,477	\$ 197,605	\$ 200,763	\$ 203,953	\$ 207,176	\$ 210,430	\$ 213,717		
Local Capture											
City Operating	19.9520										
Library	4.6307										
Wayne Co Operating	8.1220										
HCMVA	0.2140										
Wayne ISD	3.4643										
Wayne ENH	2.0000										
Wayne CC	3.2408										
Local Total	41.6238										
Total Local Tax Increment Revenue Capture	\$ 435,467	\$ 442,556	\$ 449,716	\$ 456,948	\$ 464,252	\$ 471,629	\$ 479,080	\$ 486,605	\$ 494,206		
Non-Capturable Millage Rate											
City Debt	7.0000										
School Debt	13.0000										
Wayne DJA	0.2000										
Wayne Zoo	0.1000										
Total Non-Capturable Taxes	20.3000										

New TV	\$ 116,872	\$ 118,041	\$ 119,222	\$ 120,414	\$ 121,618	\$ 122,834	\$ 124,062	\$ 125,303	\$ 126,556	\$ 127,822	\$ 129,100
New TV	\$ 217,049	\$ 219,219	\$ 221,412	\$ 223,626	\$ 225,862	\$ 228,121	\$ 230,402	\$ 232,706	\$ 235,033	\$ 237,383	\$ 239,757
New TV	\$ 3,339	\$ 3,373	\$ 3,406	\$ 3,440	\$ 3,475	\$ 3,510	\$ 3,545	\$ 3,580	\$ 3,616	\$ 3,652	\$ 3,689
New TV	\$ 1,670	\$ 1,686	\$ 1,703	\$ 1,720	\$ 1,737	\$ 1,755	\$ 1,772	\$ 1,790	\$ 1,808	\$ 1,826	\$ 1,844

Att. G

Tax Increment Revenue Estimates

Mack and Conner Brownfield Project
Detroit, MI

AKT Peerless Project No. 13805F

As of June 24, 2019

Plan Year	Estimated TV Increase rate:										
	10	11	12	13	14	15	16	17	18	19	20
2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Initial Taxable Value	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400
Estimated New TV	\$ 37,627,098	\$ 38,003,369	\$ 38,383,403	\$ 38,767,237	\$ 39,154,909	\$ 39,546,458	\$ 39,941,923	\$ 40,341,342	\$ 40,744,755	\$ 41,152,203	
Incremental Difference (New TV - Initial TV)	\$ 24,487,698	\$ 24,863,969	\$ 25,244,003	\$ 25,627,837	\$ 26,015,509	\$ 26,407,058	\$ 26,802,523	\$ 27,201,942	\$ 27,605,355	\$ 28,012,803	
Millage Rate											
School Operating Tax	18.0000	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	24.0000
Total School Tax Increment Revenue Capture											
State Education Tax (SET)	\$ 144,691	\$ 146,926	\$ 149,184	\$ 151,464	\$ 153,767	\$ 156,093	\$ 158,442	\$ 160,815	\$ 163,212	\$ 165,632	\$ 168,077
School Operating Tax	\$ 217,036	\$ 440,779	\$ 447,551	\$ 454,392	\$ 461,301	\$ 468,279	\$ 475,327	\$ 482,445	\$ 489,635	\$ 496,896	\$ 504,230
School Total	\$ 361,727	\$ 587,705	\$ 596,735	\$ 605,856	\$ 615,068	\$ 624,372	\$ 633,769	\$ 643,261	\$ 652,847	\$ 662,529	\$ 672,307
Local Capture											
City Operating	\$ 240,573	\$ 488,579	\$ 496,086	\$ 503,668	\$ 511,327	\$ 519,061	\$ 526,874	\$ 534,764	\$ 542,733	\$ 550,782	\$ 558,911
Library	\$ 55,835	\$ 113,395	\$ 115,138	\$ 116,897	\$ 118,675	\$ 120,470	\$ 122,283	\$ 124,114	\$ 125,964	\$ 127,832	\$ 129,719
Wayne Co Operating	\$ 97,932	\$ 198,889	\$ 201,945	\$ 205,032	\$ 208,149	\$ 211,298	\$ 214,478	\$ 217,690	\$ 220,934	\$ 224,211	\$ 227,520
HCMA	\$ 2,580	\$ 5,240	\$ 5,321	\$ 5,402	\$ 5,484	\$ 5,567	\$ 5,651	\$ 5,736	\$ 5,821	\$ 5,908	\$ 5,995
Wayne ISD	\$ 41,771	\$ 84,833	\$ 86,136	\$ 87,453	\$ 88,783	\$ 90,126	\$ 91,482	\$ 92,852	\$ 94,236	\$ 95,633	\$ 97,045
Wayne ENH	\$ 24,115	\$ 48,975	\$ 49,728	\$ 50,488	\$ 51,256	\$ 52,031	\$ 52,814	\$ 53,605	\$ 54,404	\$ 55,211	\$ 56,026
Wayne CC	\$ 39,076	\$ 79,360	\$ 80,579	\$ 81,811	\$ 83,055	\$ 84,311	\$ 85,580	\$ 86,862	\$ 88,156	\$ 89,463	\$ 90,784
Local Total	\$ 501,882	\$ 1,019,271	\$ 1,034,933	\$ 1,050,751	\$ 1,066,728	\$ 1,082,864	\$ 1,099,162	\$ 1,115,623	\$ 1,132,248	\$ 1,149,040	\$ 1,165,999
Non-Capturable Millages											
City Debt	\$ 130,391	\$ 177,683	\$ 179,000	\$ 268,684	\$ 271,371	\$ 274,084	\$ 276,825	\$ 279,593	\$ 282,389	\$ 285,213	\$ 288,065
School Debt	\$ 242,155	\$ 329,982	\$ 332,428	\$ 498,984	\$ 503,974	\$ 509,014	\$ 514,104	\$ 519,245	\$ 524,437	\$ 529,682	\$ 534,979
Wayne DIA	\$ 3,725	\$ 5,077	\$ 5,114	\$ 7,677	\$ 7,753	\$ 7,831	\$ 7,909	\$ 7,988	\$ 8,068	\$ 8,149	\$ 8,230
Wayne Zoo	\$ 1,863	\$ 2,538	\$ 2,557	\$ 3,838	\$ 3,877	\$ 3,915	\$ 3,955	\$ 3,994	\$ 4,034	\$ 4,074	\$ 4,115
Total Non-Capturable Taxes	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300	\$ 20,300

Att. G
Tax Increment Revenue Estimates
Mack and Conner Brownfield Project
Detroit, MI

AKT Peerless Project No. 13805F
As of June 24, 2019

School Capture	Millage Rate	Estimated TV Increase rate:										TOTAL
		21	22	23	24	25	26	27	28	29	30	
Calendar Year		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
Initial Taxable Value		\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400	\$ 13,139,400
Estimated New TV		\$ 41,979,362	\$ 41,979,362	\$ 42,399,156	\$ 42,823,147	\$ 43,251,379	\$ 43,683,892	\$ 44,120,731	\$ 44,561,939	\$ 45,007,558	\$ 45,457,634	\$ 45,457,634
Incremental Difference (New TV - Initial TV)		\$ 28,424,325	\$ 28,839,962	\$ 29,259,756	\$ 29,683,747	\$ 30,111,979	\$ 30,544,492	\$ 30,981,331	\$ 31,422,539	\$ 31,868,158	\$ 32,318,234	\$ 32,318,234
School Capture												
State Education Tax (SET)	6.0000	\$ 170,546	\$ 173,040	\$ 175,559	\$ 178,102	\$ 180,672	\$ 183,267	\$ 185,888	\$ 188,535	\$ 191,209	\$ 193,909	\$ 193,909
School Operating Tax	18.0000	\$ 511,638	\$ 519,119	\$ 526,676	\$ 534,307	\$ 542,016	\$ 549,801	\$ 557,664	\$ 565,606	\$ 573,627	\$ 581,728	\$ 581,728
School Total	24.0000											
Total School Tax Increment Revenue Capture		\$ 682,184	\$ 692,159	\$ 702,234	\$ 712,410	\$ 722,687	\$ 733,068	\$ 743,552	\$ 754,141	\$ 764,836	\$ 775,638	\$ 775,638
Local Capture												
City Operating	19.9520	\$ 567,122	\$ 575,415	\$ 583,791	\$ 592,250	\$ 600,794	\$ 609,424	\$ 618,140	\$ 626,942	\$ 635,833	\$ 644,813	\$ 644,813
Library	4.6307	\$ 131,625	\$ 133,549	\$ 135,493	\$ 137,457	\$ 139,440	\$ 141,442	\$ 143,465	\$ 145,508	\$ 147,572	\$ 149,656	\$ 149,656
Wayne Co Operating	8.1220	\$ 230,862	\$ 234,238	\$ 237,648	\$ 241,091	\$ 244,569	\$ 248,082	\$ 251,630	\$ 255,214	\$ 258,833	\$ 262,489	\$ 262,489
HCMA	0.2140	\$ 6,083	\$ 6,172	\$ 6,262	\$ 6,352	\$ 6,444	\$ 6,537	\$ 6,630	\$ 6,724	\$ 6,820	\$ 6,916	\$ 6,916
Wayne ISD	3.4643	\$ 98,470	\$ 99,910	\$ 101,365	\$ 102,833	\$ 104,317	\$ 105,815	\$ 107,329	\$ 108,857	\$ 110,401	\$ 111,960	\$ 111,960
Wayne ENH	2.0000	\$ 56,849	\$ 57,680	\$ 58,520	\$ 59,367	\$ 60,224	\$ 61,089	\$ 61,963	\$ 62,845	\$ 63,736	\$ 64,636	\$ 64,636
Wayne CC	3.2408	\$ 92,118	\$ 93,465	\$ 94,825	\$ 96,199	\$ 97,587	\$ 98,989	\$ 100,404	\$ 101,834	\$ 103,278	\$ 104,737	\$ 104,737
Local Total	41.6238											
Total Local Tax Increment Revenue Capture		\$ 1,183,128	\$ 1,200,429	\$ 1,217,902	\$ 1,235,550	\$ 1,253,375	\$ 1,271,378	\$ 1,289,561	\$ 1,307,925	\$ 1,326,474	\$ 1,345,208	\$ 1,345,208
Non-Capturable Millage Rate												
City Debt	7.0000	\$ 290,946	\$ 293,856	\$ 296,794	\$ 299,762	\$ 302,760	\$ 305,787	\$ 308,845	\$ 311,934	\$ 315,053	\$ 318,203	\$ 318,203
School Debt	13.0000	\$ 540,328	\$ 545,732	\$ 551,189	\$ 556,701	\$ 562,268	\$ 567,891	\$ 573,570	\$ 579,305	\$ 585,098	\$ 590,949	\$ 590,949
Wayne DJA	0.2000	\$ 8,313	\$ 8,396	\$ 8,480	\$ 8,565	\$ 8,650	\$ 8,737	\$ 8,824	\$ 8,912	\$ 9,002	\$ 9,092	\$ 9,092
Wayne Zoo	0.1000	\$ 4,156	\$ 4,198	\$ 4,240	\$ 4,282	\$ 4,325	\$ 4,368	\$ 4,412	\$ 4,456	\$ 4,501	\$ 4,546	\$ 4,546
Total Non-Capturable Taxes	20.3000											

Att. G
Reimbursement Allocation Schedule
 Mack and Conner Brownfield Project
 Detroit, MI
 AKT Peerless Project No. 13805F
 As of June 24, 2019

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.6%	\$ 14,520,030	\$ -	\$ 14,520,030
Local	63.4%	\$ 25,246,667	\$ -	\$ 25,246,667
TOTAL		\$ 39,766,696	\$ -	\$ 39,766,696
EGLE	23.0%	\$ 37,833,324		
MSF	77.0%	\$ 92,853,618		

Estimated Total Years of Plan: 30

	1	2	3	4	5	6	7	8	9
Total State Incremental Revenue	\$ 188,315	\$ 191,381	\$ 194,477	\$ 197,605	\$ 200,763	\$ 203,953	\$ 207,176	\$ 210,430	\$ 356,194
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,239
State TIR Available for Reimbursement	\$ 188,315	\$ 191,381	\$ 194,477	\$ 197,605	\$ 200,763	\$ 203,953	\$ 207,176	\$ 210,430	\$ 284,956
Total Local Incremental Revenue	\$ 435,467	\$ 442,556	\$ 449,716	\$ 456,948	\$ 464,252	\$ 471,629	\$ 479,080	\$ 486,605	\$ 494,205
BRA Administrative Fee	\$ 93,567	\$ 95,091	\$ 96,629	\$ 98,183	\$ 99,752	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Deferred BRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 341,899	\$ 347,465	\$ 353,087	\$ 358,765	\$ 364,499	\$ 371,629	\$ 379,080	\$ 386,605	\$ 394,206

Total State & Local TIR Available	\$ 530,215	\$ 538,846	\$ 547,264	\$ 556,369	\$ 565,263	\$ 575,582	\$ 586,255	\$ 597,035	\$ 699,161
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DEVELOPER

	Beginning Balance	1	2	3	4	5	6	7	8	9
DEVELOPER Reimbursement Balance	\$ 130,686,942	\$ 130,156,727	\$ 129,617,881	\$ 129,070,317	\$ 128,513,907	\$ 127,948,685	\$ 127,373,102	\$ 126,786,847	\$ 126,189,813	\$ 125,510,652
STATE Reimbursement Balance	\$ 47,820,962	\$ 47,632,647	\$ 47,441,266	\$ 47,246,788	\$ 47,049,184	\$ 46,848,421	\$ 46,644,467	\$ 46,437,292	\$ 46,226,862	\$ 45,941,906
Eligible Activities Reimbursement	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470	\$ 39,370,470
Environmental Eligible Activities	\$ 9,051,798	\$ 43,296	\$ 44,001	\$ 44,713	\$ 45,432	\$ 46,158	\$ 46,892	\$ 47,632	\$ 48,381	\$ 65,515
Non-Environmental Eligible Activities	\$ 30,318,671	\$ 145,019	\$ 147,380	\$ 149,764	\$ 152,173	\$ 154,605	\$ 157,062	\$ 159,543	\$ 162,049	\$ 219,440
Interest Accumulation	\$ 10,771,375	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ 8,450,493	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ 1,942,881	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ 3,658,706	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total STATE TIR Reimbursement	\$ 188,315	\$ 191,381	\$ 194,477	\$ 197,605	\$ 200,763	\$ 203,953	\$ 207,176	\$ 210,430	\$ 284,956	
LOCAL Reimbursement Balance	\$ 82,865,980	\$ 82,524,080	\$ 82,176,615	\$ 81,823,528	\$ 81,464,764	\$ 81,100,264	\$ 80,728,635	\$ 80,349,556	\$ 79,962,951	\$ 79,568,745
Eligible Activities Reimbursement	\$ 68,219,530	\$ 341,899	\$ 347,465	\$ 353,087	\$ 358,765	\$ 364,499	\$ 371,629	\$ 379,080	\$ 386,605	\$ 394,206
Environmental Eligible Activities	\$ 15,684,584	\$ 78,607	\$ 79,887	\$ 81,179	\$ 82,485	\$ 83,803	\$ 85,142	\$ 86,515	\$ 87,924	\$ 90,386
Non-Environmental Eligible Activities	\$ 52,534,947	\$ 263,292	\$ 267,578	\$ 271,907	\$ 276,280	\$ 280,696	\$ 285,166	\$ 289,694	\$ 294,279	\$ 303,572
Interest Accumulation	\$ 16,664,155	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ 14,646,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ 3,367,415	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ 6,341,294	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LOCAL TIR Reimbursement	\$ 341,899	\$ 347,465	\$ 353,087	\$ 358,765	\$ 364,499	\$ 371,629	\$ 379,080	\$ 386,605	\$ 394,206	
LOCAL-ONLY Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 530,215	\$ 538,846	\$ 547,264	\$ 556,369	\$ 565,263	\$ 575,582	\$ 586,255	\$ 597,035	\$ 699,161	

Att. G
Reimbursement Allocation Schedule
 Mack and Conner Brownfield Project
 Detroit, MI
 AKT Peerless Project No. 13805F
 As of June 24, 2019

Estimated Capture	\$	2,983,222
Administrative Fees	\$	1,369,350
State Revolving Fund	\$	-
IBRF	\$	-

	10	11	12	13	14	15	16	17	18	19	20
End of PA198 Abatement											
Total State Incremental Revenue	\$ 361,727	\$ 587,705	\$ 596,735	\$ 605,856	\$ 615,068	\$ 624,372	\$ 633,769	\$ 643,261	\$ 652,847	\$ 662,529	\$ 672,307
State Brownfield Revolving Fund (50% of SET)	\$ 72,345	\$ 73,463	\$ 74,592	\$ 75,732	\$ 76,884	\$ 78,047	\$ 79,221	\$ 80,408	\$ 81,606	\$ 82,816	\$ 84,038
State TIR Available for Reimbursement	\$ 289,382	\$ 514,242	\$ 522,143	\$ 530,124	\$ 538,185	\$ 546,326	\$ 554,548	\$ 562,853	\$ 571,241	\$ 579,712	\$ 588,269
Total Local Incremental Revenue	\$ 501,882	\$ 1,019,271	\$ 1,034,933	\$ 1,050,751	\$ 1,066,728	\$ 1,082,864	\$ 1,099,162	\$ 1,115,623	\$ 1,132,248	\$ 1,149,040	\$ 1,165,999
BRA Administrative Fee	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
Deferred BRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 401,882	\$ 919,271	\$ 934,933	\$ 950,751	\$ 966,728	\$ 982,864	\$ 999,162	\$ 1,015,623	\$ 1,032,248	\$ 1,049,040	\$ 1,065,999
Total State & Local TIR Available	\$ 691,264	\$ 1,433,513	\$ 1,457,076	\$ 1,480,875	\$ 1,504,913	\$ 1,529,190	\$ 1,553,710	\$ 1,578,476	\$ 1,603,489	\$ 1,628,752	\$ 1,654,268
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ 124,819,388	\$ 123,385,875	\$ 121,928,799	\$ 120,447,923	\$ 118,943,011	\$ 117,413,821	\$ 115,860,111	\$ 114,281,635	\$ 112,678,146	\$ 111,049,393	\$ 109,395,125
STATE Reimbursement Balance	\$ 45,652,524	\$ 45,138,283	\$ 44,616,139	\$ 44,086,015	\$ 43,547,831	\$ 43,001,505	\$ 42,446,957	\$ 41,884,104	\$ 41,312,863	\$ 40,733,151	\$ 40,144,882
Eligible Activities Reimbursement	\$ 289,382	\$ 514,242	\$ 522,143	\$ 530,124	\$ 538,185	\$ 546,326	\$ 554,548	\$ 562,853	\$ 571,241	\$ 579,712	\$ 588,269
Environmental Eligible Activities	\$ 66,533	\$ 118,231	\$ 120,048	\$ 121,883	\$ 123,736	\$ 125,608	\$ 127,498	\$ 129,407	\$ 131,336	\$ 133,284	\$ 135,251
Non-Environmental Eligible Activities	\$ 222,849	\$ 396,011	\$ 402,096	\$ 408,241	\$ 414,449	\$ 420,718	\$ 427,050	\$ 433,446	\$ 439,905	\$ 446,429	\$ 453,018
Interest Accumulation	\$ -	\$ 890,414	\$ 863,486	\$ 835,211	\$ 805,523	\$ 774,350	\$ 741,618	\$ 707,250	\$ 671,163	\$ 633,272	\$ 593,486
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total STATE TIR Reimbursement	\$ 289,382	\$ 514,242	\$ 522,143	\$ 530,124	\$ 538,185	\$ 546,326	\$ 554,548	\$ 562,853	\$ 571,241	\$ 579,712	\$ 588,269
LOCAL Reimbursement Balance	\$ 79,166,863	\$ 78,247,592	\$ 77,312,659	\$ 76,361,908	\$ 75,395,180	\$ 74,412,316	\$ 73,413,154	\$ 72,397,531	\$ 71,365,283	\$ 70,316,243	\$ 69,250,244
Eligible Activities Reimbursement	\$ 401,882	\$ 919,271	\$ 934,933	\$ 950,751	\$ 966,728	\$ 982,864	\$ 999,162	\$ 1,015,623	\$ 1,032,248	\$ 1,049,040	\$ 1,065,999
Environmental Eligible Activities	\$ 92,398	\$ 211,353	\$ 214,954	\$ 218,590	\$ 222,264	\$ 225,974	\$ 229,721	\$ 233,505	\$ 237,328	\$ 241,188	\$ 245,088
Non-Environmental Eligible Activities	\$ 309,484	\$ 707,918	\$ 719,979	\$ 731,161	\$ 744,464	\$ 756,891	\$ 769,441	\$ 782,118	\$ 794,921	\$ 807,851	\$ 820,912
Interest Accumulation	\$ -	\$ 1,542,870	\$ 1,496,210	\$ 1,447,216	\$ 1,395,773	\$ 1,341,758	\$ 1,285,042	\$ 1,225,490	\$ 1,162,961	\$ 1,097,305	\$ 1,028,366
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LOCAL TIR Reimbursement	\$ 401,882	\$ 919,271	\$ 934,933	\$ 950,751	\$ 966,728	\$ 982,864	\$ 999,162	\$ 1,015,623	\$ 1,032,248	\$ 1,049,040	\$ 1,065,999
LOCAL-ONLY Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Activities Reimbursement	\$ 691,264	\$ 1,433,513	\$ 1,457,076	\$ 1,480,875	\$ 1,504,913	\$ 1,529,190	\$ 1,553,710	\$ 1,578,476	\$ 1,603,489	\$ 1,628,752	\$ 1,654,268

Att. G
Reimbursement Allocation Schedule
 Mack and Conner, Brownfield Project
 Detroit, MI
 AKT Peerless Project No. 13805F
 As of June 24, 2019

	21	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ 682,184	\$ 692,159	\$ 702,234	\$ 712,410	\$ 722,687	\$ 733,068	\$ 743,552	\$ 754,141	\$ 764,836	\$ 775,638	\$ 1,369,350
State Brownfield Revolving Fund (50% of SET)	\$ 85,273	\$ 86,520	\$ 87,779	\$ 89,051	\$ 90,336	\$ 91,636	\$ 92,952	\$ 94,283	\$ 95,630	\$ 96,993	\$ 1,452,030
State TIR Available for Reimbursement	\$ 596,911	\$ 605,639	\$ 614,455	\$ 623,359	\$ 632,352	\$ 641,432	\$ 650,600	\$ 659,858	\$ 669,206	\$ 678,645	\$ 2,983,222
Total Local Incremental Revenue	\$ 1,183,128	\$ 1,200,429	\$ 1,217,902	\$ 1,235,550	\$ 1,253,375	\$ 1,271,378	\$ 1,289,561	\$ 1,307,925	\$ 1,326,474	\$ 1,345,208	\$ 2,983,222
BRA Administrative Fee	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,000,000
Deferred BRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local TIR Available for Reimbursement	\$ 1,083,128	\$ 1,100,429	\$ 1,117,902	\$ 1,135,550	\$ 1,153,375	\$ 1,171,378	\$ 1,189,561	\$ 1,207,925	\$ 1,226,474	\$ 1,245,208	\$ 2,983,222
Total State & Local TIR Available	\$ 1,680,039	\$ 1,706,068	\$ 1,732,357	\$ 1,758,909	\$ 1,785,727	\$ 1,812,810	\$ 1,840,161	\$ 1,867,783	\$ 1,895,680	\$ 1,923,853	\$ 5,935,252
DEVELOPER											
DEVELOPER Reimbursement Balance	\$ 1,077,15,086	\$ 106,009,018	\$ 104,276,661	\$ 102,517,752	\$ 100,732,025	\$ 98,927,580	\$ 97,109,467	\$ 95,282,401	\$ 93,451,091	\$ 91,620,246	\$ 90,920,246
STATE Reimbursement Balance	\$ 39,547,971	\$ 36,942,332	\$ 36,327,877	\$ 37,704,518	\$ 37,072,167	\$ 36,339,099	\$ 35,595,547	\$ 34,841,406	\$ 34,076,570	\$ 33,300,933	\$ 33,300,933
Eligible Activities Reimbursement	\$ 596,911	\$ 605,639	\$ 614,455	\$ 623,359	\$ 632,352	\$ 641,432	\$ 650,600	\$ 659,858	\$ 669,206	\$ 678,645	\$ 2,983,222
Environmental Eligible Activities	\$ 137,238	\$ 139,245	\$ 141,271	\$ 143,319	\$ 145,386	\$ 147,464	\$ 149,552	\$ 151,650	\$ 153,768	\$ 155,896	\$ 178,329
Non-Environmental Eligible Activities	\$ 459,673	\$ 466,395	\$ 473,183	\$ 480,040	\$ 486,965	\$ 493,968	\$ 501,048	\$ 508,198	\$ 515,438	\$ 522,749	\$ 584,959
Interest Accumulation	\$ 551,711	\$ 507,848	\$ 461,791	\$ 413,432	\$ 362,654	\$ 309,337	\$ 253,355	\$ 194,574	\$ 132,853	\$ 68,047	\$ 68,047
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total STATE TIR Reimbursement	\$ 596,911	\$ 605,639	\$ 614,455	\$ 623,359	\$ 632,352	\$ 641,432	\$ 650,600	\$ 659,858	\$ 669,206	\$ 678,645	\$ 2,983,222
LOCAL Reimbursement Balance	\$ 68,167,115	\$ 67,066,686	\$ 65,948,784	\$ 64,813,234	\$ 63,659,859	\$ 62,488,481	\$ 61,298,970	\$ 60,090,995	\$ 58,864,521	\$ 57,619,313	\$ 57,619,313
Eligible Activities Reimbursement	\$ 1,083,128	\$ 1,100,429	\$ 1,117,902	\$ 1,135,550	\$ 1,153,375	\$ 1,171,378	\$ 1,189,561	\$ 1,207,925	\$ 1,226,474	\$ 1,245,208	\$ 1,245,208
Environmental Eligible Activities	\$ 249,026	\$ 253,003	\$ 257,021	\$ 261,078	\$ 265,176	\$ 269,315	\$ 273,496	\$ 277,718	\$ 281,983	\$ 286,290	\$ 286,290
Non-Environmental Eligible Activities	\$ 834,103	\$ 847,425	\$ 860,882	\$ 874,472	\$ 888,199	\$ 901,363	\$ 914,065	\$ 926,207	\$ 937,766	\$ 948,918	\$ 958,918
Interest Accumulation	\$ 955,981	\$ 879,976	\$ 800,171	\$ 716,376	\$ 628,390	\$ 536,006	\$ 439,002	\$ 337,149	\$ 230,202	\$ 117,908	\$ 117,908
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LOCAL TIR Reimbursement	\$ 1,083,128	\$ 1,100,429	\$ 1,117,902	\$ 1,135,550	\$ 1,153,375	\$ 1,171,378	\$ 1,189,561	\$ 1,207,925	\$ 1,226,474	\$ 1,245,208	\$ 1,245,208
LOCAL-ONLY Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Eligible Activities Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local-Only TIR Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 1,680,039	\$ 1,706,068	\$ 1,732,357	\$ 1,758,909	\$ 1,785,727	\$ 1,812,810	\$ 1,840,161	\$ 1,867,783	\$ 1,895,680	\$ 1,923,853	\$ 5,935,252

ATTACHMENT H

BSE&E Acknowledgment and Other Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 1 – North Berm
3827 through 4697 St. Jean Street

DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 3
12121 Mack

DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 7A2
5066 St. Jean

DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 7C
11031 and 11081 Shoemaker

DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 8 – South Berm
St. Jean Street between Kercheval Street and Mack Avenue

DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 8A – Vacant Land
Beniteua Street and Lillibridge Street between Kercheval Street and East Vernor Hwy

DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 8B – Vacant Land
Beniteua Street south of Goethe


DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 12C
11900 Freud

DATE: May 10, 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Peregrine Falcon Project
Site Area 1A
St. Jean Street and E. Warren Avenue

DATE: May 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 AKT PEERLESS, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Peregrine Falcon Project.

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

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

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

By:  _____

Its: Deputy Director

ATTACHMENT I
Eligibility Determinations



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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

May 29, 2019

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

RE: 12000 E. Jefferson, Detroit, Michigan – DTE Conner Creek Power Plant

Dear Ms. Kanalos:

The Office of the Assessor has reviewed the proposed project for the property located at the DTE Conner Creek Power Plant, 12000 E. Jefferson, Detroit, Michigan (the "Property") in anticipation of the Property being included in a future brownfield plan.

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

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

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

The Office of the Assessor has reviewed the Property and has found that it fits within the definition of functional obsolescence. The DTE Conner Creek Power Plant does not meet current efficiency standards for the building to operate as power plant. The plant is over 100 years old and had limited utility in the early 1990's. The plant "went dark" in 2008 because it was too costly to keep the coal plant open. This coal facility is no long viable in today's market which is now developing wind, solar and natural gas energy technology and in addition, the plant would be operating at a 10% output compared to other current operating plants.

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

Sincerely,

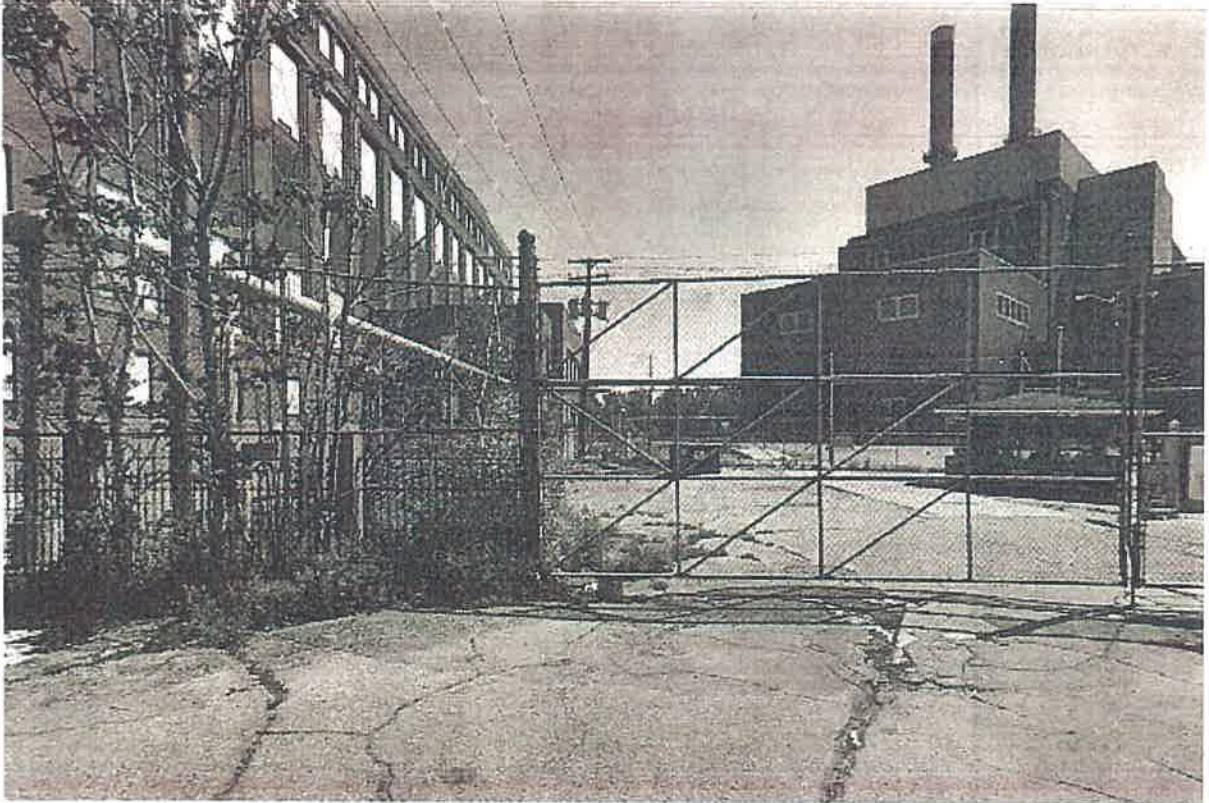
Charles Ericson, MMAO (4)
Board of Assessors



Aerial Site Map:

12000 E. Jefferson

Parcel Number: 21000063.002L





CITY OF DETROIT
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2 WOODWARD AVENUE, SUITE 824
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April 24, 2019

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

RE: 11509 Mack Avenue, Detroit, Michigan – FCA US LLC – Mack I Detroit Engine Plant and Mack II
Detroit Processing Center

Dear Ms. Kanalos:

The Office of the Assessor has reviewed the proposed project for the property located at Mack I Detroit Engine Plant 11509 Mack Avenue, Detroit, Michigan (the "Property") in anticipation of the Property being included in a future brownfield plan.

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

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

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

The Office of the Assessor has reviewed the Property and has found that it fits within the definition of functional obsolescence. The current configuration for the Mack I Engine Plant does not meet current efficiency standards for the building to operate as an automotive assembly plant. The exterior offices of the Engine Plant will remain. All interior office structures inside the plant will need to be demolished, the interior roof system will need to be reconfigured and raised, the flooring will need to be reconfigured to accommodate new machinery and equipment along with new mechanical and electrical systems and a tunnel will be constructed to connect Mack I to Mack II plants.

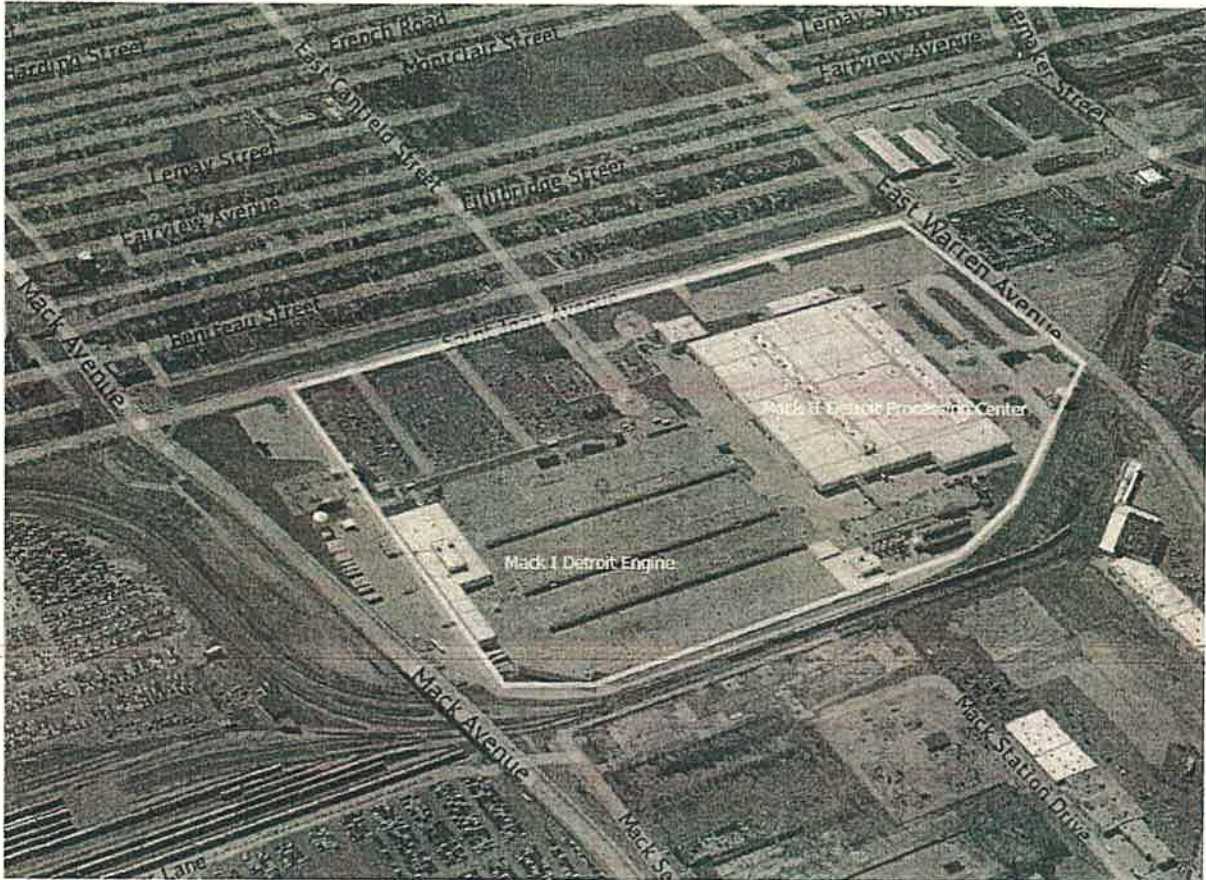
The Office of the Assessor finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (4)
Board of Assessors

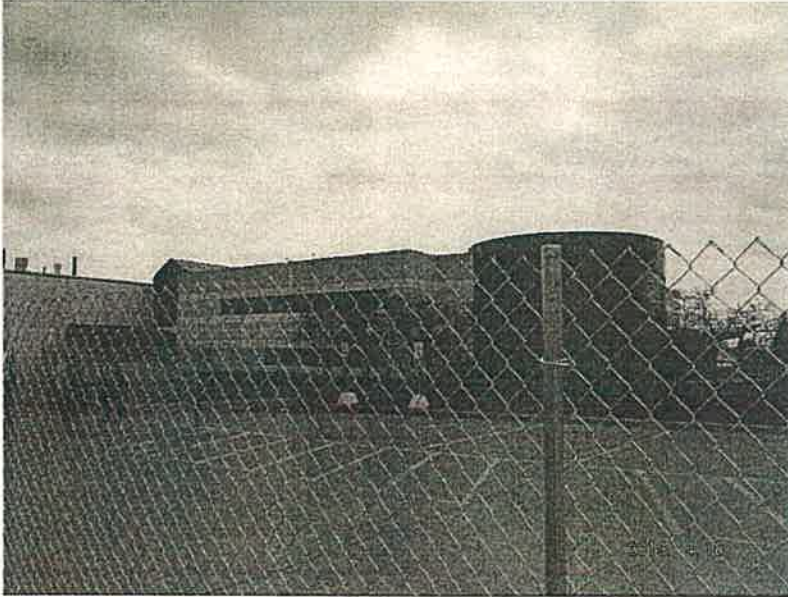


Aerial Site Map





Mack I Engine Plant

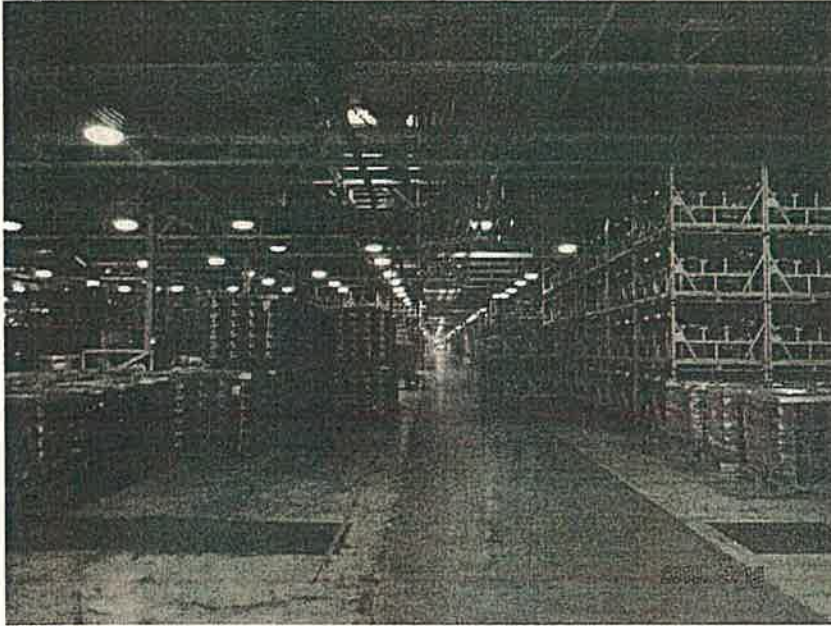


Engine Plant Hallway

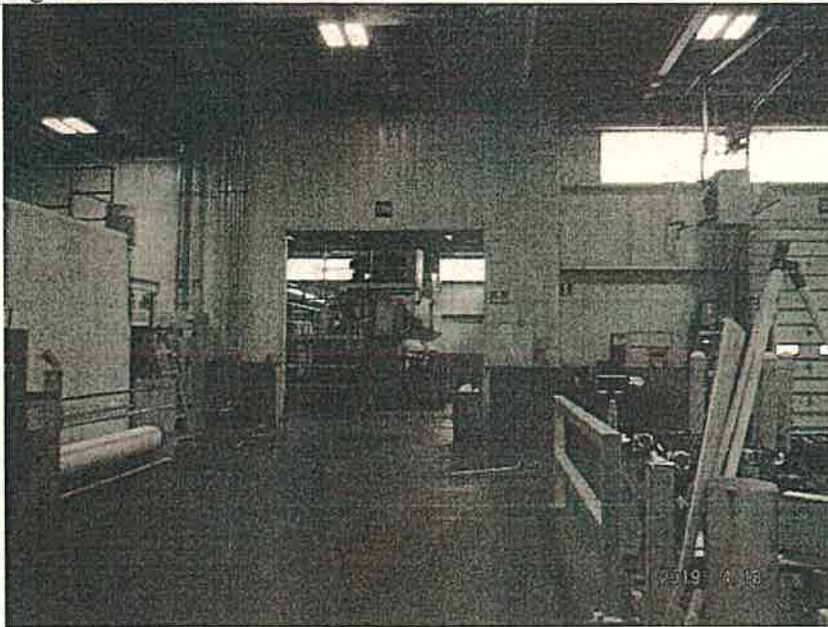


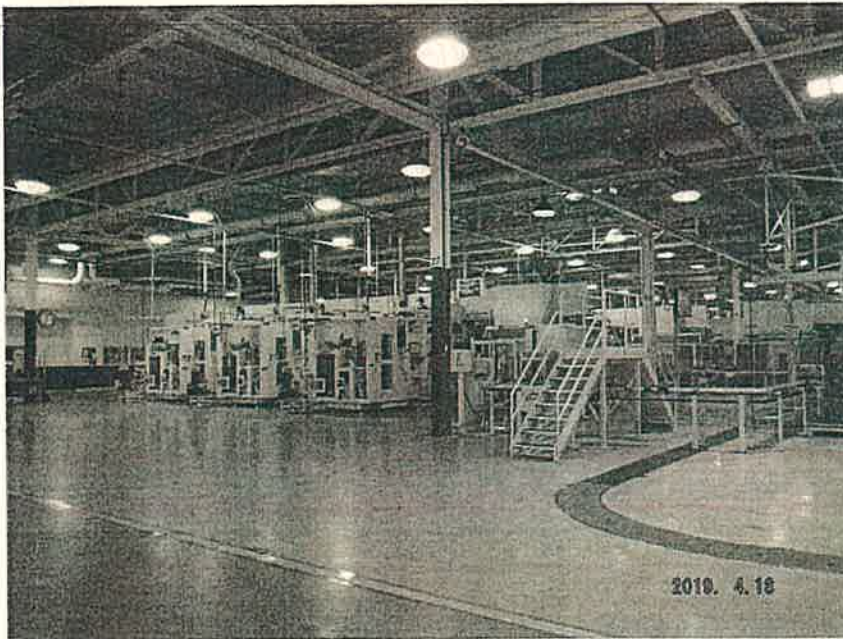
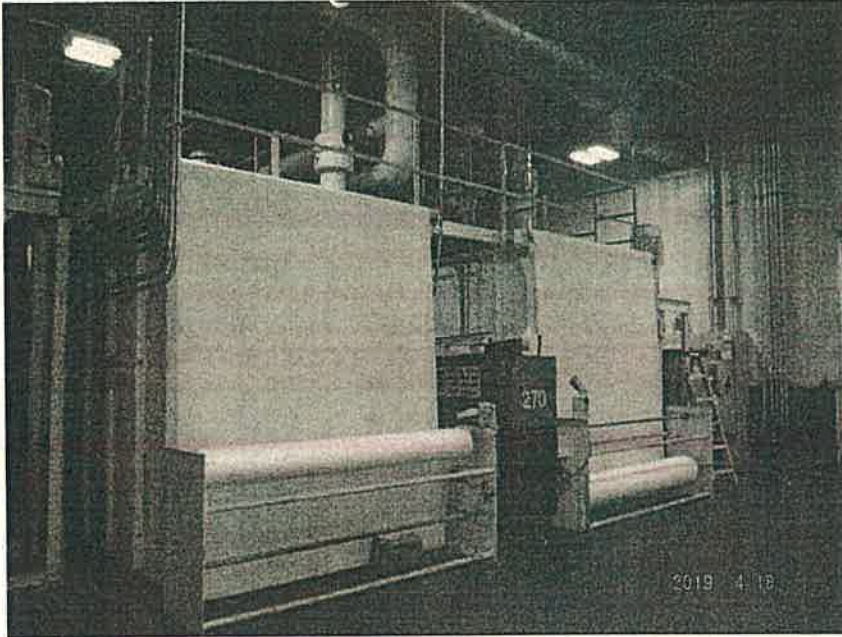


Engine Plant Interior



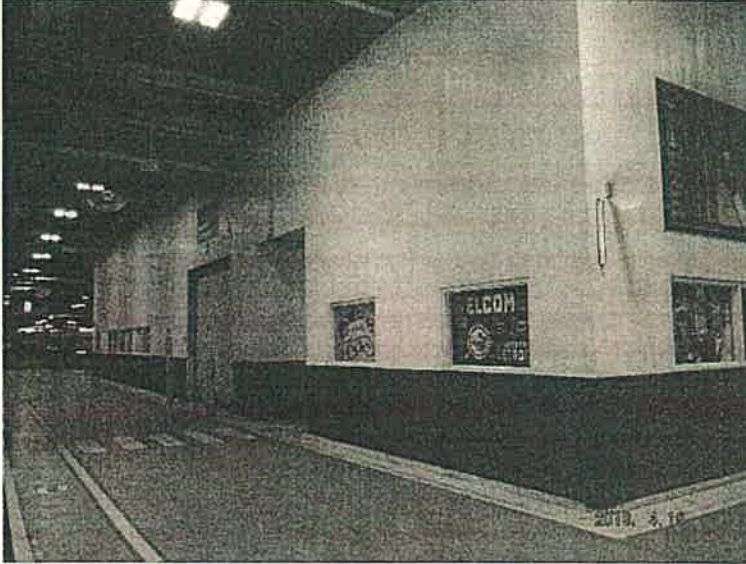
Engine Plant Mechanical







Engine Plant Interior Offices





ATTACHMENT J

Incentive Table

City of Detroit
CITY COUNCIL
COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Industrial - Manufacturing	IFE, PA 198 of 1974, as amended	136,642,000	Industrial Development District

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
300 (estimate)		2,000 (estimate)		369		335	3,146

1. What is the plan for hiring Detroiters? See attached statement
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. See attached statement
3. Will this development cause any relocation that will create new Detroit residents? No
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? Yes, working with the Neighborhood Advisory Council as required by the Community Benefits Ordinance.
5. When is construction slated to begin? April 30, 2019
6. What is the expected completion date of construction? December 30, 2021

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

FCA US LLC – Detroit Assembly Plant (Mack)
Attachment to Incentive Information Chart

1. What is the plan for hiring Detroiters?

FCA will provide residents of the impacted area, returning citizens, veterans, and City of Detroit residents the opportunity to apply for open production positions in advance of the public.

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

The jobs at Mack Assembly Plant are a combination of salaried positions (management, accounting, engineering, human resources), skilled trades (electricians, pipe fitters, plumbers, and millwrights), and hourly production line employees. Construction jobs at this project are estimated to be approximately 5 million man-hours. There will be ~300 professional workers who will design the project and install specialized equipment. In addition, there will be ~2,000 skilled trades workers on the project including electricians, pipe fitters, carpenters, and millwrights.

ATTACHMENT K

Resolutions re: Designation of Targeted Redevelopment Area



June 12, 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 Mack & Conner 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 June 12, 2019, adopted a resolution approving the proposed Brownfield Plan for the Mack & Conner 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 Mack & Conner Redevelopment.

Very truly yours,

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



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
MACK AND CONNER
BROWNFIELD REDEVELOPMENT PLAN**

**Tuesday, June 25, 2019
Samaritan Center
5555 Conner, Conference Room 2257
Detroit, MI 48213
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)

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

There were no comments received in support or opposition to the project.

Citing no further public comments, Mr. Vosburg closed the public hearing at 6:00 PM.

Exhibit C



CODE DBRA 19-06-269-02

MACK AND CONNER 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 **Mack and Conner 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 and designation of a targeted redevelopment area as defined in Section 2(rr) of Act 381 ("TRA") 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 and designation of a TRA.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan and designation of a TRA by City Council and the Michigan Strategic Fund ("MSF") for the **Mack and Conner Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval and designation of a TRA by City Council and MSF.

2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

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

4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all

documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

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

June 26, 2019

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE MACK AND CONNER 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 Mack and Conner 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 July, 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 MACK AND CONNER 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 Mack and Conner Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on June 12, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on June 25, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on June 12, 2019; and

WHEREAS, the Authority approved the Plan on June 26, 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 July 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” shall have the meaning 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.

“Targeted Redevelopment Area” or “TRA” shall have the meaning described in Act 381.

“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 and 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) The property described in the Plan meets the definition of Eligible Property, as described in Act 381, including consideration of the criteria of “facility” and “targeted redevelopment area” as those terms are defined in Act 381;

(b) The portions of the property described in the Plan as part of the TRA contain not fewer than 40 and not more than 500 contiguous parcels of real property located in a qualified local governmental unit and designation of the TRA described in the Plan will not exceed the statutory limits on how many Targeted Redevelopment Areas the City or the Michigan Strategic Fund (“MSF”) may designate and approve for purposes of qualifying as “eligible property” under Act 381 in this calendar year;

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

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

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

(f) 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. Designation of the TRA. The proposed Targeted Redevelopment Area described in the Plan is hereby designated as a Targeted Redevelopment Area by the City and subject to the approval of the TRA by the MSF, the property included in the TRA shall qualify as "eligible property" under Act 381.

7. 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.

8. 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.

9. 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.

10. 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 Brownfield Revolving Fund, as authorized by Act 381:

11. 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.

12. 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.

13. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

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

15. 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

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30

City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

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

Phone: 313.224.3487 Fax: 313.224.4336

Email: historic@detroitmi.gov

June 27, 2019

THE HONORABLE CITY COUNCIL:

Re: Petition No. 400 - Historic Designation Advisory Board Final Report, recommendation and draft ordinance for the proposed St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District (FOR INTRODUCTION OF ORDINANCE AND THE SETTING OF A PUBLIC HEARING)

At the direction of the Historic Designation Advisory Board at its meeting of February 21, 2019, we are pleased to submit to Your Honorable Body the Board's final report on the proposed St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District. The recommendation of the Advisory Board is for the designation. The ordinance of designation is attached and has been approved as to form by the Law Department.

This designation was requested by Bishop Clarence Haddon, Sr., Chief Apostle, Senior Pastor. Bishop Clarence Haddon, Sr. and Dr. Celestine Todd have been appointed as *ad hocs* representing the community interest of the proposed district.

Attached is a copy of the minutes from the Historic Designation Advisory Board meeting on February 21, 2019. If you should have any questions, please contact our office at 224-3487.

Respectfully submitted,

Janese Chapman
Deputy Director, Historic Designation Advisory Board

SUMMARY

AN ORDINANCE to amend Chapter 25, Article 2 of the 1984 Detroit City Code by adding Section 25-2-209 to establish the St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District and to define the elements of design for the district.

BY COUNCIL MEMBER _____:

AN ORDINANCE to amend Chapter 25, Article II of the 1984 Detroit City Code by adding Section 25-2-209 to establish the St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District and to define the elements of design for the district.

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

Section 1. Chapter 25, Article II, of the 1984 Detroit City Code be amended by adding Section 25-2-209 to read as follows:

Sec. 25-2-209. - St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District.

- (a) An historic district to be known as the St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District is established in accordance with the provisions of this article.
- (b) This historic district designation is certified as being consistent with the Detroit Master Plan.
- (c) The boundaries of the St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District are as shown on the map on file in the office of the City Clerk, and are as follows: Beginning at the intersection of the centerline of Schoolcraft with the centerline of Wisconsin, on the north, the centerline of Schoolcraft; on the east, the centerline of Wisconsin; on the south, the south line of the parcel described by the legal description provided below; and on the west, the centerline of the vacated alley adjacent to the west line of Lots 23, 24 and 25, John M. Welch Jrs. Wyoming Schoolcraft Sub L46 P98 Plats, WCR, extended north and south.
(Legal Description: S SCHOOLCRAFT 231 THRU 236, N 15FT 237 238 VAC ALLEYS ADJ B E TAYLORS DETROIT CITY SUB NO. 1 L39 P96 PLATS, WCR 16/272 LOTS 68 THRU 73 AND VAC ALLEY ADJ JOHN M WELCH JRS

WYOMING-SCHOOLCRAFT SUB L46 P98 PLATS, WCR 16/338 216 IRREG 57,158 SF; W INDIANA 49 THRU 44 AND VAC ALLEY ADJ JOHN M WELCH JRS WYOMING SCHOOLCRAFT SUB L46 P98 PLATS, W C R 16/338 N 14 FT 194 195 AND VAC ALLEY ADJ B E TAYLORS DETROIT CITY SUB NO 1 L39 P96 PLATS, W C R 16/272 163.05 IRREG; W KENTUCKY 25 THRU 23 JOHN M WELCH JRS WYOMING SCHOOLCRAFT SUB L46 P98 PLATS, W C R 16/338 130.34 IRREG). Commonly known as 8735 Schoolcraft, 8809 Schoolcraft and 13641 Kentucky.

(d) The defined elements of design, as provided for in Section 25-2-2 of this code, are as follows:

- (1) Height. The school building (13661 Wisconsin Street), rectory (addressed with 8909 Schoolcraft Street), and activities building (13641 Kentucky) are two (2) stories in height. The religious building (8909 Schoolcraft Street) is a single tall story built up to the height of thirty-five (35) feet at the lantern dome.
- (2) Proportion of building's front façades. The front (north) façades of all four (4) buildings are wider than tall, although massing of individual sections of buildings may appear neutral or taller than wide. The front façades of the school, rectory, and activities building are arranged by bays, whereas the religious building is arranged by functionally massed sections, such as chapels, narthex, and domed sanctuary.
- (3) Proportion of openings within the façades. Window and door openings within the district are diverse in their variety of shapes and sizes, signifying the function and design of the individual buildings. The religious building features a range of arched openings that are taller than wide, but where grouped together, may appear wider than tall. Its three prominent, evenly spaced entrance

openings each contain a set of double doors with tympanum above. A rose window is centered above in the front gable. Each face of the octagonal lantern crowning the dome has a pair of arched windows separated by columns. The three-sided corner sections between the arms of the Greek cross are fenestrated with paired arched windows on the first level and, at second story level on the northwest corner of the building, sets of four narrow arched window openings separated by columns. The southernmost face of this corner section has a flat-arched double-door entrance opening taller than wide. Transom arms feature three large round-arched window openings, the central one being the larger. By contrast, the rectory features a trabeated system of fenestration with openings taller than wide, its front façade consisting of divided casement windows and a single door width entrance, east of which is an opening wider than tall containing a three-part divided picture window. The front (north) flat-arched, double-door entrances of the school building are taller than wide, as are window openings throughout the building. Above the entrances of the wings are, at second story level, a pair of small, arched windows, each taller than wide, separated by columns. Classroom windows are replacements of the original deeply set pairs of divided double-hung sash windows, openings emphatically taller than wide, including tall, adjoining door openings on its front façade and narrow, vertically rectangular slot window openings on its front and side elevations.

- (4) *Rhythm of solids to voids in the front façades.* A regular rhythm of solids to voids exists on all primary facades. Generally, openings are placed one over the other by floor and are evenly spaced and symmetrically arranged in rows, resulting in strong, rhythmic patterns. The school building, with rows of

identical subdivided windows, often in groups, and the activity building, in which the middle of the three rows of slot windows shifts between the four above and below, exhibit strong, consistent overall patterns. Arcaded rhythms of solids to voids are pronounced on the religious building while the rectory has regularly arranged, flat-arch openings with interruptions for single doorways and a shallow bay window on the east elevation.

- (5) *Rhythm of spacing of buildings on streets.* The buildings in the two and one-half block district are situated near the public rights-of-way on corner lots, resulting in the side streets providing pattern breaks. The rectory is the exception, sharing its lot with the religious building connected to its west side.
- (6) *Rhythm of entrance and/or porch projections.* No overall rhythm of entrance and/or porch projections exists due to the individual treatment of each of the four (4) buildings in the district. The three symmetrically positioned entrances to the school, one in each wing and one in the recessed central section, and the entrance to the activities building are at grade, with a single concrete platform. The main (north) entrances of the religious building and rectory are accessed up shallow steps. Buildings positioned on corner parcels have secondary entrances on the adjacent north-south streets.
- (7) *Relationship of materials.* Brick is the major material of the buildings, often contrasting with masonry trim. Details in brick, glazed and unglazed terra cotta, and stone adorn all but the activities building, which is absent of applied detail. Door and window frames are wood or metal; the activities building features aluminum doors; lanterns to the sides of doorways are usually bronze.. The rectory and religious building feature figurative carvings and panels of stone, and have clay tile roofs with copper gutters and downspouts.

- (8) Relationship of textures. The major textural relationship is that of brick with mortar joints juxtaposed with masonry and terra cotta trim and detail focused on door and window surrounds and cornices. The English bond brick of the school building is embellished with decorative patterned brickwork in spandrels and arches. Repetitive details, such as dentils or arcading beneath cornices or window and door surrounds, contribute to textural interest, as do the clay pantile roofs of the rectory and religious building. The activities building features smooth finishes, such as aluminum and painted surfaces. In general, the district is rich in textural relationships.
- (9) Relationship of colors. The brickwork on buildings is red in color, and contrasts with the beige trim and terra cotta detail, where it exists. The tympanums of the religious building feature sky blue backgrounds and flesh and white colors. Window frames and sashes are painted either white or brown; woodwork and doorways are dark brown. Red tile roofs cover the rectory and religious building; copper is weathered green.
- (10) Relationship of architectural details. Architectural detail generally relates to style and function of the buildings in the district; areas around entrances, window openings and cornices are typically embellished with appropriate detail. The front façade of the school building features entrances composed of a single wooden door set into a limestone architrave, over which is a lintel carved with a Celtic knot pattern and supported by pilasters having carved capitals. Decorative limestone pilasters with brick blind arches, dentil cornices, herringbone and basket weave patterns, and soldier course banding are ornamental features of the school building. The north façades of the wings have shallow raised pediments over their central bays, originally with a cross

centered within. Late twentieth century rear additions to the school do not relate to the original building in architectural style. Ornamentation was applied sparingly in the design of the rectory; its doorway is surrounded by a masonry, flat arch molded architrave surmounted by an entablature with a centered crest containing an Irish cross, lit by a brass lantern above. Carved, figural blocks are set in brick and a masonry belt course divides the first and second stories. The façades of the religious building are rich with Catholic and Irish iconography and symbols executed in terra cotta. The three, double-door arched entrance openings, separated by large rectangular marble panels, are the focal point of the front façade, and feature details in terra cotta. The wood paneled doors are set within compound terra cotta arches, representational polychromatic tympanums rest above the doors, and metal lanterns flank each opening. Representational figures and symbols are located on projecting plaques, arches and capitals. A rose window centered in the gable is flanked by two large partly engaged statues of saints Peter and Paul. A decorative arcaded cornice defines the slope of the gable roof and a Celtic cross crowns the apex of the gable. The carved detail continues to the Kentucky Avenue (west) entrance and the east and west walls. At the four upper corners of the building are eight relief plaques used as relief ornaments for the masonry walls. Quite in contrast, the modern style activities building has no extraneous detail, the window slits allowing a pattern of light into the large, multi-purpose interior space. Characteristic of the modern style, the elements themselves, such as the slot window openings, curved porch roof supported by narrow vertical members, create the detail.

- (11) *Relationship of roof shapes.* The roofs of the school and activities buildings are flat and are not seen from the street; the porch canopy of the activities building

is curved. The rectory has a hip roof. The religious building features gable roofs over its narthex and transepts, flat roofs over the corner chapels, partial hips over intermediate sections, and an octagonal lantern dome over the sanctuary.

(12) *Walls of continuity.* A wall of continuity is created by the four related buildings along Schoolcraft Street within the district due to their substantial scale and positioning on their lots.

(13) *Relationship of significant landscape features and surface treatments.* Shrubs and trees are intentionally planted around the perimeters of the school, activities building, rectory and religious building. The religious building and connecting rectory share an entire block, with the front (north) of the church situated close to the public right-of-way and the rectory to its east set back substantially, creating a grass turf front yard. Long, straight-line and diagonal concrete walkways lead to the front entrance of the rectory from the public sidewalks on Schoolcraft and Indiana streets. A broad concrete area extending the width of the steps leads to the tripartite entrance of the religious building. A cabinet sign identifying the religious building sits on northeast corner of Schoolcraft at Wisconsin. The school building, also occupying an entire block, has a straight-line concrete walkway dividing the grass-turf lawn from the public sidewalk leading to each of its Schoolcraft entrances. A back-lit cabinet sign sits perpendicular to the building on its front lawn. A landscaping element at the southwest corner of Schoolcraft and Indiana is framed by stacked masonry pavers. Situated to the sides of the front entrance of the activity building are low walled, rectangular concrete planters.

(14) *Relationship of open space to structures.* Shallow front and side yards planted with grass turf characterize the district, with the exception of the rectory, which

has a deep front yard. The rear (south) of buildings generally extend the depth of the property, with the school building addition extending considerably further south of the vacated alley, enclosing an exterior courtyard. The rear (south) of the rectory has a large attached garage accessed off of the side street, its wide driveway paved in concrete. Outside of the district to the east, between Wisconsin and Ohio streets on the former convent site, is a paved parking lot. The traditional alley south of the buildings was vacated and the surfaces are either expanded over with a building, paved in concrete, or planted with vegetation.

- (15) *Scale of façades and façade elements.* The façades of the four buildings in the district are appropriately large in scale, with elements and detail ranging from small to large. The rectory is large in scale for a neighborhood residential building but is dwarfed by its relationship to the larger and prominent religious building attached at its west side.
- (16) *Directional expression of front elevations.* The front elevations of the two wings of the school building are each vertically expressed, although as joined together with the central entrance section, is neutral. The rectory and activity building are horizontal in directional expression. The built-up massing of the religious building, culminating with the lantern, has the appearance of verticality.
- (17) *Rhythm of building setbacks.* No rhythm of setbacks exists within the two and one-half block Schoolcraft streetscape. The school building, religious building, and activities building are situated close to the public right-of-way; the rectory is set back significantly, giving prominence to the religious structure to its west.
- (18) *Relationship of lot coverages.* The footprints of three (3) of the buildings occupy most of their lots, with a small amount of open space around their front

and side perimeters, with the exception being the rectory, which has an ample front yard. The original footprint of the school building between Wisconsin and Indiana streets is H-shaped, with a front (north) and rear (south) courtyard, but a large addition extended its parcel southward, sealing off the rear courtyard from the south and providing parking off of Wisconsin Street. The school buildings, with additions, occupy approximately eighty to ninety percent (80%-90%) of its parcel. The religious structure and attached rectory with its additions, between Indiana and Kentucky streets, occupies approximately sixty percent (60%) of its block, with the religious structure occupying most of the parcel. The activities building, which occupies the east half of the block between Kentucky and Wyoming, occupies approximately sixty-five to seventy-five percent (65%-75%) of its parcel.

- (19) *Degree of complexity within the façades.* Each of the four (4) buildings within the district have separately designed façades. The school building, which has an identical wing joined in the middle by a set-back entrance section, is nonetheless straightforward in its massing, fenestration and detail and, therefore, displays a low degree of complexity. The front façade of the rectory displays a higher degree of complexity with the western portion slightly set back, windows of different sizes, and ornamental and figurative detail. The religious structure is most complex, with its built-up massing and elaborately ornamented architecture. True to its minimalist modern style, the activities building is the least complex with regular arrangements of windows and lack of applied detail.
- (20) *Orientation, vistas, overviews.* The buildings in the district are oriented north toward Schoolcraft Street, the major east-west thoroughfare in the vicinity.

North across Schoolcraft Street are residential lots with houses fronting the north-south streets, their long side elevations facing the original religious complex. Scattered commercial and religious buildings occupy lots on Schoolcraft Street immediately beyond the historic district. Interstate 96, the Jeffries Freeway, runs in an east-west direction one long block south of the historic district, dividing the preexisting residential tracts.

- (21) *Symmetric or asymmetric appearance.* The general appearance of the façades is symmetrical, with the exception of the rectory, which is asymmetrical.
- (22) *General environmental character.* The four (4) buildings comprising the St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District, built between 1924 and 1960 (absent of a later convent, since razed), are well-maintained and continue to provide a substantial institutional presence in the area. The elaborate architecture of the religious building, in particular, causes it to stand out from its environment, which is densely populated by small-medium scale, single-family houses built between the late 1920s and 1950s.

Section 2. All ordinances or parts of ordinances, or resolutions, in conflict with this ordinance are repealed.

Section 3. This ordinance is declared necessary for the preservation of the public peace, health, safety, and welfare of the people of the City of Detroit.

Section 4. If this ordinance is passed by a two-thirds (2/3) majority of City Council members serving, it shall be given immediate effect and shall become effective upon publication in accordance with Section 4-118(1) of the 2012 Detroit City Charter; otherwise, it shall become effective in accordance with Section 4-118(2) of the 2012 Detroit City Charter.

APPROVED AS TO FORM:

Lawrence T. García

Lawrence T. García
Corporation Counsel

City of Detroit

CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

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

Phone: 313.224.3487 Fax: 313.224.4336

Email: historic@detroitmi.gov

Regular Meeting

7th Floor – Coleman A. Young Municipal Center

Thursday, February 21, 2019

4:00 pm

I. **Call to order and roll call**

The meeting was called to order at 4:05 pm by Acting Board Chair Melanie Bazil inside the Coleman A. Young Municipal Center - Room 705, 2 Woodward Avenue, Detroit, Michigan 48226.

The roll was called and a quorum was present.

The following board members were in attendance: Theresa Holder-Hagood, Louis Fisher, Melanie Bazil, and Keith Dye, Calvin Jackson. Acting Board Chair Zené Fogel arrived at 4:20pm and took over as Chair.

Ad Hoc Representatives: Dr. Gertrude Stacks and Deborah Allen, Shalom Fellowship International Ministries. Bishop Clarence B. Haddon, St. Brigid Roman Catholic Church.

Staff: Janese Chapman, Jennifer Reinhardt and Carolyn Nelson.

II. **Approval of Agenda**

Agenda was amended to reflect that the St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District include Draft in front of Ordinance and is a **Final Report & Draft Ordinance**

ACTION: Board Member Fisher motioned to approve the agenda as amended. Board Member Dye seconded.

III. **Approval of Minutes**

Regular Board Meeting of January 10, 2019

ACTION: Board Member Fisher motioned to accept the minutes from the January 10, 2019 meeting. The motion was approved.

IV. **New Business**

Proposed Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District Draft Preliminary Report - Presentation

Jennifer Reinhardt gave a presentation for Deborah Goldstein for the proposed Shalom Fellowship International Ministries Historic District. Jennifer provided a summary of the Draft Preliminary Report. The Shalom Fellowship is potentially significant under National Register Criteria A-Religious History and Criteria C-Architecture at the local level.

Ad hoc representatives, Dr. Gertrude Stacks and Deborah Allen, were present to answer questions. It was noted that Deborah Allen worked closely with Deborah Goldstein writing the Shalom Fellowship International Ministries section.

Deborah Allen commented that congregation member Margo Paul be recognized for her significant contribution to helping with the church research. It was also noted that additional edits would likely be forthcoming.

At HDAB staff recommendation, the Board recommended unanimously that the proposed Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District move forward to a Public Hearing at the church on May 9, 2019. The meeting will begin at 4:00pm after a 3:30 tour of the church.

ACTION: Board Member Jackson motioned to accept the preliminary draft report, seconded by Board Secretary Bazil. The Board voted unanimously to set up a public hearing.

Proposed St. Brigid Roman Catholic Church/High Praise Cathedral of Faith Historic District - Final Report & Draft Ordinance

Deputy Director Chapman noted the Final Report furnished to Board Members before the meeting and the agenda should include the Draft Ordinance.

The Public Hearing was held at the church on November 15, 2018. Deputy Director Chapman thanked the church for a wonderful tour and meal. There were no changes to the Final Report.

Deputy Director Chapman informed Bishop Haddon that the Final Report and Draft Ordinance would be submitted to the City Clerk and would require a second Public

Hearing before City Council and it may take an additional 60 days. At that time the Bishop and any other individuals are welcome to attend the meeting of the Planning and Economic Development Standing Committee. The church will be notified through the Clerk's office.

ACTION: Board Chair Fogel motioned to accept the final report and draft ordinance, seconded by Board Member Dye.

V. Old Business

None.

VI. Review of correspondence

- Update on CLG projects

Jennifer R., Staff, informed the board the Ford Piquette Plant roof restoration went through the Historic District Commission to get a Certificate of Appropriateness and they are good to go. Work has commenced despite the federal government shutdown which slowed it down.

The Cass Corridor survey was impacted as a result of the federal government shutdown and HDAB was informed it would be notified if it received the grant this summer to begin the survey in the fall of this year. Despite the delay, HDAB will begin to hold public meetings to inform the community of the upcoming survey. In the spirit of this survey, HDAB and CPC met with Wayne State University Director of Planning Ashley Flintoff to discuss their most recent update to their Master Plan because they own a large number of historic buildings. Ashley Flintoff will be invited at a future date to give a presentation to the Board.

Deputy Director Chapman informed the Board that the MacKenzie House on the Wayne State University campus is currently in the staging process to be moved. The MacKenzie House is in a locally designated historic district. Because it is Wayne State University they do not have to abide by the HDAB ordinance like the Detroit Public Schools. They are also not required to abide by zoning ordinances. Wayne State University wants to retain the National Register status, which needs to be determined by the National Park Service Keeper of the NRHP. HDAB will also need to address it at the local designation because the boundaries will be changed as a result of the move. Board Member Fogel addressed her concern that the movement might cause structural damage. Deputy Director Chapman shared the building is being moved by the same reputable company that moved the Gem Theater and Elmwood Bar and Grill, both on the National Register. The primary interest is that the House is being moved from its original location and HDAB will be required to reinvestigate how to handle the boundary issue. Jennifer Reinhardt added that there are

three buildings as part of the NRHP historic district-the MacKenzie House, the Old Main Building, and Hilberry Theater. The MacKenzie House is currently located on the corner of Forest and Cass, facing Cass, and it is being relocated down the same block to Second and Forest, facing Second, due to an expansion project for the Hilberry Theater.

- Update on Secondary Street Signs

The Planning and Economic Development Standing Committee approved the Emanuel Stewart secondary street sign, famed boxing trainer for the Kronk Gym. Thomas “Hitman” Hearn, Hilmer Kenty, and Emanuel Stewart’s sister were in attendance to speak for the approval of the sign. The original location of the sign has been moved from 33rd Street and McGraw where the gym was located and no longer extant to Jefferson and St. Aubin where he bought the building and started the 1940 Chop House.

There is an ongoing reexamination of the Secondary Streets ordinance and propose amendments.

HDAB continues to work on other Secondary Streets to include David Ruffin of the Temptations and the bartender from the Bayview Yacht Club who invented the Hummer ice cream cocktail.

VII. Reports

- Staff report

Next report under study is the proposed Friendship Baptist Church Historic District. The draft preliminary report is expected by May.

Carolyn Nelson is continuing to work on the Aretha Franklin Amphitheater/Chene Park and the draft preliminary report is expected to be presented at the April meeting.

550 W. Fort/Detroit Saturday Night building was brought before the Planning and Economic Development Standing Committee two weeks ago and pushed back and HDAB has not been charged to begin the study period. It will be brought back for discussion in another two weeks. The owner, Mr. Moten, and the Planning and Development Department are continuing to look at alternatives to demolition. HDAB continues to update the Committee of its continued status.

There is a Detroit Public Library Black Bottom Exhibit which will be on display until March 15, 2019.

The Legislative Policy Division office is expanding into the Zoning Appeals Board offices to the east of the LPD office who are contributing some of their underutilized

HDAB Meeting Minutes
February 21, 2019

space to LPD.

There are currently three Board vacancies. Two resumes have been submitted to Council for interviews but the candidates have not yet been notified. It would be ideal to have an architect/architectural historian for the third position.

- Report on HDC activities.

HDAB/HDC have started monthly meetings to see how they can collaborate to further their goals.

Deputy Director Chapman provided a reminder that the next meeting is March 14, 2019 at Pure Word Missionary Baptist Church. The church tour will commence at 3:30pm to be followed by the HDAB Meeting at 4:00pm.

There are two SHPO sponsored HDC trainings: March 15 in Ypsilanti and March 23 in Kalamazoo. Any Board Members who would like to attend should notify HDAB staff as soon as possible.

The Historical Society of Michigan's *Michigan in Perspective: the Local History Conference* is March 22-23 at a cost of \$65 for those interested. Deputy Director Chapman will be attending.

VIII. Public comment

None.

IX. Adjournment - Meeting adjourned at 5:01 pm.

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City of Detroit
CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

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

Phone: 313.224.3487 Fax: 313.224.4336

Email: historic@detroitmi.gov

June 27, 2019

THE HONORABLE CITY COUNCIL:

Re: Petition No. 188 - Historic Designation Advisory Board Final Report, recommendation and draft ordinance for the proposed Pure Word Missionary Baptist Church/Eighth Church of Christ Scientist Historic District (FOR INTRODUCTION OF ORDINANCE AND THE SETTING OF A PUBLIC HEARING)

At the direction of the Historic Designation Advisory Board at its meeting of May 9, 2019, we are pleased to submit to Your Honorable Body the Board's final report on the proposed Pure Word Missionary Baptist Church/Eighth Church of Christ Scientist Historic District. The recommendation of the Advisory Board is for the designation. The ordinance of designation is attached and has been approved as to form by the Law Department.

This designation was requested by Dr. Samuel Stephens, Senior Pastor. Dr. Samuel Stephens and Vanessa Doss have been appointed as *ad hocs* representing the community interest of the proposed district.

Attached is a copy of the minutes from the Historic Designation Advisory Board meeting on May 9, 2019. If you should have any questions, please contact our office at 224-3487.

Respectfully submitted,

Janese Chapman
Deputy Director, Historic Designation Advisory Board

SUMMARY

This ordinance amends Chapter 25, Article II, of the 1984 Detroit City Code by adding Section 25-2-210 to establish the Pure Word Missionary Baptist Church/Eighth Church of Christ Scientist Historic District, and to define the elements of design for the district.

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1 **BY COUNCIL MEMBER _____:**

2 **AN ORDINANCE** to amend Chapter 25, Article II of the 1984 Detroit City Code
3 by adding Section 25-2-210 to establish the Pure Word Missionary Baptist Church/Eighth
4 Church of Christ Scientist Historic District and to define the elements of design for the
5 district.

6 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT**
7 **THAT:**

8 **Section 1.** Chapter 25, Article II, of the 1984 Detroit City Code be amended by
9 adding Section 25-2-210 to read as follows:

10 **Sec. 25-2-210. - Pure Word Missionary Baptist Church/Eighth Church of**
11 **Christ Scientist Historic District.**

12 (a) A historic district to be known as the Pure Word Missionary Baptist
13 Church/Eighth Church of Christ Scientist Historic District is established in
14 accordance with the provisions of this article.

15 (b) This historic district designation is certified as being consistent with the Detroit
16 Master Plan.

17 (c) The boundaries of the Pure Word Missionary Baptist Church/Eighth Church of
18 Christ Scientist Historic District are as shown on the map on file in the office of
19 the City Clerk, and are as follows: On the north, the centerline of Grand River
20 Avenue; on the east, the centerline of Evergreen Road; on the south, the
21 centerline of Puritan Street; and on the west, the centerline of Vaughan Street.

22 (Legal Description: Land in the City of Detroit, County of Wayne and State of
23 Michigan, being Lots 51 through 66 and vacant alleys adjacent, except the part
24 deeded for the widening of Grand River, Evergreen and Puritan Avenues, of the

1 Houghton Manor Subdivision, as recorded in Liber 59, Page 82, Wayne County
2 Records 22/628). Commonly known as 20011 Grand River Avenue.

3 (d) The defined elements of design, as provided for in Section 25-2-2 of this Code,
4 are as follows:

5 (1) Height. The building at 20011 Grand River Avenue consists of a tall, two
6 (2) story sanctuary with tower with two shorter adjoining wings: a one (1)
7 story Reading Room wing and a two (2) story Sunday School wing.

8 (2) Proportion of building's front façades. The building is wider than tall on
9 all elevations. The sanctuary features a triangular pediment over its main
10 entrance with two (2) story portico columns and is topped by a steeple
11 which is significantly taller than wide, adding a vertical emphasis to the
12 building façade.

13 (3) Proportion of openings within the façades. The building is composed of
14 approximately eighty percent (80%) openings in its front façade (north
15 elevation).

16 (4) Rhythm of solids to voids in the front façades. A regular rhythm of solids
17 to voids exists on all elevations of the building. Where the building is two
18 (2) stories tall, openings are placed one over the other by floor. Bays of
19 windows are evenly spaced and symmetrical along the length of the
20 building's facade and side and rear elevations.

21 (5) Rhythm of spacing of buildings on streets. This district contains one (1)
22 single building.

23 (6) Rhythm of entrance and/or porch projections. A tetrastyle entry portico
24 projects forward from the sanctuary, supported by two (2) concrete steps.
25 The portico features a triangular pediment which shelters the building's

1 main entrance. Concrete pavement extends forward from the steps of the
2 entry portico to meet the public right of way along Grand River Avenue.
3 On the facade (east elevation) of the sanctuary, a side entrance with
4 covered porch projects forward and is approached by an asphalt driveway
5 that meets the public right of way along Evergreen Road. On the façade
6 (south elevation) of the Sunday School wing, a covered entrance
7 supported by portico columns meets the rear parking lot. Other entrances
8 do not project.

9 (7) *Relationship of materials.* The building materials are generally composed
10 of split-face Briar Hill sandstone ashlar with Indiana limestone trim.
11 Window sashes, muntins, and mullions are wood as well as the doors and
12 the tower above the sanctuary. The roof is slate with copper flashing. The
13 steeple above the sanctuary tower is sheathed in copper.

14 (8) *Relationship of textures.* The building displays an overall smooth texture.
15 The major textural relationship is that of sandstone ashlar with mortar
16 joints juxtaposed with limestone trim and wood and stone detail focused
17 on door surrounds and pediments. Wood muntins and mullions on the
18 building's windows create textural interest. The tower and steeple display
19 considerable textural interest.

20 (9) *Relationship of colors.* The building is clad in red-brown sandstone ashlar,
21 which contrasts sharply with the white color of the limestone trim,
22 window surrounds, muntins and mullions, and the wooden pediments
23 about the building entrances. The capitals of the Corinthian columns in
24 front of the sanctuary entrance have been altered from the original white to

1 gold. The roof is clad in gray slate tiles which contrasts sharply with the
2 pale green copper flashing and steeple.

3 (10) *Relationship of architectural details.* Regularly arranged, repetitive details
4 embellish the building in the reserved Colonial Revival style. The primary
5 façade (north elevation) of the sanctuary is dominated by a full-height
6 portico defined by a denticulated pediment resting on Corinthian columns
7 and pilasters. Affixed to its frieze are the words, "PURE WORD MBC."
8 Within the building's entrance portico, a broken pediment surrounds a
9 double door with transom. The end bays each feature a rectangular stone
10 frieze with decorative stone arch and keystone with incised text reading,
11 on the eastern end bay, "COME UNTO ME ALL YE THAT LABOR
12 AND ARE HEAVY-LADEN AND I WILL GIVE YOU REST. MATT
13 11:28" and, on the western end bay, "HEAL THE SICK. CLEANSE THE
14 LEPERS. RAISE THE DEAD. CAST OUT DEVILS. FREELY YE
15 HAVE RECEIVED FREELY GIVE. MATT 10:8." A cornerstone with
16 "1938" in incised relief is found on the western end bay and a cornerstone
17 with "EIGHTH CHURCH OF CHRIST SCIENTIST" in incised relief is
18 found on the eastern end bay. The primary façade (north elevation) of the
19 Reading Room wing features a prominent central mullioned window
20 flanked by single-door openings with transom window, sidelights, and
21 broken pediment. The primary façade (north elevation) of the Sunday
22 School wing features a broad double-door entrance with broken pediment
23 surround and prominent two (2) story sash windows with round heads
24 located on the end bays. Windows typically rest on a stone sill course with
25 stone lintels and keystone. Pronounced limestone quoins define the outer

1 end bays of both the sanctuary and the Sunday School wing on all
2 elevations.

3 (11) Relationship of roof shapes. The building's sanctuary is front-gabled with
4 a narrow split-faced sandstone ashlar clad chimney rising from its western
5 gable; the Reading Room wing is side-gabled; and the Sunday School
6 wing terminates in a hip roof with front-gable. The base of the roof is
7 defined by a simple cornice with returns on the building's end pavilions.
8 Above the sanctuary, a steeple consists of a square sandstone base tower,
9 upon which rests an eight-faceted wooden belfry and louvred lantern
10 topped by a steep spire with finial.

11 (12) Walls of continuity. Not applicable due to the presence of only one (1)
12 building in the district.

13 (13) Relationship of significant landscape features and surface treatments.
14 Mature trees are found in the north and east elevations with mature
15 shrubbery located throughout all elevations along the building footprint
16 and paved walkways. The front lawn is covered in grass and is enclosed
17 by a wrought-iron fence that was a later addition and does not contribute
18 to its significance. The front lawn is crossed by sidewalks that provide
19 access to the building's entrances. The lawn also contains a prominent
20 stone bulletin comprised of split-face sandstone ashlar and capped with
21 two (2) small stone urns. The center bulletin board is flanked by two (2)
22 stone benches, original to the site. Two (2) identical stone benches are also
23 placed beneath each end bay window of the Sunday School wing along the
24 walkway. No other significant landscaping or street furniture exist.

- 1 (14) Relationship of open space to structures. The building occupies a C-
2 shaped footprint, its primary entrance facing north. Open space exists in
3 the broad, grassy front lawn between the building setback and Grand River
4 Avenue. A small parking lot is located to the south of the building and
5 provides access to the rear entrance (south elevation) of the Sunday
6 School wing.
- 7 (15) Scale of façades and façade elements. The building façade is of a scale
8 typical to other substantial religious structures in Detroit from the middle
9 of the twentieth century. Elements on the façade of the building, such as
10 the building's entry portico, tall sash windows, and prominent bay
11 window, are large in scale.
- 12 (16) Directional expression of front elevations. The front elevation of the
13 building is primarily vertical in expression due to the presence of
14 triangular pediments, tall sash windows, chimney, a pitched roof, and a
15 steeple consisting of a tower with a steep spire.
- 16 (17) Rhythm of building setbacks. The building features a broad setback from
17 the public right of ways.
- 18 (18) Relationship of lot coverages. The building occupies approximately fifty
19 percent (50%) of its lot, with a broad grassy lawn with landscape
20 treatments to the north of the building and a paved parking lot to the south
21 of the building.
- 22 (19) Degree of complexity within the façade. A relatively high degree of
23 complexity is found at door surrounds and pediments of the building's
24 main entrances as well as window openings throughout. An especially
25 high degree of complexity is found in the architectural details of the

1 tetrastyle entry portico and the tower and spire of the building's steeple.

2 Elsewhere, the building has a lower degree of complexity, with relatively

3 simple split-faced sandstone ashlar and limestone quoins.

4 (20) Orientation, vistas, overviews. The building is oriented toward the north,

5 with its primary entrance facing Grand River Avenue. One (1) additional

6 entrance faces east towards Evergreen Road and one (1) additional

7 entrance faces south towards Puritan Street. Its siting defines the corner

8 and presents an anchor to the intersection of Grand River Avenue and

9 Evergreen Road and the surrounding commercial thoroughfare.

10 (21) Symmetric or asymmetric appearance. The sanctuary, Reading Room, and

11 Sunday School wings of the building are symmetrical in appearance. The

12 front facade of the building, as a whole, is asymmetrical in appearance due

13 to a difference in massing and openings on its northern and southern bays.

14 (22) General environmental character. The district consists of one (1) building

15 facing Grand River Avenue. The surrounding area consists of scattered

16 commercial buildings along Grand River Avenue and residential buildings

17 south of Puritan Street. A majority of the surrounding lots contain single-

18 family detached houses.

19 **Section 2.** All ordinances or parts of ordinances, or resolutions, in conflict with
20 this ordinance are repealed.

21 **Section 3.** This ordinance is declared necessary for the preservation of the public
22 peace, health, safety, and welfare of the people of the City of Detroit.

23 **Section 4.** If this ordinance is passed by a two-thirds (2/3) majority of City
24 Council members serving, it shall be given immediate effect and shall become effective
25 upon publication in accordance with Section 4-118(1) of the 2012 Detroit City Charter;

1 otherwise, it shall become effective in accordance with Section 4-118(2) of the 2012
2 Detroit City Charter.

3

4 APPROVED AS TO FORM:

5

6 

7

Lawrence T. García

8

Corporation Counsel

City of Detroit

CITY COUNCIL

HISTORIC DESIGNATION ADVISORY BOARD

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

Phone: 313.224.3487 Fax: 313.224.4336

Email: historic@detroitmi.gov

Regular Meeting

Thursday, May 9, 2019

4:00 pm

I. **Call to order and roll call**

The meeting was called to order at 4:05 pm by Melanie Bazil, Secretary/Treasurer in the Wayne County Judicial Conference Room, 705 Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226.

The roll was called and a quorum was present.

The following board members were in attendance: Melanie Bazil, Naomi Beasley-Porter, Carolyn Carter, Keith Dye, Louis Fisher, Zené Fogel- Gibson (entered @ 4:07 p.m.), Theresa Holder-Hagood, Calvin Jackson, and Joseph Rashid.

Ad Hoc Representatives: Dr. Gertrude Stacks and Ms. Deborah Allen

Staff: Deborah Goldstein, Carolyn Nelson, Kim Newby and Jennifer Reinhardt.

II. **Approval of Agenda**

ACTION: Board Member Rashid motioned to approve the agenda; seconded by Board Member Fisher.

III. **Approval of Minutes**

Regular Board Meeting of April 11, 2019

ACTION: Board Member Fisher motioned to accept the minutes from the April 11, 2019 meeting; seconded by Board Member Carter. The motion was approved.

IV. Public Hearing – Proposed Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District

- 1) **Call to order by Chairperson Zené Fogel-Gibson at 4:10 pm.**
- 2) **Explanation of designation procedures** and restrictions of designated property

Deborah Goldstein provided an explanation of designation procedures and restrictions of designated property.

3) **Description of the Proposed Historic District**

Deborah Goldstein, HDAB staff member, provided a description of the proposed Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District

The boundaries of the proposed district are:

On the **North** – the centerline of Poplar Street;

On the **East** – the centerline of Fourteenth Avenue;

On the **South** – the south line of Lot 287 of the Subdivision of the Godfroy Farm, L1 P293 Plats, WCR; and

On the **West** – the centerline of the alley running north-south between Fourteenth Avenue and Fifteenth Avenue.

Boundary Justification: The boundary description above includes the three contiguous lots upon which the religious building and rectory are situated.

The proposed district appears to meet National Register Criteria A for its religious history which represents the flourishing of the Methodist Episcopal Church in Detroit through the merger of two smaller congregations and Criteria C for its early twentieth century Neo-Gothic religious architecture and associated Prairie style rectory. Its period of significance is defined as 1912, when the building was constructed, to 1985 when the Shalom Temple Congregation purchased a larger historic building known as the Fourth Avenue Methodist Episcopal Church.

4) **Public Statements**

Debra Allen, Administrative Assistant, Shalom Fellowship International Ministries – presented a statement of support indicating that the congregation recognizes the benefits of this local historic designation and will further protect and promote the history of our city and community.

ACTION: Board Member Dye motioned to approve the draft preliminary report; seconded by Board Member Carter. The Board voted unanimously to approve motion.

ACTION: Board Member Jackson motioned to direct staff to prepare the draft final report and draft ordinance, seconded by Board Member Bazil. The Board voted unanimously to approve motion.

5) **Adjournment** - The public hearing was adjourned at 4:30 PM.

V. New Business

Voting Action - Proposed Pure Word Missionary Baptist Church / Eighth Church of Christ Scientist Historic District

Draft Final Report & Ordinance

Ad Hoc Members Vanessa Doss and Samuel Stephens were unable to attend the meeting; each expressed support of the designation.

ACTION: Board Member Jackson motioned to approve the draft final report and ordinance, seconded by Board Member Bazil. The Board voted unanimously to approve motion.

National Register Nomination – *Checker Cab Taxi Garage and Office Building* Presentation

Ruth Mills, Architectural Historian, Quinn Evans Architects, provided a summary report of the completed National Register of Historic Places Registration Form for the nomination of the Checker Cab Taxi Garage and Office Building.

The Checker Cab Taxi Garage and Office is a three-story, rectangular building measuring approximately 292 by 124 feet, located at 2128 Trumbull Avenue in Detroit's Corktown neighborhood, one block north of Michigan Avenue. The building sits on the block bounded on the west by Trumbull Street, on the north by Plum Street, on the east by 8th Street and on the south by Elizabeth Street. It occupies the entire north half of the block stretching from Trumbull to 8th Street and extends to the lot lines on the west, north and east. The south half of the block is being redeveloped with new commercial/apartment buildings and an activated alley between them and the Checker Cab Building.

The period of significance is 1927 to 1931, encompassing its original construction and acquisition by Checker Cab Company. The Checker Cab Taxi Garage and Office qualifies under the following National Register Listings:

- Criterion A - At the local level, as the headquarters of Detroit's oldest and largest taxi company, founded in 1921 and operated out of the same building from 1931

to 2016; and for its association with the development of Detroit's taxicab industry in the 1920s and 1930s.

- Criterion C - At the local level, for its architectural and engineering importance as a largely intact steel and concrete frame garage structure dating from the 1920s.

Keith Dye, Board Member expressed concern relative to the building construction which appeared to be two (2) buildings from the rear.

Tyson McCarthy, Project Manager, Soave Real Estate indicated that it was one (1) building with a slope in the middle.

Mr. Dye also questioned whether the lighting was original. Mr. McCarthy indicated that the lighting was specifically designed by Quinn Evans to resemble the original lighting.

Louis Fisher, Board Member expressed interest about the environmental characteristics of temperature control and the energy efficiency measures.

Mr. McCarthy explained that the HVAC system used is a VRF System which is more efficient than a conventional split system that allows for control of eight (8) units at a time; this system culls that down to four (4) units.

Mr. Fisher also expressed interest in the building envelope, type of windows used, wall insulation and roof.

The windows in the residential units are replacements composed of modern insulated glass with dimmer panes. The remaining original windows that were refurbished are installed in the garage portion of the building. The walls have been updated, most are insulated and the roof is new.

Calvin Jackson, Board Member asked if the developer planned to expand.

Mr. McCarthy indicated the expansion will consist of five (5) additional buildings, all recent construction. Consideration of the historic nature of the building and the neighborhood has been very important to the developer.

Under HDAB staff recommendation, the board voted unanimously that the Checker Cab Taxi Garage and Office meets the National Register Criteria A and C at the local level and possesses the required integrity. The Board unanimously recommended that the nomination be moved forward to the State Historic Preservation Review Board, along with staff comments.

VI. Review of correspondence

Jennifer Reinhardt, HDAB staff member provided a summary update relative to the CLG

Projects and Secondary Street Signs:

Update on CLG projects

The Ford Piquette Plant roof is near competition. Staff will conduct a site visit on June 19, 2019 at 3:00 pm. Board members wishing to go should follow-up with Ms. Reinhardt to confirm attendance. The Fort Wayne Stabilization & Mothballing Plan and the Cass Corridor Intensive Level Survey applications are being reviewed by the State Historic Preservation Office (SHPO). The grant funding delay is due to the federal shutdown earlier this year. Staff expects to have more information relative to receipt of the grant funding for both projects.

Update on Secondary Street Signs

Per discussion with Janese Chapman and George Etheridge, there are currently seven (7) applications pending. The Law Department is currently vetting the proposed changes to the ordinance as suggested by staff. Applications submitted with payment will be processed under the current ordinance. Pending applications will be processed under the amended ordinance after City Council has approved amendments. Detailed suggested revisions were included in the March minutes.

VII. Reports

Staff report

There are pending plans for a Board Orientation for new and old board members; information is forthcoming.

The State Historic Preservation Review Board will hold its meeting, Friday, May 31st. There are four (4) National Review Nomination recommendations from this board that are up for review and two (2) local historic designation preliminary reports, *Pure Word Missionary Baptist Church / Eighth Church of Christ Scientist Historic District* and *Shalom Fellowship International Ministries/Fourteenth Avenue Methodist Episcopal Church Historic District*. The state review boards provides comments relative to local designations and receives comments from HDAB relative to National Review Nominations. There are four (4) meetings a year, staff to continue to provide updates.

On May 21, 2019, the State Historic Preservation Office will host an evening meeting in Detroit regarding the statewide historic preservation plan which will include a targeted stakeholder group who will be advised on their process. Board members have received invitations. There will also be on June 5, 2019, a related event on the local level which will be a city collaboration hosted by the Historic Designation Advisory Board, the Historic District Commission and the Housing and Revitalization Department.

HDAB staff is currently compiling a citywide survey of civil rights sites in the City of Detroit for the National Parks Service African American Civil Rights Grant. Board members who want to review the survey and provide comments should contact staff.

The National Trust for Historic Preservation Council is coming to Detroit in 2020; they are reaching out to interested preservation stakeholders who would like to assist in the planning of the itinerary.

New Board members will be officially sworn in; date to be announced.

Jennifer Reinhardt was recognized at the Governor's Award for Historic Preservation for a project that she did in the North End neighborhood of Detroit while previously employed with the Michigan Historic Preservation Network.

Report on HDC activities

Ann Phillips, HDC staff provided a summary of the pending invitations to the Board for the inaugural historic preservation convening on June 5. It will be a focus group of preservation stakeholders in the City of Detroit for an afternoon of gathering and education. The HDAB, HDC, HRD will explain their regulatory roles as it relates to historic preservation. Stakeholder panels, composed of representations from real estate, contractors, skilled trades, advocacy groups and residents living in historic districts, will identify the gaps that exist in municipal service and brainstorm possible solutions that address those issues.

Garrick Landsberg, HDC Director, provided a review of items on the agenda of the Detroit Historic District Commission Meeting held on May 8, 2019. The HDC will meet during the 2nd and 4th Wednesdays of the month to address the increased volume of applications coming before the Commission.

VIII. Public comment

Tyson McCarthy, Project Manager, Soave Real Estate

Calvin Jackson, Board Member – Announced the dates of the Indian Village Home and Garden Tours, June 8/9, 2019, 10 am–5 pm, Saturday and 12:30 pm – 5:00 pm Sunday.

IX. Adjournment - Meeting adjourned at 5:01 pm.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

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2 WOODWARD AVENUE, SUITE 908
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32

June 28, 2019

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

Re: Request for Public Hearing for Coyote Logistics, LLC, Application for a New Personal Property Exemption Certificate in the area of 1700 W. Fort Street, Detroit, MI, in accordance with Public Act 328 of 1998. (Petition #903)

Honorable City Council:

The Housing & Revitalization Department and the Finance Department have reviewed the application of **Coyote Logistics, LLC** and find that it satisfies the criteria set forth by P.A. 328 of 1998 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the New Personal Property Exemption Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD

CITY CLERK 2019 JUN 28 PM 2:28



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 328 of 1998 (“the Act”) this City Council may adopt a resolution which approves the application of a New Personal Property Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, **Coyote Logistics, LLC** has made application for a New Personal Property Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, June 3, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

HOUSING AND REVITALIZATION PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT

903 *Coyote Logistics, LLC, request for Exemption of New Personal Property located at 1700 W. Fort St.*

AMENDED

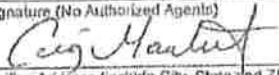
Application for Exemption of New Personal Property

Issued under P.A. 328 of 1998. An exemption will not be effective until approved by the State Tax Commission.

INSTRUCTIONS: Read instructions on page 2 of this form before completing this application. File the original and two copies of this form and the required attachments (a copy of the legal description, resolution, written agreement, and a detailed description of the business operations) with the clerk of the local government unit.

PART 1: APPLICANT INFORMATION			
1a. Applicant/Company Name (Applicant must be an ELIGIBLE BUSINESS) Coyote Logistics, LLC		2. County Wayne	
1b. Company Mailing Address (No. and Street, P.O. Box, City, State, ZIP Code)		3. City/Township/Village (Indicate which) City	
1c. Location of Eligible Business (No. and Street, City, State, ZIP Code) 1700 W. Fort Street, Detroit, MI 48216		4a. Local School District Detroit Public Schools	4b. School Code 82010
5. Check below the type of business in which you are engaged and provide a detailed description of the business operation on a separate sheet			
<input type="checkbox"/> Manufacturing	<input type="checkbox"/> Research & Development	<input checked="" type="checkbox"/> Office Operations	
<input type="checkbox"/> Mining	<input type="checkbox"/> Wholesale Trade		
6a. Identify type of ELIGIBLE DISTRICT where Eligible Business and New Personal Property will be located Brownfield Redevelopment Zone		6b. Governing Unit that Established ELIGIBLE DISTRICT City of Detroit	6c. Date ELIGIBLE DISTRICT was Established April 30, 1998
7. Name of Person in the Eligible Business to Contact for Further Information Jennifer Caifano		8. Telephone Number (847) 235-7413	
9. Mailing Address 960 North Point Parkway, Suite 150, Alpharetta, GA 30005			

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which application is being made. The undersigned, authorized officer further certifies that the applicant is an Eligible Business as defined in P.A. 328 of 1998.

11. Name of Company Official Craig Gaubert		12. Title CFO	
13. Signature (No Authorized Agents) 		14. Date 1/29/2019	
15. Mailing Address (include City, State and ZIP Code) 2545 W. Diversey Ave., 3rd Floor, Chicago, IL 60647			
16. E-mail Address cgaubert@ups.com		17. Telephone Number	18. Fax Number

PART 2: LOCAL GOVERNMENT UNIT CLERK VERIFICATION			
19. Name of Local Governmental Unit Which Passed Resolution for Exemption of New Personal Property		20. Date of Resolution (Attach Copy)	21. Expiration Date of Exemption
22. Name of Clerk		23. Date application received by Local Unit	24. Date of Agreement (Attach Copy)
25. Clerk's Signature		26. Clerk's Mailing Address	
27. Telephone Number		28. Fax Number	29. E-mail Address
30. LUCI Code		31. School Code	32. Date District was Established

STATE TAX COMMISSION USE ONLY			
Application No.	Date Received	LUCI Code	School Code

Instructions for Completing Form 3427, Application for Exemption of New Personal Property

As a supplement to the following instructions, please read State Tax Commission (STC) Bulletin No. 9 of 1999 which explains the provisions of Public Act (P.A.) 328 of 1998, as amended.

Line 1: P.A. 328 of 1998, as amended, states that, to qualify for exemption, New Personal Property must be owned or leased by an Eligible Business. Please see page 2 of STC Bulletin No. 9 of 1999 for the definition of an Eligible Business. Please note that a copy of the legal description for the property where the Eligible Business is located must be attached.

Line 2, 3, 4: Indicate the county; the city or township; or village; and the local school district in which the New Personal Property and the Eligible Business will be located.

Line 5: P.A. 328 of 1998, as amended, provides that an Eligible Business must be engaged in one of the following types of businesses: manufacturing, mining, research and development, wholesale trade, or office operations. Please see page 2 of STC Bulletin No. 9 of 1999 for the definition of an Eligible Business. Please note that a detailed description of the business operation must be provided on a separate sheet.

Line 6 a-c: P.A. 328 of 1998, as amended, provides that New Personal Property and the Eligible Business must be located in an Eligible District. Please see page 4 of STC Bulletin No. 9 of 1998 for a listing of the eight different types of Eligible Districts.

Line 7: If there is someone in your business, other than the person signing this application, who should be contacted if further information is needed, please name the person on line 7.

Line 10b: Note that a signature from a company official is required on line 13. This application cannot be processed without a signature.

Lines 19 to 31: These lines must be completed by the Clerk of the Local Governmental Unit which has adopted the resolution required by P.A. 328 of 1998, as amended.

Note that a copy of the resolution, the written agreement between the applicant and the local governmental unit with required statements, a legal description, and a detailed description of the business operations must be sent to the State Tax Commission along with this application. Once issued, the exemption will pertain to all new personal property placed in the eligible district for the entire length of time approved by the local unit and issued by the State Tax Commission. The exemption may not be limited to specific new personal property or a lesser time than the full length of issuance. If any of the information requested on lines 19 to 31 is missing, this form will be returned to the Clerk.

2019-06-03

903

903 *Petition of Coyote Logistics, LLC,
request for Exemption of New
Personal Property located at 1700 W.
Fort St.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

HOUSING AND REVITALIZATION PLANNING AND
DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT



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

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FAX: 313•224•4270
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June 14, 2019

Maurice Cox, Director
Planning & Development Department
808 CAYMC
Detroit, MI 48226

Re: Evaluation of Exemption of New Personal Property, P.A. 328 of 1998 for Coyote Logistics, LLC to be located at 1700 W. Fort Street

Dear Mr. Cox:

The Assessments Division of the Finance Department has reviewed the application of the Exemption of New Personal Property for Coyote Logistics, LLC to be located at 1700 W. Fort Street

State Tax Commission (STC) Bulletin No. 9 of 1998 requires (5) conditions are met for the exemption of New Personal Property. The conditions are:

1. The personal property must be New Personal Property. New Personal Property means that it was not previously subject to taxation under the General Property Tax Act.
2. The personal property must be located in an Eligible Local Assessing District. P.A. 328 of 1998 defines a Local Assessing District as a city, village or township that contains an **ELIGIBLE DISTRESSED AREA**. *The City of Detroit is an eligible distressed area.*
3. The New Personal Property must be **OWNED** or **LEASED** by an **ELIGIBLE BUSINESS**. The New Personal Property and eligible business must be located in an **ELIGIBLE DISTRICT** on tax day. *1700 W. Fort Street is located in the Downtown Development Authority.*
4. The eligible local assessing district must adopt a resolution that provides for the exemption.

The Office of the Assessor finds that Tata Technologies fulfills the first four requirements of STC Bulletin #9 of 1998 and may be considered for Exemption of New Personal Property at this time.

Sincerely,

Charles Ericson, MMAO
Assessor

avb

CC: John Saad



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

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TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **New Personal Property Tax Exemption (PA 328)** at 1702 W. Fort Street (Petition 903)
DATE: June 14, 2019
CC: Maurice Cox, Director, Planning and Development
Kevin Schronce, Central Region, Planning and Development

In order to ensure consistency with the City's [Master Plan of Policies](#), pursuant to State of Michigan, Public Act 328 of 1998 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **New Personal Property Tax Exemption**. The Petitioner is Coyote Logistics, LLC,

Location and Project Proposal: The overall project seeks to rehabilitate a historic building and transform it into a mixed-use development with office and retail space on the lower floors and an addition atop the historic structure to create additional apartment units (11 units). The project will create retail and restaurant/cafe space on the first two floors and one subgrade floor; office space on the middle two floors, 33 residential units on the upper two floors, and 22 residential units on the fifth floor. The rehabilitation includes 13,908 square feet of parking in the basement level to support the residential units and the 11 new facilities.

Existing Site Information: The current site is the home of the historic Edson, Moore and Company Building. The building was construction in 1913, is located within the Corktown Historic District, and is listed on the National Register of Historic Places in 2017.

Interpretation: The project will add to the stock of emerging businesses and strengthen residential loft conversions already observed in the Corktown area. Additionally, the project is served by two bus lines and the project could encourage additional bus stops and increased ridership along Fort Street.

Master Plan Interpretation

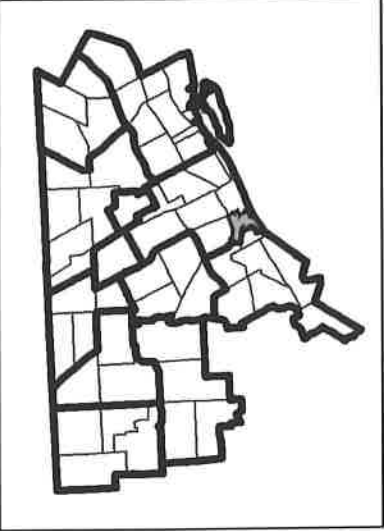
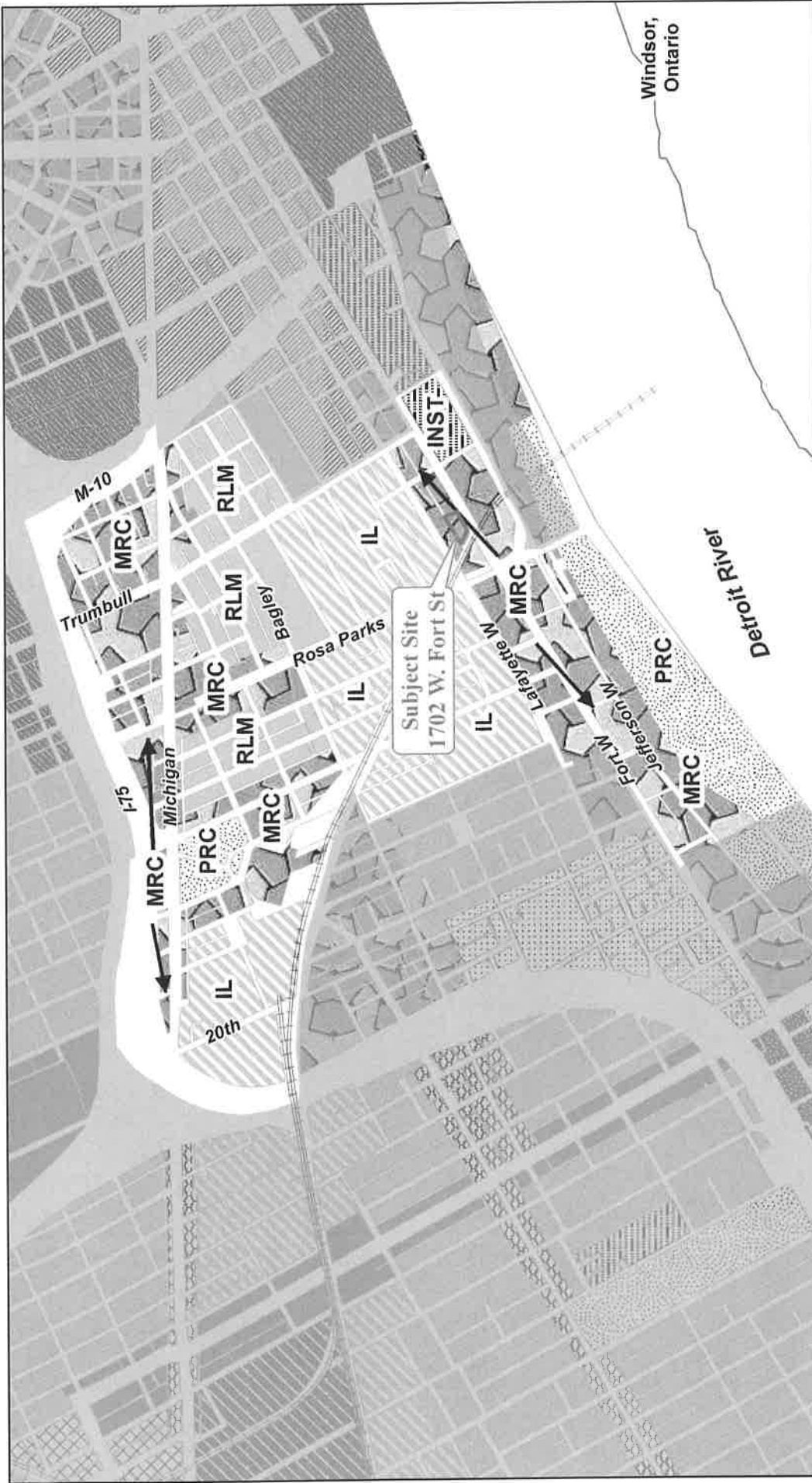
The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

The following policies of the Corktown neighborhood describe the following recommendations:

- Policy 4.3: "Encourage high-density mixed used development to replace obsolete industrial and commercial properties along Fort"

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachments: Future General Land Use Map: Neighborhood Cluster 4, Corktown; Map 4-2B



Future Land Use

	Low Density Residential (RL)		Distribution / Port Industrial (IDP)
	Low / Medium Density Residential (RLM)		Mixed - Residential / Commercial (MRC)
	Medium Density Residential (RM)		Mixed - Residential / Industrial (MRI)
	High Density Residential (RH)		Mixed - Town Center (MTC)
	Major Commercial (CM)		Recreation (PRC)
	Retail Center (CRC)		Regional Park (PR)
	Neighborhood Commercial (CN)		Private Marina (PRM)
	Thoroughfare Commercial (CT)		Airport (AP)
	Special Commercial (CS)		Cemetery (CEM)
	General Industrial (IG)		Institutional (INST)
	Light Industrial (IL)		

Map 4-2B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4
Corktown

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New Office	Personal Property Tax Abatement	\$3,000,000	Brownfield Redevelopment Zone

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0			300	0	0	0

1. What is the plan for hiring Detroiters?

Please see the attachment

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

Please see the attachment

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

Please see the attachment

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

Please see the attachment

5. When is construction slated to begin?

Please see the attachment

6. What is the expected completion date of construction?

Please see the attachment

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

Attachment to Incentive Information Chat

- 1) What is the plan for hiring Detroiters ?

Coyote Logistics, LLC is committed to hiring talented new employees, and encouraging new hires to choose homes close to the office. Coyote often selects offices in revitalized neighborhoods, close to public transit, to attract top talent looking for environmentally-friendly, and close commutes. Coyote expects a number of new hires will either come from existing Detroit residents, or that new hires will choose to become Detroit residents.

- 2) Please give a detailed description of the jobs available as listed in the above chart.

Professional employees will be mostly National Account Managers and Operations Coordinators at Coyote Logistics, LLC. A few additional administrative and managerial positions will also be available. The majority of the employees at 1700 W. Fort Street will have the primary goal of connecting customers with products to ship with truck drivers with capacity.

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

This new project will relocate 175 jobs from Ann Arbor to Detroit. It is very possible that some existing employees will choose to move closer to the Detroit office. It is also likely that a large number of the expected new hires will be or become Detroit residents.

- 4) When is construction slated to begin?

If Detroit is selected, Coyote expects to begin leasehold improvements in Q1 2019.

- 5) What is the expected completion date of construction?

If Detroit is selected, Coyote expects leasehold improvement construction should be completed by July 2019.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
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June 24, 2019

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

Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate on behalf of 600 Ventures II, LLC in the area of 600 W. Lafayette, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #475).

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **600 Ventures II, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, P&DD
D. Rencher, HRD
V. Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

WHEREAS, **600 Ventures II, LLC** has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

June 21, 2019

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: 600 Ventures II, LLC

Please find attached an *amended* application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 600 W. Lafayette Boulevard. **(RELATED TO PETITION #475)**

Respectfully submitted,

Michael J. O'Connell, Jr. Asst. City Council Clerk
Office of the City Clerk

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) 600 Ventures II, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 2145 Crooks Road, Troy, MI 48084		
Location of obsolete facility (No. and street, City, State, ZIP Code) 600 W. Lafayette Boulevard, Detroit, MI 48226		
City, Township, Village (indicate which) City of Detroit		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) 7/1/2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 3/31/2021	School District where facility is located (include school code) D - Detroit Public Schools
Estimated Cost of Rehabilitation \$7,750,018.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply)		
<input checked="" type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input checked="" type="checkbox"/> Prevent a loss of employment	<input type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment <u>5</u>		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input checked="" type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Brian Holdwick	Telephone Number (313) 999-6445	Fax Number
Mailing Address 600 W. Lafayette Blvd, Detroit, MI 48226	Email Address brian@holdwickdevgroup.com	
Signature of Company Officer (no authorized agents)	Title Member	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
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FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
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LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
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PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit		Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

ATTACHMENT A

Eligible Property Description

The eligible property is located at 600 W. Lafayette Boulevard, Detroit, Michigan, northeast of the intersection of W. Lafayette Boulevard and 3rd Avenue. The parcel encompasses approximately 0.72 acres. The parcel at 600 W. Lafayette Boulevard is an "Obsolete Property" as defined by Public Act (PA) 146 of 2000, as amended, because the parcel has been determined to be a *facility* under section 20101 of the Natural Resources and Environmental Protection Act, PA 451 of 1994, as amended.

The parcel currently contains a 31,537-sq.ft., five-story commercial building designed by famed architect Albert Kahn and built in 1936. The property is currently occupied by AFSCME Local 25, various law firms and insurance companies. The building contains office space and broadcasting studios. The property was purchased by 600 Ventures II, LLC with intentions of rehabilitating the commercial building.

Legal Description:

600 W LAFAYETTE BOULEVARD; 04000134-67
N W LAFAYETTE 19 AND S 10 FT OF VAC ALLEY ADJ DETROIT URBAN RENEWAL PLAT NO 1 L90 P85-6
PLATS, W C R 4/1125 255 IRREG

ATTACHMENT B

General Description of the Proposed Use of the Rehabilitated Facility

The Developer plans to invest approximately \$7,750,018 to comprehensively rehabilitate the existing building, adding floor space above the existing studios and renovating the existing office space into office (32,017 sq. ft), hotel amenities (14,098 sq. ft), affordable garden level co-office space (22,517 sq. ft), restaurant space (6,233 sq. ft) and first floor retail space (2,110 sq. ft.).

ATTACHMENT C

Nature and Extent of Rehabilitation

The rehabilitation will include extensive renovations to the existing office space such as repainting most of the interior space, replacing the existing HVAC, electrical and plumbing systems with more eco-efficient and modern systems. Rehabilitation will also include the construction of additional floor space above the existing studios. Post-rehabilitation, the building will contain 91,630 sq. ft. Lastly, rehabilitation will include the construction of a skybridge to connect the building to the proposed new hotel on the parcel immediately north (address: 659 Howard). The contractor's rehabilitation budget is provided below.

Rehabilitation activities will occur in a manner to minimize impact on the existing tenants, who will remain tenants of the building during and after the rehabilitation.

Hard Costs, by Trade	Contractor's Estimate
<i>Building Concrete/Masonry</i>	<i>\$224,000</i>
<i>Carpentry</i>	<i>\$400,000</i>
<i>Roofing/Metal/Siding/Insulation/Caulking</i>	<i>\$285,000</i>
<i>Doors/Windows/Glass</i>	<i>\$450,000</i>
<i>Drywall/Acoustical</i>	<i>\$500,000</i>
<i>Flooring</i>	<i>\$400,000</i>
<i>Cabinets/Countertops/Appliances</i>	<i>\$145,000</i>
<i>Painting/Decorating</i>	<i>\$200,000</i>
<i>Plumbing/Electrical/Fire Protection</i>	<i>\$1,200,000</i>
<i>HVAC</i>	<i>\$1,400,000</i>
<i>Elevators/Special Equipment</i>	<i>\$300,000</i>
<i>Tenant Upgrades</i>	<i>\$1,560,000</i>
<i>Landscaping</i>	<i>\$29,074</i>
<i>Contingency</i>	<i>\$369,305</i>
Subtotal – Hard Costs	\$7,462,380
Soft Costs	
<i>Overhead/General Requirements</i>	<i>\$232,595</i>
<i>Permits/Fees/Cost Certification</i>	<i>\$55,043</i>
Subtotal – Soft Costs	\$287,638
Total Rehabilitation Cost	\$7,750,018

ATTACHMENT D

Fixed Building Equipment List

Trade	Total
Plumbing	\$487,742
Fire Suppression	\$243,871
HVAC	\$1,400,000
Electrical	\$468,387
Elevator	\$300,000
Total Estimated Cost:	\$2,900,000

ATTACHMENT E

Estimated Schedule

Commencement of rehabilitation and construction activities is anticipated for the spring of 2019, dependent upon closing of financing. Rehabilitation activities are expected to take approximately 18 months to complete. A building permit has not yet been obtained.

ATTACHMENT F

Economic Advantages

Completion of the rehabilitated facility is expected to, and will at the time of issuance of an OPRA exemption certificate, increase commercial activity, create employment opportunities, rehabilitate and preserve a historic building and revitalize an urban area in the community in which the facility is situated. The development as a whole will result in additional tax revenue for all taxing jurisdictions. The building will bridge Corktown to the west with Detroit's CDB district.

The developer anticipates investing \$7,750,018 in real property improvements which is expected to increase the property's taxable value to over \$4,000,000, more than doubling the real property taxes. Further, the project is anticipated to create 150 full time equivalent jobs and support 70 temporary construction jobs. The Developer is working with local contractor organizations and local labor groups to increase job opportunities for Detroit residents.

Approval of an exemption certificate is critical to making the project economically viable. The applicant is not delinquent in the payment of any taxes related to the facility.



June 24, 2019

Maurice Cox, Director
 Planning & Development Department
 Coleman A. Young Municipal Center
 2 Woodward Ave, Suite 808
 Detroit, MI 48226

RE: **Obsolete Property Rehabilitation Certificate – 600 Ventures II LLC**
 Property Address: 600 W. Lafayette
 Parcel Numbers: 04000134-67

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the property located at **600 W. Lafayette** in the Downtown area in the City of Detroit.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

600 Ventures II LLC plans to rehabilitate the existing building, adding floor space above the existing studios and renovating the existing office space into office (32,017 sq. ft.), hotel amenities (14,098 sq. ft.), affordable garden level co-office space (22,517 sq. ft.), restaurant space (6,233 sq. ft.) and first floor retail space (2,110 sq. ft.). The building consists of a 32,500 square foot five-story office building built in 1936, a 5,406 square foot three-story office building built in 1951 and a 35,156 square foot two-story office building built in 1951 located on .724 acres of land.

The 2019 values are:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
04000134-67	600 W LAFAYETTE	\$ 1,604,300	\$ 1,604,300	\$ 1,244,400	\$ 1,244,400

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. The project is expected to increase commercial activity, create employment opportunities, rehabilitate and preserve a historic building and revitalize and urban area.



Obsolete Property Rehabilitation Certificate
600 Ventures II LLC
Page 2

Rehabilitation will include extensive renovations to the existing office space, replacing the HVAC, replacing the electrical and plumbing systems with more eco-efficient and modern systems along with construction of additional floor space above the existing studio. A sky bridge will also be constructed to connect the building to the proposed new hotel on the adjacent property.

A field investigation indicated that the property located at **600 W. Lafayette** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles Ericson". The signature is written in a cursive, flowing style.

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



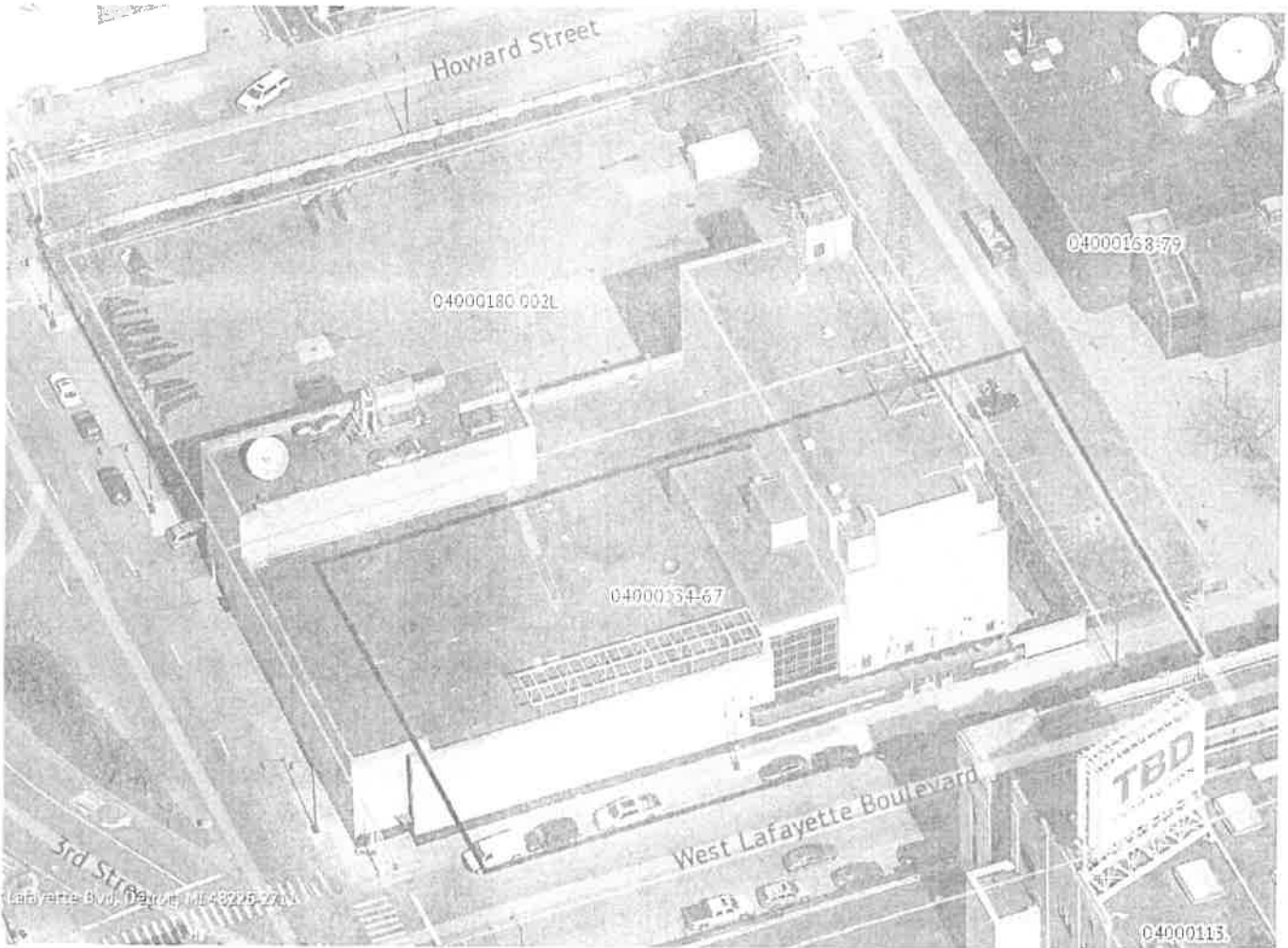
Obsolete Property Rehabilitation Certificate
600 Ventures II LLC
Page 3

Property Address: 600 West Lafayette

Parcel Number: 04000134-67

Legal Description: N W LAFAYETTE 19 AND S 10 FT OF VAC ALLEY ADJ DETROIT URBAN RENEWAL PLAT NO 1 L90 P85-6 PLATS, W C
R 4/125 225 IRREG

The legal description matches the OPRA district request.





TO: Veronica Farley, Housing and Revitalization
FROM: John Baran, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** for property located at
600 West Lafayette
DATE: August 18, 2018
CC: Maurice Cox, Director

In order to insure that the issuance of a certificate for an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 149 of 2002 (section 125.2788), the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:

600 Ventures II, LLC

Project Description:

Rehabilitation of five story building to improve existing office and create space for new hotel amenities. The building will be connected by a sky bridge to the new construction to the north at 659 Howard

Project Location:

600 West Lafayette

Interpretation:

The Master Plan Future General Land Use designation for the site is **Major Commercial**. Major Commercial areas are generally distinguished by high density office buildings with ground floor retail. Included within these areas may be department stores, specialized shops and services catering to area office or residential land uses. Areas should be accessible to mass transit routes and automobile parking located on the street or in structures. Ground level activity should be pedestrian-oriented. Downtown and New Center are Detroit's major commercial areas.

The proposed development conforms to the Future General Land Use designation of the area.

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New C & Rehab.	Tax Abatement	\$47,058,139	

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
18	74	55	37	18	35	37	30

1. What is the plan for hiring Detroiters?
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
3. Will this development cause any relocation that will create new Detroit residents?
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
5. When is construction slated to begin?
6. What is the expected completion date of construction?

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

1. Plan for hiring Detroiters: (1) the developer & project general contractor will work with D2D and Skilled Trades Task Force to maximize hiring of Detroit contractors during construction.
2. The project will create an estimated 184 construction jobs. The new development is anticipated to create an estimated 120 new full-time equivalent jobs. Jobs will likely include: commercial management, office staff, retail managers, restaurant servers, hosts and hostesses, chefs, restaurant management positions, and custodial staff.
3. The completed project will not cause any relocation.
4. The developer will reach out to community groups to discuss the project and potential new construction and post-construction jobs after financing and incentives have been secured.
5. Construction is expected to begin in the summer of 2019.
6. Construction is expected to be completed by the winter of 2020.



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

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June 28, 2019

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

RE: Request for Public Hearing regarding the Approval for an Industrial Facilities Exemption Certificate on behalf of 13400 Mount Elliott Street, LLC in the general area of 13400 Mount Elliot Street, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition # 580)

Honorable City Council:

Representatives of the Planning and Development and Finance Departments have reviewed the above referenced petition of the following entity which requests City approval for an Industrial Facilities Exemption Certificate.

Based on discussions with company representatives and examination of the submitted application, we are convinced this company meets the criteria for tax relief as set forth by Public Act 198 of 1974 as amended.

COMPANY:	13400 Mount Elliott Street, LLC		
ADDRESS:	13400 Mount Elliott Street Detroit, Michigan 48212		
LOCATED IN:	Industrial Development /Plant Rehabilitation District		
TYPE OF BUSINESS:	Manufacturing		
INVESTMENT AMOUNT:	Real Property:	\$	3,557,734
	Personal Property:	\$	4,616,562
	Total:	\$	8,174,296
EMPLOYMENT:	New hires:		110

We request that a Public Hearing be held for the purpose of considering City approval of an Industrial Facilities Exemption Certificate.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD

CITY CLERK 2019 JUN 28 PM 2:28



BY COUNCILMEMBER _____

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("1974"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit,

WHEREAS, (APPLICANT), has petitioned this City Council for the approval of an Industrial Facilities Exemption Certificate based upon said "districts" in the area of **13400 Mount Elliott Street** in the City of Detroit;

WHEREAS, Act 198 requires that prior to the approval of an Industrial Facilities Exemption Certificate, City Council shall provide an opportunity for a hearing on the approval of the Industrial Facilities Exemption Certificate at which, any representative of a taxing authority levying *ad valorem* taxes, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2019, at ____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an Industrial Facilities Exemption Certificate on the property referred to above and more fully described in the application attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed Development District.

City of Detroit

OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

April 11, 2019

To: Donald Rencher, Director
Housing and Revitalization
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: 13400 Mount Elliot Street, LLC

Please find attached Application for Industrial Facilities Tax Exemption Certificate for 13400 Mount Elliot Street, LLC located at 13400 Mount Elliot Street. **(RELATED TO PETITION #580)**

Respectfully submitted,

Cherrie Wiggins, Jr. Asst. City Council Clerk
Office of the City Clerk

Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the original and two copies of this form and the required attachments (three complete sets) with the clerk of the local government unit. The State Tax Commission (STC) requires two complete sets (one original and one copy). One copy is retained by the clerk. If you have any questions regarding the completion of this form, call (517) 373-3302.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION


All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) 13400 Mount Elliott Street LLC	1b. Standard Industrial Classification (SIC) Code - Sec. 2(13) (4 or 6 Digit Code) 332900				
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 13400 Mt. Elliott, Hamtramck, MI 48212	1d. City/Township/Village (indicate which) City				
2. Type of Approval Requested <input type="checkbox"/> New (Sec. 2(5)) <input type="checkbox"/> Transfer <input type="checkbox"/> Speculative Building (Sec. 3(8)) <input checked="" type="checkbox"/> Rehabilitation (Sec. 3(6)) <input type="checkbox"/> Research and Development (Sec. 2(10)) <input type="checkbox"/> Increase/Amendment					
3a. School District where facility is located Detroit					
3b. School Code 82010					
4. Amount of years requested for exemption (1-12 Years) 12					
5. The section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional sheets if more room is needed. Please see attached.					
6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	▶ <u>3,557,734</u> Real Property Costs				
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	▶ <u>4,616,562</u> Personal Property Costs				
6c. Total Project Costs * Round Costs to Nearest Dollar	▶ <u>8,174,296</u> Total of Real & Personal Costs				
7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.					
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;"></td> <td style="width: 20%; text-align: center;"><u>Begin Date (M/D/Y)</u></td> <td style="width: 20%; text-align: center;"><u>End Date (M/D/Y)</u></td> <td style="width: 30%;"></td> </tr> </table>			<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>	
	<u>Begin Date (M/D/Y)</u>	<u>End Date (M/D/Y)</u>			
Real Property Improvements ▶ <u>November 8, 2018</u>	July 31, 2020 ▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased				
Personal Property Improvements ▶ <u>March 1, 2019</u>	July 31, 2020 ▶ <input checked="" type="checkbox"/> Owned <input type="checkbox"/> Leased				
8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
9. No. of existing jobs at this facility that will be retained as a result of this project 54	10. No. of new jobs at this facility expected to create within 2 years of completion 110				
11. Rehabilitation applications only. Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.					
a. TV of Real Property (excluding land) <u>246,897</u> b. TV of Personal Property (excluding inventory) <u>144,700</u> c. Total TV <u>391,597</u>					
12a. Check the type of District the facility is located in: <input type="checkbox"/> Industrial Development District <input checked="" type="checkbox"/> Plant Rehabilitation District					
12b. Date district was established by local government unit (contact local unit) February 7, 2019	12c. Is this application for a speculative building (Sec. 3(8))? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a Preparer Name Megan Parpart	13b Telephone Number (248) 723-0417	13c Fax Number (248) 645-1568	13d E-mail Address mp@h2law.com
14a Name of Contact Person Gina Staudacher	14b Telephone Number (248) 723-0311	14c Fax Number (248) 645-1568	14d E-mail Address gms@h2law.com
15a Name of Company Officer (No Authorized Agents) Kenneth Krause, Chief Financial Officer			
15b Signature of Company Officer (No Authorized Agents) 		15c Fax Number (313) 368-3109	15d Date 4-3-19
15e Mailing Address (Street, City, State, ZIP Code) 777 Chicago Road, Troy, MI 48063		15f Telephone Number (313) 368-3100	15g E-mail Address kkrause@gkcorp.com

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

16 Action taken by local government unit <input type="checkbox"/> Abatement Approved for _____ Yrs Real (1-12), _____ Yrs Pers (1-12) After Completion <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Denied (Include Resolution Denying)	16b. The State Tax Commission requires the following documents be filed for an administratively complete application: Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Original Application plus attachments, and one complete copy <input type="checkbox"/> 2. Resolution establishing district <input type="checkbox"/> 3. Resolution approving/denying application <input type="checkbox"/> 4. Letter of Agreement (Signed by local unit and applicant) <input type="checkbox"/> 5. Affidavit of Fees (Signed by local unit and applicant) <input type="checkbox"/> 6. Building Permit for real improvements if project has already begun <input type="checkbox"/> 7. Equipment List with dates of beginning of installation <input type="checkbox"/> 8. Form 3222 (if applicable) <input type="checkbox"/> 9. Speculative building resolution and affidavits (if applicable)
16a Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable <input type="checkbox"/> 1. Notice to the public prior to hearing establishing a district <input type="checkbox"/> 2. Notice to taxing authorities of opportunity for a hearing <input type="checkbox"/> 3. List of taxing authorities notified for district and application action. <input type="checkbox"/> 4. Lease Agreement showing applicant's tax liability.	
16c LUCI Code	16d. School Code
17 Name of Local Government Body	18 Date of Resolution Approving/Denying this Application

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a Signature of Clerk	19b Name of Clerk	19c E-mail Address
19d Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e Telephone Number	19f Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

Local Unit: Mail one original and one copy of the completed application and all required attachments to:
 Michigan Department of Treasury
 State Tax Commission
 PO Box 30471
 Lansing, MI 48909

(For guaranteed receipt by the STC, it is recommended that applications are sent by certified mail.)

STC USE ONLY				
1 LUCI Code	2 Begin Date Real	3 Begin Date Personal	4 End Date Real	5 End Date Personal

Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application

The completed original application form 1012 and all required attachments, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government **w/**in six months of commencement of project.)

The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village). (Providing an accurate school district where the facility is located is vital.):

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, **beginning date of installation** or expected installation by **month/day/year**, and costs or expected costs (see sample). **Detail** listing of machinery and equipment **must match amount shown** on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad valorem real and/or personal property tax liability. The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. (The local unit must verify that the school district listed on all IFT applications is correct.)]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. Certified copy of the resolution establishing the **Industrial Development District (IDD) or Plant Rehabilitation District (PRD)**, which includes a legal description of the district (see sample). **If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.**
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. Certified copy of the resolution approving the application. **The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).**

5. **Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample).**
6. **Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be incorporated into the Letter of Agreement (see sample).**
7. **Treasury Form 3222 (if applicable - Fiscal Statement for Tax Abatement Request.**

The following information is required for rehabilitation applications in addition to the above requirements:

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

The following information is required for speculative building applications in addition to the above requirements:

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor. Please refer to the following Web site for P.A. 198 of 1974:

Please refer to the following Web site for P.A. 198 of 1974: www.legislature.mi.gov/. For more information and Frequently Asked Questions, visit our Web site at www.michigan.gov/propertytaxexemptions.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

EXHIBIT A

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

PARCEL 1:

A part of the East half (1/2) of the Northwest quarter (1/4) of Section Sixteen (16), Town One (1) South, Range Twelve (12) East, lying Easterly of and adjoining the Easterly line of Mt. Elliott Avenue, and Southerly of the Six Mile Road, City of Detroit, Wayne County, Michigan, and being more particularly described as follows: Beginning at a point on the Easterly line of Mt. Elliott Avenue, at this date an established highway 76.00 feet wide, said point being Twelve Hundred Ninety-one and Sixteen hundredths (1291.16) feet Northerly measured along the Easterly line of Mt. Elliott Avenue from its intersection with the East and West 1/4 line of Section Sixteen (16); thence Easterly along a line perpendicular to the Easterly line of Mt. Elliott Avenue, a distance of Three Hundred Eighty-five and five hundredths (385.05) feet to a point; thence Northerly along a line forming an angle of Ninety (90) degrees and Twenty-nine (29) minutes (measured in the Westerly semi-circle) with the last described line a distance of Six-Hundred Twenty-five and Two Hundredths (625.02) feet to a point; thence Westerly along a line forming an angle of Eighty-nine (89) degrees and Thirty-one (31) minutes (measured in the Southwesterly quadrant) from the last described line, a distance of Three-Hundred Ninety and Thirty-two hundredths (390.32) feet to said Easterly line of Mt. Elliott Avenue; thence Southerly along said Easterly line of Mt. Elliott Avenue, Six Hundred Twenty-five (625.00) feet to the Point of Beginning.

EXCEPTING THEREFROM the following described parcel of land, to-wit: A parcel of land having a uniform width of One Hundred Eleven and Seventy-four hundredths (111.74) feet, measured at right angles, being a part of the Northeast quarter (1/4) of the Northwest quarter (1/4) of Section Sixteen (16), Town One (1) South, Range Twelve (12) East, lying Easterly of and adjoining the Easterly line of Mt. Elliott Avenue and Southerly of the Six Mile Road, City of Detroit, Wayne County, Michigan, and being more particularly described as follows: Beginning at a point on the Easterly line of Mt. Elliott Avenue at this date an established highway 76.00 feet wide, said point being the intersection of the East and West 1/4 line with said Easterly line of Mt. Elliott Avenue, said 1/4 Section line being situated Thirty-three (33.00) feet Northerly of the Southerly line of Charles Street, as platted in the EATON LAND COMPANY SUBDIVISION NO. 1 and Forty-three (43.00) feet Southerly of the Northerly line of Charles Street, as platted in ARTHUR T. WATERFALL'S MT. ELLIOT SUBDIVISION thence Northerly along the Easterly line of Mt. Elliott Avenue Nineteen Hundred Sixteen and Sixteen hundredths (1916.16) feet to a point, said point being the extreme Northwesterly corner and the Place of Beginning of the parcel herein intended to be described; thence North Eighty-eight (88) degrees Forty-nine (49) minutes East Three Hundred Ninety and Thirty-two hundredths (390.32) feet to a point; thence South 00 degrees Forty-two (42) minutes East One Hundred Eleven and Seventy-four hundredths (111.74) feet to a point; thence South Eighty-eight (88) degrees, Forty-nine (49) minutes West Three Hundred Eighty-nine and Thirty-eight hundredths (389.38) feet to a point on the Easterly line of Mt. Elliott Avenue; thence North One (01) degree, Eleven (11) minutes West One Hundred Eleven and Seventy-four hundredths (111.74) feet to the Place of Beginning.

PARCEL 2:

A parcel of land being a part of the Northeast one quarter (1/4) of the Northwest one quarter (1/4) of Section Sixteen (16) Town One (1) South, Range Twelve (12) East, and being more particularly described as follows: Beginning at the intersection of the East and West one quarter (1/4) line of Section Sixteen (16) Town One (01) South, Range Twelve (12) East with the Easterly line of Mt. Elliott Avenue; thence Northerly along said Easterly street line one thousand eight hundred four and forty-two hundredths (1804.42) feet; thence Easterly at an angle of ninety (90) degrees from the aforesaid Easterly street line, a distance of three hundred eighty-nine and thirty-eight hundredths (389.38) feet, to the Point of Beginning of land herein conveyed to the Central Steel & Wire Company; thence Southeasterly on a curve concave to the Southwest having a radius of three hundred seventy and seven tenths (370.70) feet, a distance of two hundred forty-two and eighty-nine hundredths (242.89) feet, the long chord of said curve being two hundred thirty-eight and fifty-seven hundredths (238.57) feet in length and making an angle of thirty-five (35) degrees nine (09) minutes to the Southeast from the last described course produced Easterly; thence Southwesterly at an angle of one hundred five (105) degrees ten (10) minutes from the long chord of the last described course produced Southeasterly, a distance of thirty-three and ninety-four hundredths (33.94) feet; thence Northwesterly on a curve concave to the Southwest having a radius of two hundred sixty-two and fifty-nine hundredths (262.59) feet, a distance of one hundred ninety-seven and three tenths (197.30) feet, the long chord of said curve being one hundred ninety-two and seven tenths (192.7) feet in length and making an angle of sixty-eight (68) degrees four (04) minutes thirty (30) seconds to the Northwest from the last described course produced Southwesterly; thence Northerly at an angle of sixty-two (62) degrees five (5) minutes

thirty (30) seconds from the long chord of the last described course produced Northwesterly, a distance of sixty-seven and four tenths (67.4) feet to the Point of Beginning.

PARCEL 3:

A parcel of land being a part of the Southeast quarter (1/4) of the Northwest quarter (1/4) of Section Sixteen (16), Town One (1) South, Range Twelve (12) East, and more particularly described as follows: Beginning at the intersection of the East and West one quarter (1/4) line of Section Sixteen (16) Town One (1) South, Range Twelve (12) East with the Easterly line of Mt. Elliott Avenue; thence Northerly along said Easterly street line one thousand ninety-one and sixteen hundredths (1091.16) feet to the Point of Beginning of land herein conveyed to the said Central Steel & Wire Company; thence continuing Northerly along said Easterly street line, a distance of five and sixty-four hundredths (5.64) feet; thence Northerly along said Easterly street line at an angle of (0) degrees forty-nine (49) minutes Westerly from the last described course produced Northerly, a distance of one hundred ninety-four and thirty-six hundredths (194.36) feet; thence Easterly at an angle of ninety (90) degrees from aforesaid Easterly street line, a distance of three hundred eighty-five and five hundredths feet (385.05); thence Southerly at an angle of ninety (90) degrees twenty-nine (29) minutes from the last described course produced Easterly, a distance of two hundred (200.00) feet; thence Westerly at an angle of eighty-nine (89) degrees thirty-one (31) minutes from the last described course produced Southerly, a distance of three hundred eighty-three and forty-four hundredths (383.44) feet to the Point of Beginning.

PARCEL 4:

A parcel of land being a part of the Northeast quarter (1/4) of the Northwest quarter (1/4) and a part of the Southeast quarter (1/4) of the Northwest quarter (1/4) of Section Sixteen (16), Town One (1) South, Range Twelve (12) East, and being more particularly described as follows: Beginning at the intersection of the East and West one quarter (1/4) line of Section Sixteen (16), Town One (1) South, Range Twelve (12) East with the Easterly line of Mt. Elliott Avenue; thence Northerly along said Easterly street line one thousand ninety-one and sixteen hundredths (1091.16) feet; thence Easterly at an angle of eighty-nine (89) degrees eleven (11) minutes from the aforesaid Easterly street line produced Northerly, a distance of three hundred eighty-three and forty-four hundredths (383.44) feet to the Point of Beginning of land herein conveyed to the party of the second part; thence Northerly at an angle of eighty-nine (89) degrees thirty-one (31) minutes from the last described course produced Easterly, a distance of six hundred forty-five and eighty-eight hundredths (645.88) feet; thence Southeasterly on a curve concave to the Southwest having a radius of two hundred sixty-two and fifty-nine hundredths (262.59) feet, a distance of one hundred sixty-seven and ninety-seven hundredths (167.97) feet, the long chord of said curve being one hundred sixty-five and twelve hundredths (165.12) feet in length and making an angle of one hundred fourteen (114) degrees forty-two (42) minutes thirty (30) seconds to the Southeast from the last described course produced Northerly; thence Southerly at an angle of sixty-five (65) degrees seventeen (17) minutes thirty (30) seconds from the long chord of the last described course produced Southeasterly, a distance of five hundred seventy-five and sixty hundredths (575.60) feet; thence Westerly at an angle of eighty-nine (89) degrees thirty-one (31) minutes from the last described course produced Southerly, a distance of one hundred fifty (150.00) feet to the Place of Beginning.

PARCEL 5:

A part of the Southeast quarter (1/4) of the Northwest (1/4) quarter of Section 16, Town 1 South, Range 12 East, and more particularly described as: Beginning at a point on the Easterly line of Mt. Elliott Avenue nine hundred two and sixteen hundredths (902.16) feet Northerly measured along said Easterly line of Mt. Elliott Avenue from its intersection with the East and West quarter (1/4) line of Section 16; thence Northerly along the Easterly line of Mt. Elliott Avenue, one hundred eighty-nine (189.00) feet; thence Easterly at an angle of eighty-nine (89) degrees eleven (11) minutes to the right three hundred forty-six and forty-four hundredths (346.44) feet; thence Southeasterly at an angle of ninety (90) degrees twenty-nine (29) minutes to the right one hundred eighty-eight and ninety-eight hundredths (188.98) feet; thence Westerly at an angle of eighty-nine (89) degrees thirty-one (31) minutes to the right three hundred forty-seven and fifty-four hundredths (347.54) feet to the Point of Beginning.

ALSO DESCRIBED BY SURVEY AS FOLLOWS:

Part of the Northeast 1/4 of Section 16, Town 1 South, Range 12 East, City of Detroit, Wayne County, Michigan being more particularly described as follows: Beginning at a point on the East line of Mt Elliott Avenue (76.00 feet wide) North 01 degree 50 minutes and 40 seconds West 902.16 feet from the intersection of the East-West 1/4 line of said Section 16 and the East line of said Mt Elliott Avenue; thence continuing along the East line of said Mt. Elliott Avenue the following (3) three courses: 1) North 01 degree 50 minutes 40 seconds West 194.64 feet and 2) North 01 degree 50 minutes 43 seconds West 215.27 feet and 3) North 02 degrees 18 minutes 08 seconds West 492.66 feet; thence North 87 degrees 41 minutes 52 seconds East 389.15; thence 242.81 feet along the arc of a curve to the right, radius of 370.70 feet, central angle of 37 degrees 31 minutes 42 seconds, chord bearing of South 57 degrees 06 minutes 21 seconds East 238.49 feet; thence South 48 degrees 03 minutes 39 seconds West 33.94 feet; thence 28.97 feet along the arc of a curve to the left, radius of 262.59 feet, central angle of 06 degrees 19 minutes 17 seconds chord bearing of North 45 degrees 30 minutes

55 seconds West 28.96 feet; thence South 01 degree 39 minutes 54 seconds East 575.17 feet; thence South 87 degrees 39 minutes 10 seconds West 187.00 feet; thence South 02 degrees 10 minutes 40 seconds East 188.98 feet; thence South 87 degrees 39 minutes 02 seconds West 347.54 feet to the Point of Beginning.

Tax Parcel Number: 014245/Ward 15

Commonly Known As: 13400 Mt. Elliott Street, Detroit, MI 48212

Gallagher Kaiser Corporation
 New Equipment
 13400 Mt. Elliott

New Equipment	Original		Actual		Install		Remaining		Current	
	Estimated Cost	Estimated Cost	Cost	Complete	Estimated Cost	Install	Estimated Cost	Estimated Install	Total Cost	Total Cost
Turret / Laser Combo	1,300,000		1,300,000	3/1/2019					1,300,000	
Turret / Laser Automation	700,000		700,000	3/1/2019					700,000	
Folder	750,000		818,821	3/1/2019					818,821	
Brake	370,000				370,000	1/1/2020			370,000	
Seam Welder	362,000		362,000	3/1/2019					362,000	
Manipulator	85,000		85,000		85,000	1/1/2020			170,000	
(2) Cranes 100' 20 Ton Capacity (original estimate was 10T)	125,000				260,000	6/1/2019			260,000	
Remotes for other cranes	8,000				85,741	4/1/2019			85,741	
Material Rack	6,000								0	
Paint booth	25,000				200,000	6/1/2019			200,000	
Installation Cost/Freight	200,000				200,000	4/1/2019			200,000	
Office Equipment	0				150,000	4/1/2019			150,000	
Total	3,931,000		3,265,821		1,350,741				4,616,562	

Certified Statement

I, Kenneth Krause, Chief Financial Officer of Gallagher-Kaiser, Inc. do hereby certify that the following statements are true and accurate:

1. Gallagher-Kaiser, Inc., is acting as the general contractor regarding the renovations to the property located at 13400 Mt. Elliott, Hamtramck, Michigan 48212 (the "Property").
2. Planned construction and interior improvement projects began at the Property on November 8, 2018.

Gallagher-Kaiser, Inc.,
a Michigan Corporation

By: *Kenneth Krause*
Kenneth Krause, Chief Financial Officer

Subscribed and Sworn to before me this 3 day of APRIL, 2019

Mary E Herbert
NOTARY PUBLIC

9-12-2023 [SEAL]
MY COMMISSION EXPIRES

ACTING IN THE COUNTY OF: Oakland

MARY E HERBERT
Notary Public, State of Michigan
County of Oakland
My Commission Expires 09-12-2023
Acting in the County of Oakland



List of Property to be Replaced or Renovated

None.

Description of Facility & Proposed Use of the Facility

Presently, the facility located at 13400 Mt. Elliott is an obsolete structure. The building is a 142,110 square foot building, consisting of 131,040 square feet of light manufacturing space, 7500 square feet of office space and 3570 square feet of warehouse space. It was at one time home to a steel fabrication operation, but most recently, due to its obsolescence, housed only 12 employees primarily occupying the office space.

13400 Mount Elliott Street LLC is a sister company of Gallagher-Kaiser Corporation ("Gallagher-Kaiser" or the "Company"), a manufacturer of complex construction and paint finishing equipment systems primarily sold to the automotive industry. Gallagher-Kaiser provides engineering and custom steel fabrication for automotive manufacturers and is a strategic supplier to multiple original equipment manufacturers ("OEMs").

Gallagher-Kaiser has secured more than a billion dollars of current and prospective project contracts for which steel fabrication will be necessary and would like to expand its existing operations to house this new and growing business while also diversifying and expanding fabrication and manufacturing capabilities to market to other industry segments. This strategic goal would be achieved through the creation of a new World Class Steel Fabrication Center of Excellence ("COE") in Detroit, Michigan. Gallagher-Kaiser presently uses the building next door to 13400 Mt. Elliott and will combine its operations at its current facility with the new facility to create its COE Campus.

This COE Campus will house approximately 300 new, skilled-trades jobs. The COE will be the first of its kind in Detroit and possibly the United States. Currently, when Gallagher-Kaiser has increased manufacturing requirements or needs to provide unique or high-demand support to projects outside Michigan, it subcontracts (or outsources) to other manufacturers situated outside Michigan, thereby routinely sending jobs and work to workers outside the state of Michigan. The COE, when complete, will allow the company to employ full-time, permanent workers in the city of Detroit and eliminate a significant portion of jobs currently outsourced. Additionally, Gallagher-Kaiser's out-of-state customers will now be supported by the Detroit COE. Essentially, the steel fabrication and manufacturing work will be primarily performed at the new Detroit COE and product or systems manufactured at the Detroit COE will then be shipped to project locations both within and outside the State of Michigan. In short, the COE would relocate out-of-state jobs to Michigan.

The company is committed to training unskilled workers to fill these new positions. Given the critical shortage in Michigan, and particularly in Detroit, of a skilled workforce, Gallagher-Kaiser believes that the only way to ensure proper staffing of the COE will be to invest in training. Training will include education and on the job training and apprenticeship opportunities using state of the art laser cutting equipment, advanced manufacturing methods, and engineering techniques that are new to the industry and likely not even available in current skilled trade educational programs. The COE expansion will allow Gallagher-Kaiser to take an enormous first step for the State of Michigan in educating, training, and transforming the current workforce of local unskilled labor into skilled tradesmen/women with transferrable work experiences that are in high demand to meet the growing demands of the region's manufacturers and construction companies.

General Nature & Extent of Restoration, Replacement, or Construction

In order to complete its \$10M COE Campus, Gallagher-Kaiser will perform extensive rehabilitation to the building located at 13400 Mt. Elliott. First, there are environmental hazards that must be abated, primarily due to asbestos. Gallagher-Kaiser has already begun asbestos remediation to the windows. To restore the property to a useful state, Gallagher-Kaiser will improve or repair the electrical system, foundation and gas distribution system. Additionally, the Company will install additional doors, an IT network and an exhaust system. The building also requires interior remodeling and build-out, façade improvements and street and parking improvements. Finally, to connect the property to its existing facility, Gallagher-Kaiser will install a ramp between the two parcels. Once these improvements are complete, Gallagher-Kaiser will begin moving existing and installing new equipment.

List of Equipment to Be Installed

1. Turret/Laser Combo
2. Turret/Laser Automation
3. Folder
4. Brake
5. Seam Welder
6. Manipulator
7. 2 Cranes-100 Foot; 20 Ton Capacity
8. Remotes for Other Cranes
9. Material Racks
10. Paint Booth
11. Office Equipment



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

COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 824
 DETROIT, MICHIGAN 48226
 (313) 224-3011 • TTY:711
 (313) 224-9400
 WWW.DETROITMI.GOV

June 5, 2019

Maurice Cox, Director
 Planning & Development Department
 Coleman A. Young Municipal Center
 2 Woodward Ave, Suite 808
 Detroit, MI 48226

Re: Industrial Facilities Exemption Certificate Request – 13400 Mount Elliott Street LLC
 Property Address: 13400 Mt. Elliott
 Parcel Number: 15014245.

Dear Mr. Cox

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for an Industrial Facilities Exemption Rehabilitation certificate for the property located at 13400 Mt. Elliott located in the City of Detroit.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

The project as proposed by **13400 Mount Elliott Street LLC** would allow for the rehabilitation to the building to abate environment hazards, primarily due to asbestos, improve or repair the electrical system, foundation and gas distribution system. Additionally, the company will install additional doors, an IT network and an exhaust system along with interior remodeling and build-out, façade improvements and street and parking improvements. The estimated total cost of the project is \$8,174,296 (\$3,557,734 for real property and \$4,616,562 for personal property) and is expected to create 110 new jobs while retaining 54 existing jobs.

The 2019 real property values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
15014245.	13400 Mt Elliott	\$ 1,257,300	\$ 1,257,300	\$ 163,400	\$ 163,400

The 2019 personal property values are as follows:

Parcel #	Address	Personal Property Owner	Assessed Value (SEV)	Taxable Value
15991266.00	13400 Mt Elliott	Central Steel and Wire Co	\$ 141,300	\$ 141,300

A field investigation indicated that the proposed project located in the property address as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO
 Assessor, Board of Assessors

mmp



Industrial Facilities Exemption Certificate Request
13400 Mount Elliott Street LLC
Page 2

Property Address: 13400 MT ELLIOTT

Parcel Number: 15014245.

Property Owner: 13400 MOUNT ELLIOTT STREET LLC

Legal Description: E MT ELLIOTT ALL THAT PT OF N W 1/4 OF SEC 16 T 1 S R 12 E DESC AS FOLS : BEG AT A PTE IN E LINE OF MT ELLIOTT AVE 76 FT WD 902.16 FT N'LY ALG SAID LINE FROM E & W 1/4 SEC LINE TH N OD 22M W 194.64 FT N 1D 11M W 707.62 FT ALG SAID E LINE TH N 88D 49M E 389.38 FT TH ON CURVE TO R RAD 370.70 FT CHORD S 56D 02M E 238.57 FT TH S 49D 08M W 33.94 FT TH ON CURVE TO L29.33 FT RAD 262.39 FT CH N 44D 28M 18S W 29.32 FT TH S OD 42M E 575.60 FT TH S 88D 49M W 187 FT TH S OD 42M E 188.98 FT TH S88D 49M W 347.54 FT TO PTE OF BEG 15/--- 444,682 SQ FT





TO: Veronica Farley, Housing and Revitalization Department
FROM: Esther Yang, Planning & Development Department
RE: **Master Plan Interpretation for proposed Industrial Development District (IDD) for property located at 13400 Mt. Elliott**
DATE: December 21, 2018
CC: Maurice Cox, Director

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974, Section 207.554(2), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment of a Plant Rehabilitation District.**

Petitioner: 13400 Mount Elliott, LLC

Project Location: 13400 Mount Elliott

Project Proposal: Project seeks to rehabilitate an under-utilized, 142,110 square foot structure, built in 1947 into a "Steel Fabrication Center of Excellence." The project seeks to improve the structure and the surrounding area to create a cohesive campus with its current facility at 13710 Mt. Elliott. Together, the applicant's two buildings will serve as their global headquarters.

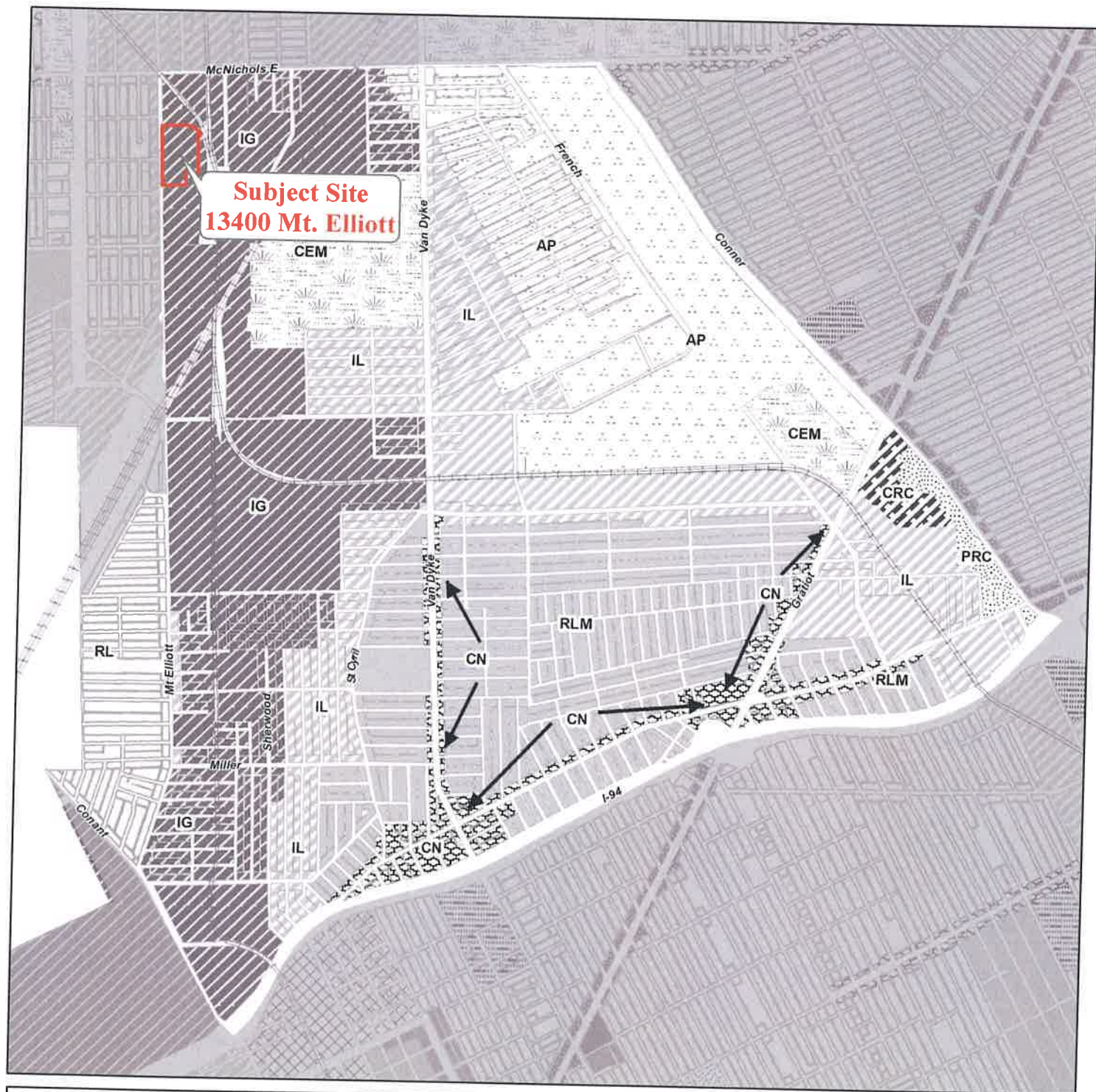
Master Plan Interpretation

The Master Plan Future General Land Use designation is General Industrial. General Industrial areas should consist of areas for light and heavy industrial uses such as manufacturing, assembly or warehousing. General Industrial areas are characterized as large sites with considerable truck or rail traffic. General industrial areas should have freeway and rail access and be located along a major thoroughfare. Large-scale industrial uses may include producing or assembling components, auto manufacturing, structural steel fabrication, chemical plants, power plants, etc.

The proposed development conforms to the Future General Land Use Designation of the area.

Attachments

Future General Land Use Map(s): Neighborhood Cluster 1; Airport, Map 1-1B



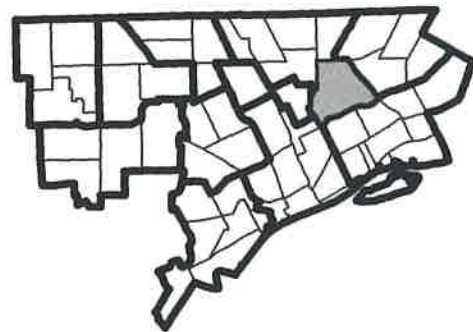
Map 1-1B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 1
Airport



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

35

June 28, 2019

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

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of 600 Ventures II, LLC in the area of 659 Howard, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #476).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **600 Ventures II, LLC**, and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/vf

Cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V. Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, **600 Ventures II, LLC** has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Caven West
Deputy City Clerk/Chief of Staff

June 21, 2019

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: 600 Ventures II, LLC

Please find attached an *amended* application for Commercial Rehabilitation Exemption Certificate for Property located at 659 Howard St. **(RELATED TO PETITION #476)**

Respectfully submitted,

Michael J. O'Connell, Jr. Asst. City Council Clerk
Office of the City Clerk

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) 600 Ventures II, LLC		NAICS or SIC Code 531120	
Facility's Street Address 659 Howard Street	City Detroit	State MI	ZIP Code 48226
Name of City, Township or Village (taxing authority) City of Detroit	County Wayne	School District Where Facility is Located D - Detroit Public Schools	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) 04/01/2019	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 03/31/2021		
Estimated Cost of Rehabilitation \$21,571,422	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity <input type="checkbox"/> Retain Employment <input checked="" type="checkbox"/> Revitalize Urban Areas <input checked="" type="checkbox"/> Create Employment <input type="checkbox"/> Prevent Loss of Employment <input type="checkbox"/> Increase Number of Residents In Facility's Community			
No. of jobs to be created due to facility's rehabilitation 115	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 196	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items:			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)		<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption	
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use		<input checked="" type="checkbox"/> Legal description	
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken		<input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility		<input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)	
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Brian Holdwick		Telephone Number (313) 999-6445	
Fax Number		E-mail Address brian@holdwickdevgroup.com	
Street Address 600 W Lafayette Blvd	City Detroit	State MI	ZIP Code 48226
<p><i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i></p> <p><i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i></p>			
Signature of Authorized Company Officer (no authorized agents)		Title	Date

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)			
Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).			
	Taxable Value	State Equalized Value (SEV)	
Land			
Building(s)			
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.			
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.			
Name of Local Government Body			
Name of Assessor (first and last name)		Telephone Number	
Fax Number		E-mail Address	
<i>I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.</i>			
Assessor's Signature			Date
PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)			
Action Taken By LGU (attach a certified copy of the resolution):			
<input type="checkbox"/> Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)			
<input type="checkbox"/> Exemption Denied			
Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code	
PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)			
Clerk's Name (first and last)		Telephone Number	
Fax Number		E-mail Address	
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>			
Clerk's Signature			Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
 P.O. Box 30471
 Lansing, MI 48909

Instructions for Completing Form 4507 Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. **Rehabilitation may commence after establishment of the Commercial Rehabilitation District.**

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located.

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

ATTACHMENT A

Facility Description

The qualified facility is the 0.72-acre property located at 659 Howard Street in the City of Detroit, Michigan. The parcel is improved with landscaping and an asphalt parking lot, which is utilized by the tenants of the commercial/office building to the immediate south (600 W. Lafayette Boulevard).

The parcel is a "qualified facility" per Section 8 of Michigan Public Act 210 because:

- a) Rehabilitation activities have not yet occurred at the time this application was prepared or submitted,
- b) The property is located within a Commercial Rehabilitation District which was approved by the City of Detroit City Council on November 13, 2018,
- c) Completion of the qualified facility is expected to increase commercial activity in the area, create employment opportunities and revitalize a derelict commercial property,
- d) The rehabilitation project would not be feasible without receipt of the exemption certificate, and
- e) The applicant, 600 Ventures II, LLC, is not delinquent in the payment of any taxes related to the qualified facility.

ATTACHMENT B

Proposed Use

The facility will be transformed into Cambria @ The Ashton: a new 6-story mixed-use development which will contain an estimated 1,859 sq. ft. of street-level retail space, 156 hotel rooms (85,948 sq. ft.), and two levels (151 spaces, 58,224 sq. ft.) of parking. The new construction will be state-of-the-art, including green mechanical and electrical systems and a green roof for use of hotel guests. The hotel will support the nearby convention center.

ATTACHMENT C

Nature and Extent of Rehabilitation

Rehabilitation will start with site demolition and earthwork activities, including the demolition of all site improvements (surface paving, parking lots and landscaping). Rehabilitation will consist of the construction of a 6-story mixed-use building. The project also includes the construction of a sky bridge which will connect the new hotel to the southern-adjacent commercial building. The contractor's rehabilitation budget is provided below.

Hard Costs, by Trade	Contractor's Estimate
<i>Parking Structure</i>	<i>\$6,000,000</i>
<i>Building Concrete/Masonry</i>	<i>\$600,959</i>
<i>Carpentry</i>	<i>\$97,000</i>
<i>Roofing/Metal/Siding/Insulation/Caulking</i>	<i>\$1,672,000</i>
<i>Doors/Windows/Glass</i>	<i>\$64,000</i>
<i>Drywall/Acoustical</i>	<i>\$72,000</i>
<i>Flooring</i>	<i>\$67,000</i>
<i>Cabinets/Countertops/Appliances</i>	<i>\$0</i>
<i>Painting/Decorating</i>	<i>\$32,000</i>
<i>Plumbing/Electrical/Fire Protection</i>	<i>\$642,000</i>
<i>HVAC</i>	<i>\$675,000</i>
<i>Elevators/Special Equipment</i>	<i>\$500,000</i>
<i>Tenant Upgrades</i>	<i>\$60,000</i>
<i>Champion Modular</i>	<i>\$9,180,000</i>
<i>Landscaping</i>	<i>\$80,926</i>
<i>Contingency</i>	<i>\$1,027,926</i>
Subtotal – Hard Costs	\$20,770,810
Soft Costs	
<i>Overhead/General Requirements</i>	<i>\$647,405</i>
<i>Permits/Fees/Cost Certification</i>	<i>\$153,207</i>
Subtotal – Soft Costs	\$800,612
Total Rehabilitation Cost	\$21,571,422

ATTACHMENT D

Fixed Building Equipment List

Estimated Fixed Building Equipment List

Trade	Projected Investment
Plumbing	\$197,209
Fire Suppression	\$239,179
HVAC	\$675,000
Electrical	\$205,612
Elevator	\$500,000
Total Estimated Cost:	\$1,817,000

ATTACHMENT E

Estimated Schedule

The applicant expects rehabilitation to begin in the spring of 2019. It is anticipated that the project will be complete by December of 2020. A building permit has not yet been obtained.

ATTACHMENT F

Economic Advantages

The subject property has underperformed as a taxable interest in the City for a number of years, and this will assist with restoring its productivity. Completion of this Project will bring additional investment and stabilization to the neighborhood. It will also promote a walkable community in Detroit. This creative project will be integrating on-site parking in the building's design and a rooftop green roof to manage urban stormwater, making this project a lasting, sustainable development for downtown Detroit.

The developer anticipates investing \$21,571,422 in real improvements to the property which is expected to increase the property's taxable value to over \$6,700,000. The new retail development will expand the local economy and increase commercial activity in the area. The proposed project will support the nearby convention center through the construction of a new 156-room Cambria hotel.

Approval of an exemption certificate is critical to making the project economically viable. The applicant is not delinquent in the payment of any taxes related to the facility.

ATTACHMENT G

Legal Description

659 Howard

S HOWARD PT OF 20 DESC AS FOLS: BEG AT THE INTSEC OF THE E'LY LIE OF THIRD AVE (60FT WD) & THE S'LY LINE OF HOWARD ST (60FT WD); TH N 59D 50M 38S E225 FT ALG SD S'LY LINE OF HOWARD ST TO A PTE; TH S 30D 11M 37S E 140.09 FT TO C L OF VAC PUBLIC ALLEY (20 FT WD) TH ALG THE C L OF SD VAC ALLEY 225 FT; TH N 30D 11M 37S W ALG SD E'LY LINE OF THIRD AVE 140.09 FT TO P O B DETROIT URBAN RENEWAL PLAT #1 L90 P85-6 PLATS, W C R 4/125 225 X 140.09

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New C & Rehab.	Tax Abatement	\$47,058,139	

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
18	74	55	37	18	35	37	30

1. What is the plan for hiring Detroiters?
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
3. Will this development cause any relocation that will create new Detroit residents?
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
5. When is construction slated to begin?
6. What is the expected completion date of construction?

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



1. Plan for hiring Detroiters: (1) the developer & project general contractor will work with D2D and Skilled Trades Task Force to maximize hiring of Detroit contractors during construction.
2. The project will create an estimated 184 construction jobs. The new development is anticipated to create an estimated 120 new full-time equivalent jobs. Jobs will likely include: commercial management, office staff, retail managers, restaurant servers, hosts and hostesses, chefs, restaurant management positions, and custodial staff.
3. The completed project will not cause any relocation.
4. The developer will reach out to community groups to discuss the project and potential new construction and post-construction jobs after financing and incentives have been secured.
5. Construction is expected to begin in the summer of 2019.
6. Construction is expected to be completed by the winter of 2020.



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 . TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Commercial Rehabilitation District** for 659 Howard
DATE: October 10, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a certificate for a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.841), the Planning and Development Department's Planning Division submits the following interpretation.

Petitioner:
600 Ventures II, LLC

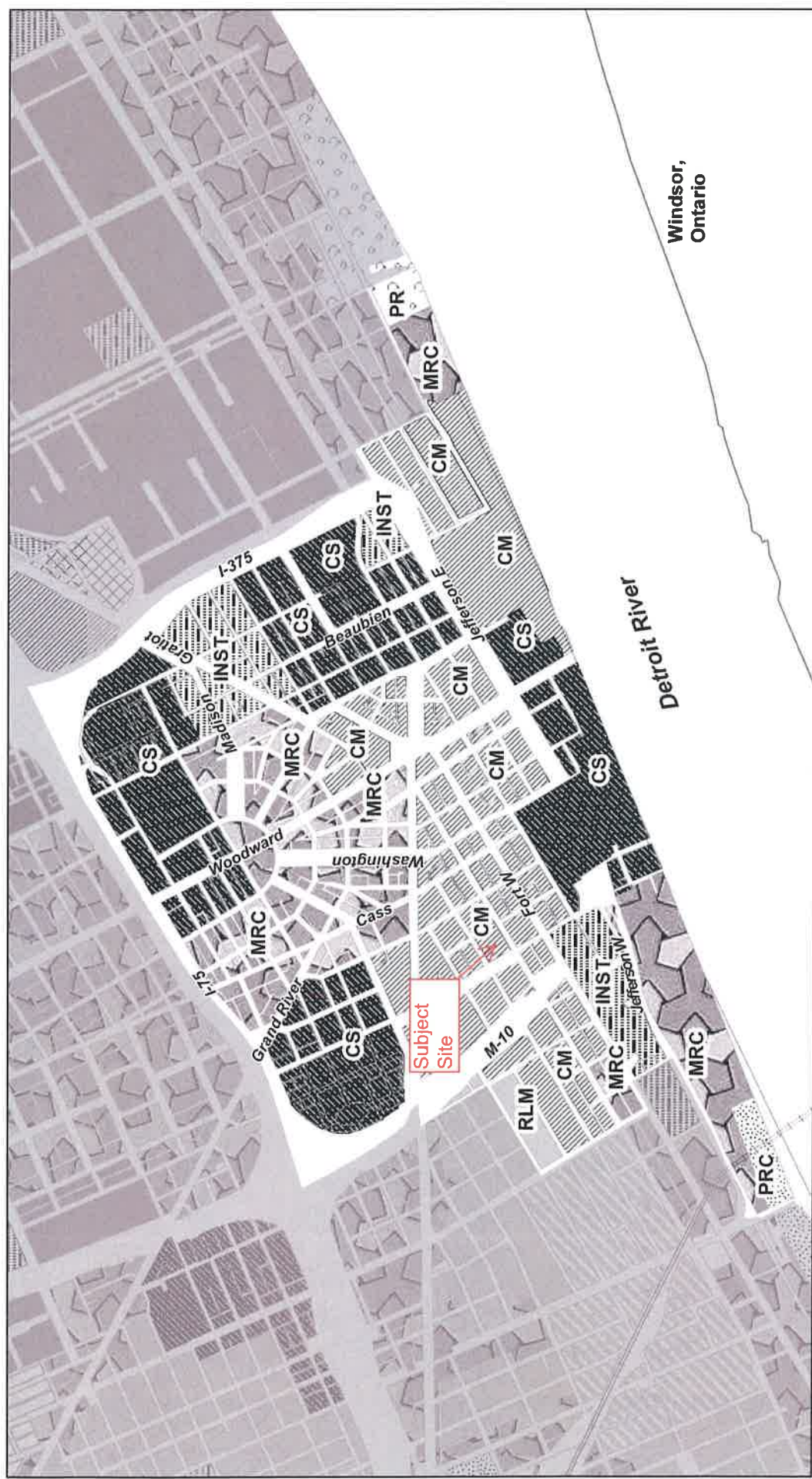
Project Description:
Redevelopment of vacant former parking lot with construction of six story mixed-use development with ground floor commercial, 123 room hotel and 24 residential units with integrated parking.

Project Location:
659 Howard

Interpretation:
The Master Plan Future General Land Use designation of the site is **Major Commercial**. Major Commercial areas are generally distinguished by high density office buildings with ground floor retail. Included within these areas may be department stores, specialized shops and services catering to area office or residential land uses. Areas should be accessible to mass transit routes and automobile parking located on the street or in structures. Ground level activity should be pedestrian-oriented. Downtown and New Center are Detroit's major commercial areas.

The development conforms to the Future General Land Use designation for the area.

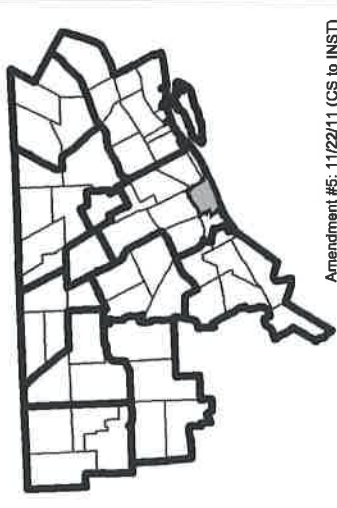
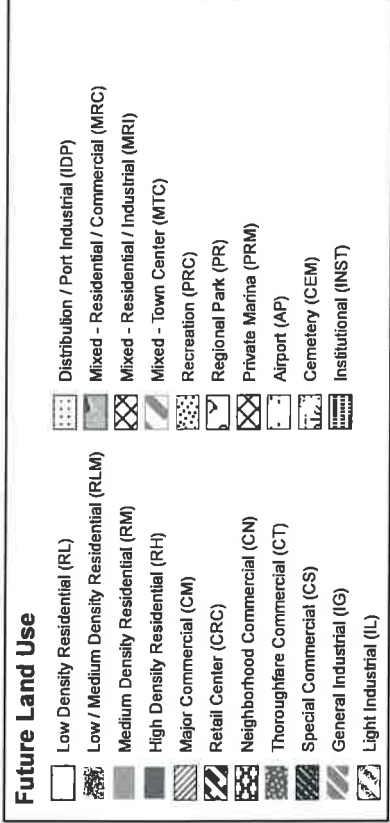
Attachments
Future General Land Use Map: Map 4-1B, Neighborhood Cluster 4, Central Business District.



Map 4-1B

**City of Detroit
Master Plan of
Policies**

**Neighborhood Cluster 4
Central Business District**



Amendment #5: 11/22/11 (CS to INST)



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

COLEMAN A. YOUNG MUNICIPAL CENTER
 2 WOODWARD AVENUE, SUITE 824
 DETROIT, MICHIGAN 48226
 (313) 224-3011 • TTY: 711
 (313) 224-9400
 WWW.DETROITMI.GOV

June 4, 2019

Maurice Cox, Director
 Planning & Development Department
 Coleman A. Young Municipal Center
 2 Woodward Ave, Suite 808
 Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **600 Ventures II LLC**
 Property Address: 659 Howard
 Parcels Number: 04000180.002L

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation certificate application for the properties located at **659 Howard** in the **Downtown** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The site presently consists of a parking lot on .742 acres of land. **600 Ventures II LLC** proposes new construction of a 6-story mixed-use development with ground floor retail space (1,859 sq. ft.), 156 hotel rooms (85,948 sq. ft.), and two levels (151 spaces, 58,224 sq. ft.) of parking. The new construction will be state-of-the-art including green mechanical and electrical systems with a green roof for hotel guests. The new construction of the Cambria @ The Ashton Hotel is expected to increase commercial activity, create employment and revitalize the urban area.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
04000180.002L	659 Howard	\$ -	\$ -	\$ 1,270,700	\$ 1,270,700

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **659 Howard** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
 Assessor, Board of Assessors

mmp



Commercial Rehabilitation Certificate
600 Ventures II LLC
Page 2

Property Owner: 600 VENTURES II LLC
Property Address: 659 HOWARD
Parcel Number: 04000180.002L
Legal Description: S HOWARD PT OF 20 DESC AS FOLS: BEG AT THE INTSEC OF THE E'LY LINE OF THIRD AVE (60FT WD) & THE S'LY LINE OF HOWARD ST (60 FT WD); TH N 59D 50M 38S E225 FT ALG SD S'LY LINE OF HOWARDST TO A PTE; TH S 30D 11M 37S E 140.09 FT TO C L OF VAC PUBLIC ALLEY (20 FT WD); TH ALG THE C L OF SD VAC ALLEY 225 FT; TH N 30D 11M 37S W ALG SD E'LY LINE OF THIRD AVE 140.09 FT TO P O B DETROIT URBAN RENEWAL PLAT #1 L90 P85-6 PLATS, W C R 4/125 225 X 140.09

The legal description on the assessment roll matches the legal description on the application.





CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

36

June 28, 2019

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

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by **Sheridan Propco, LLC** in the area of 4417 Second, Detroit, MI in accordance with Public Act 147 of 1992. (Petition # 851)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Sheridan Propco, LLC** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states "the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones". Prior to acting upon the resolution establishing an NEZ, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body's passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V, Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

WHEREAS, **Sheridan Propco, LLC** has requested establishment of “**Sheridan Propco, LLC**” NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

WHEREAS, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the ____ day of _____, 2019, at ____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, April 26, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV.

851 *Sheridan Propco, LLC, request for the establishment of Neighborhood Enterprise Zone - Sheridan Propco (4417 Second; The Sheridan)*

By Hand Delivery

April 17, 2019

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

**Re: Request for Establishment of Neighborhood Enterprise Zone-Sheridan Propco
(4417 Second; The Sheridan)**

Ladies and Gentlemen:

On behalf of Sheridan Propco LLC, a Michigan limited liability company (the "Owner"), please accept this letter as a request to establish a Neighborhood Enterprise Zone pursuant to MCL 207.771 for the parcel of property described on Attachment A and depicted on Attachment B.

The Owner proposes to rehabilitate a 91 unit residential building located at 4417 Second Avenue in the Midtown area. The rehabilitation will include façade restoration, electrical upgrades and metering, plumbing upgrades, roof work, front entrance masonry, window replacement, and common area and unit upgrades.

Upon completion of the rehabilitation and issuance of a Neighborhood Enterprise Zone certificate for the property, twenty percent of the apartments will be offered at rent rates considered affordable to those with income not greater than 80% of the Area Median Income for the Detroit-Warren-Livonia MSA (based upon rent not exceeding 30% of income). Additional information about the rehabilitation investment will be included in a separate application for the Neighborhood Enterprise Zone certificate.

Please see the attached letter from the Owner's member explaining their commitment and experience in voluntarily addressing the needs of current residents. Their track record is impressive.

Each apartment in the building is considered a "Rehabilitated Facility" pursuant to the Neighborhood Enterprise Zone Act, thereby satisfying the requirement of MCL 207.773(1) that the zone include ten or more "Rehabilitated Facilities" for the establishment of a neighborhood enterprise zone in a "qualified downtown revitalization district". The general area, including the many nearby businesses, is an area "zoned and primarily used for business" and therefore the proposed zone is located in a "qualified downtown revitalization district" (MCL 207.772(k)).

CITY CLERK 17 APR 17 2019

HONIGMAN

Office of Detroit City Clerk
April 17, 2019
Page Two

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

cc: John Gibbs (w/enc.)

HONIGMAN

Attachment A

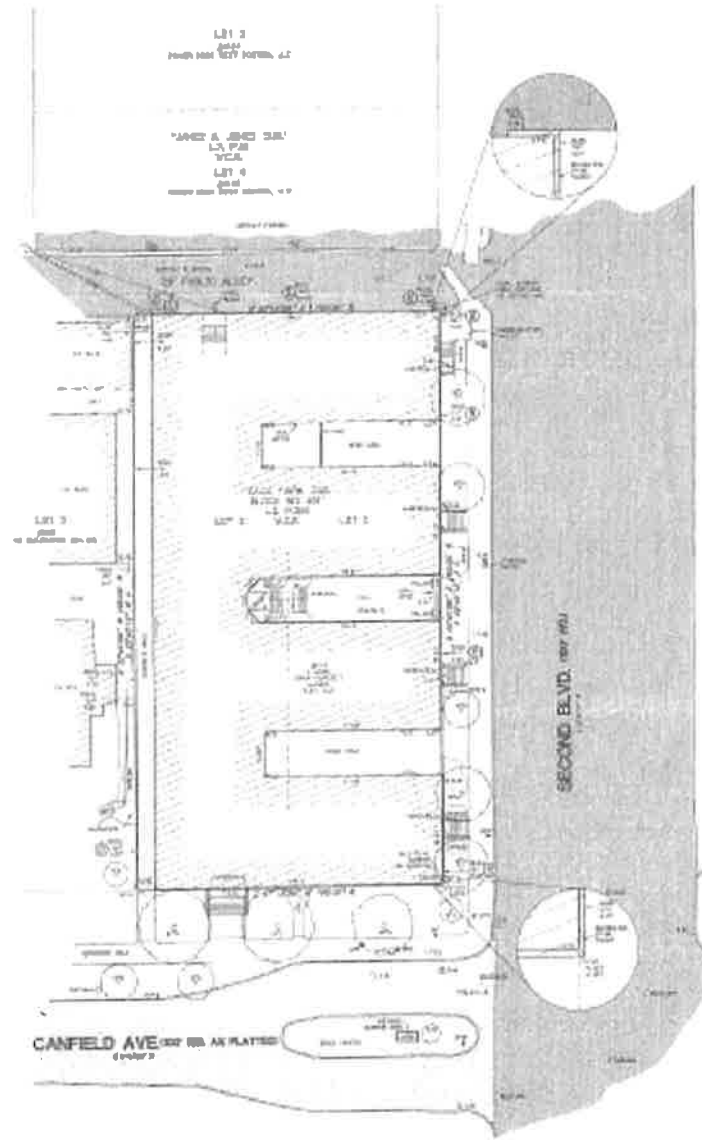
<u>Parcel Tax ID Number</u>	<u>Address</u>	<u>Owner</u>
04000932-9	4417 Second	Sheridan Propco LLC

Legal Description

Lots 1 and 2, Subdivision of Block No. 100, Cass Farm, as recorded in Liber on page 300 of Plats, Wayne County Records

Attachment B

Survey of Parcel



April 16, 2019

From: John Gibbs
Co-Founder, Sturgeon Bay Partners

To: Members of the City Council

Dear Members of the City Council:

On any given day, it is easy to flip through Crain's or even The New York Times to find news of trendy restaurants, high-end hotels, and large mixed-use developments set to open across Detroit. While this is all exciting, and still hard to believe given the state of the city not so long ago, many people are unaware of the struggle and displacement of low-income tenants in some of Detroit's more established neighborhoods. These individuals often build their lives in the prewar, multifamily buildings found in such neighborhoods, though much of the press on Detroit's renaissance has focused on glamorous new ground-up projects.

Sturgeon Bay Partners has been fortunate enough to acquire and rehabilitate a handful of prewar, multifamily buildings in the Midtown neighborhood over the past couple of years. We are aware of the ongoing displacement in gentrifying neighborhoods and have made it our priority to work with our elderly and low-income tenants to ensure that they are not left behind.

We acquired 665 & 675 Willis Street in 2017 and promptly began a two-year rehabilitation of both buildings. The buildings were in terrible condition, with a number of life safety issues, despite being full of tenants. For example, the front façade and porches of 675 Willis were on the verge of collapse. We immediately addressed this issue, which cost several hundred thousand dollars to resolve. Extensive electrical and plumbing work was also needed to bring the buildings up to code, requiring certain tenants to vacate their units temporarily. During this time, I personally got to know three low-income tenants. Instead of giving them notices to vacate, we paid for their move to another of our buildings and maintained their rent at existing levels. We then lowered the rent for one of these tenants while she was experiencing financial difficulties. That tenant has offered to write a letter on our behalf. When it came time to start work on the building to which we moved them, we again offered to move these tenants to one of our other buildings—Sheridan Court—without raising their rent. We paid for the moving expenses of all three, though only one of the tenants ultimately took us up on our offer to move into Sheridan Court. We plan to keep that tenant at Sheridan Court for as long as he wishes and will maintain his current rent by working with Midtown Detroit, Inc., which has a program to subsidize the rent of low-income tenants.

Our most recent acquisitions are Sheridan Court (on historic Canfield Street) and the Wellesley, two multifamily buildings also in the Midtown neighborhood. While the majority of the residents of these two buildings are young professionals and students at Wayne State University, we have identified three elderly legacy tenants (including one veteran) who have been living in the

buildings since the mid-1990s. On top of our commitment to turn twenty percent of the units into affordable housing, we will also help move these three tenants into renovated studio apartments at \$500 monthly rent, which is 50% of the current affordable studio rate. We will continue to work with Midtown Detroit, Inc. to provide tenant subsidies to anyone who qualifies.

During this exciting time for Detroit, we hope to continue our work in Midtown and beyond, acquiring and rehabilitating multifamily buildings. But we will do so while supporting the local community and the people that make this city so special.

Sincerely,



John R. Gibbs

Andre Gilbert

From: Michael O'Connell
Sent: Thursday, April 25, 2019 8:08 AM
To: Andre Gilbert
Subject: FW: NEZ zone requests

Please see the following email from Richard Barr

Michael J. O'Connell
Jr. Assistant City Council Committee Clerk
Coleman A. Young Municipal Center
2 Woodward Ave. Rm. 200
Detroit, MI 48226
Direct: (313) 224-2014
Email: oconnellm@detroitmi.gov

From: Barr, Richard A. [<mailto:RBarr@honigman.com>]
Sent: Wednesday, April 24, 2019 10:34 PM
To: Michael O'Connell
Subject: NEZ zone requests

Michael,

I submitted NEZ zone requests on April 17 for the Sheridan and Wellesley projects. Please let me know if they have been forwarded to the city departments and the DEGC.

Thank you.

Richard A. Barr
Leader, Environmental and Economic Development Incentives Practice Groups

HONIGMAN LLP
O 313.465.7308
M 248.701.2025
rbarr@honigman.com

This e-mail may contain confidential or privileged information. If you are not the intended recipient, please delete it and notify the sender of the error.

2019-04-26

851

851 *Petition of Sheridan Propco, LLC,
request for the establishment of
Neighborhood Enterprise Zone -
Sheridan Propco (4417 Second; The
Sheridan)*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS
DIV.



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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY: 711
(313) 224-9400
WWW.DETROITMI.GOV

June 4, 2019

Maurice Cox, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone – Sheridan Propco LLC**
Property Address: 4417 Second
Parcel ID: 04000932-9

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **The Sheridan Neighborhood Enterprise Zone**, located in the **Midtown** area in the City of Detroit. The developer's proposed plan is to rehabilitate the apartment building.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

Sheridan Propco LLC plans to rehabilitate the apartment building with 61,576 square foot, four-stories, built in 1930 with 91 residential units. Twenty percent of the apartments will be offered at affordable rates. Rehabilitation will include façade restoration, electrical upgrades, plumbing upgrades, roof work, front entrance masonry, window replacement and common area and unit upgrades. The current True Cash Value of the proposed area is \$5,402,600 and contains approximately .437 acres of land. The True Cash Value of this area would be expected to increase due to the rehabilitation and construction.

Per MCL 207.772 Sec.2 (m) "Rehabilitated facility" means an existing structure or a portion of an existing structure with a current true cash value of \$80,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$5,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$7,500.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.



Neighborhood Enterprise Zone
Sheridan Propco LLC
Page 2

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review, it has been determined that this proposed **The Sheridan Neighborhood Enterprise Zone** district located in the **Midtown area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Neighborhood Enterprise Zone
Sheridan Propco LLC
Page 3

Parcel Number	Property Address	Owner Name	Current Use	2019 TCV	Taxable Value	Acres
04000932-9	4417 Second	Sheridan Propco LLC	Apartment Building	\$5,402,600	\$2,701,300	.437

Legal Description: N CANFIELD 2-1 CASS FARM SUB L1 P300 PLATS, W C R 4/43 100 X 190

The legal description matches the NEZ district request.





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 . TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone (PA 147)** at 4417 Second Avenue
DATE: June 1, 2019
CC: Maurice Cox, Director, Planning and Development
Kevin Schronce, Central Region, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **establishment of Neighborhood Enterprise Zone (NEZ)**. The Petitioner is Sheridan Propco, LLC.

Location and Project Proposal: The project seeks to rehabilitate a 91-unit residential building in as rental apartments. Twenty percent of the apartments will be offered at rent rates considered affordable to those with income not greater than 80% of the Area Median Income.

Master Plan Interpretation:

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The following policy of the Lower Woodward neighborhood describe the following recommendations that support/advise this application's proposal:

- Policy 2.1: Develop Woodward and Cass as high-density mixed-use corridors with housing and ground-floor commercial
- Policy 5.1: Give high priority to the preservation of historic buildings, especially the restoration and rehabilitation of building facades
- Policy 5.2: Ensure aesthetic compatibility between new and existing structures and sites
- Policy 8.1: Recognizing and protect distinctive urban vistas along Woodward to the Central Business District

The subject site is in close proximity to Cass Avenue and will support existing and emerging development and businesses in the area.

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachments

Future General Land Use Map: Neighborhood Cluster 4, Lower Woodward; Map 4-5B



Map 4-5B

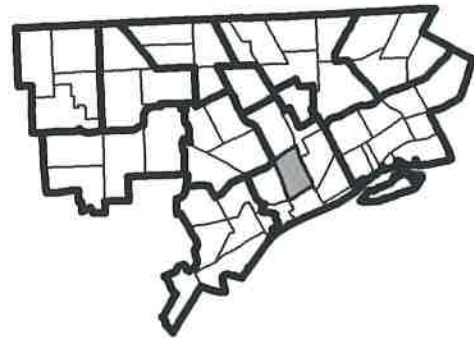
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Lower Woodward



Future Land Use

- | | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation (PRC) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |



City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART: Sheridan Rehabilitation

Project Type	Incentive Type	Investment Amount	District
Rental apartments	NEZ	\$1,753,600	6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	25	0	0	1 (existing)	1 (existing)	0

1. What is the plan for hiring Detroiters?

We are working with Detroit General Contracting (DGC), a local GC that employees 20+/- skilled/unskilled tradesman and laborers. In addition they work with various local subcontractors. DGC currently has 12 Detroit laborers that will be working on this project. DGC will seek to hire an additional 5 Detroit residents to work on this project bringing the total 17 Detroit laborers. DGC has made it a goal to hire and train local Detroiters. We have witnessed this first hand with another construction project that DGC is overseeing for us. John Gibbs has personally gotten to know a couple of the local Detroiters working for DGC on that project.

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

Two new jobs were recently created - a front desk job and part-time maintenance job. Both of these employees are Detroiters. An unknown number of additional employees are expected to be hired by yet to be identified new retail tenants of the building.

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

Additional Detroit residents are expected to be attracted to the rehabilitated building.

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

The owner has discussed the project with community members.

5. When is construction slated to begin? Immediately.

6. What is the expected completion date of construction? December, 2019

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

Coleman A. Young Municipal Center • 2 Woodward Avenue • Suite 1340 • Detroit, Michigan 48226
(313) 224-1245 Fax (313) 224-4095





CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

37

June 28, 2019

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

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by **Wellesley Propco, LLC** in the area of 651 W. Hancock, Detroit, MI in accordance with Public Act 147 of 1992. (Petition # 850)

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Wellesley Propco, LLC** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states "the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones". Prior to acting upon the resolution establishing an NEZ, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body's passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V, Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

WHEREAS, **Wellesley Propco, LLC** has requested establishment of “**Wellesley Propco, LLC**” NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

WHEREAS, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2019, at _____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, April 26, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV.

850 *Wellesley Propco LLC, request for a establishment Neighborhood Enterprise Zone - Wellesley Propco (651 W. Hancock; The Wellesley)*

April 17, 2019

By Hand Delivery

Office of Detroit City Clerk
2 Woodward Avenue
Coleman A. Young Municipal Center
Suite 200
Detroit, MI 48226

**Re: Request for Establishment of Neighborhood Enterprise Zone-Wellesley Propco
(651 W. Hancock; The Wellesley)**

Ladies and Gentlemen:

On behalf of Wellesley Propco LLC, a Michigan limited liability company (the "Owner"), please accept this letter as a request to establish a Neighborhood Enterprise Zone pursuant to MCL 207.771 for the parcel of property described on Attachment A and depicted on Attachment B.

The Owner proposes to rehabilitate a 28 unit residential building located at 651 W. Hancock in the Midtown area. The rehabilitation will include façade restoration, electrical upgrades and metering, plumbing upgrades, roof work, front entrance masonry, window replacement, and common area and unit upgrades.

Upon completion of the rehabilitation and issuance of a Neighborhood Enterprise Zone certificate for the property, twenty percent of the apartments will be offered at rent rates considered affordable to those with income not greater than 80% of the Area Median Income for the Detroit-Warren-Livonia MSA (based upon rent not exceeding 30% of income). Additional information about the rehabilitation investment will be included in a separate application for the Neighborhood Enterprise Zone certificate.

Please see the attached letter from the Owner's member explaining their commitment and experience in voluntarily addressing the needs of current residents. Their track record is impressive.

Each apartment in the building is considered a "Rehabilitated Facility" pursuant to the Neighborhood Enterprise Zone Act, thereby satisfying the requirement of MCL 207.773(1) that the zone include ten or more "Rehabilitated Facilities" for the establishment of a neighborhood enterprise zone in a "qualified downtown revitalization district". The general area, including the many nearby businesses, is an area "zoned and primarily used for business" and therefore the proposed zone is located in a "qualified downtown revitalization district" (MCL 207.772(k)).

CITY CLERK
APR 17 2019 10:47 AM

HONIGMAN

Office of Detroit City Clerk
April 17, 2019
Page Two

Thank you for your attention to this matter.

Very truly yours,

HONIGMAN LLP



Richard A. Barr

cc: John Gibbs (w/enc.)

Attachment A

<u>Parcel Tax ID Number</u>	<u>Address</u>	<u>Owner</u>
04000990	651 W. Hancock	Wellesley Propco LLC

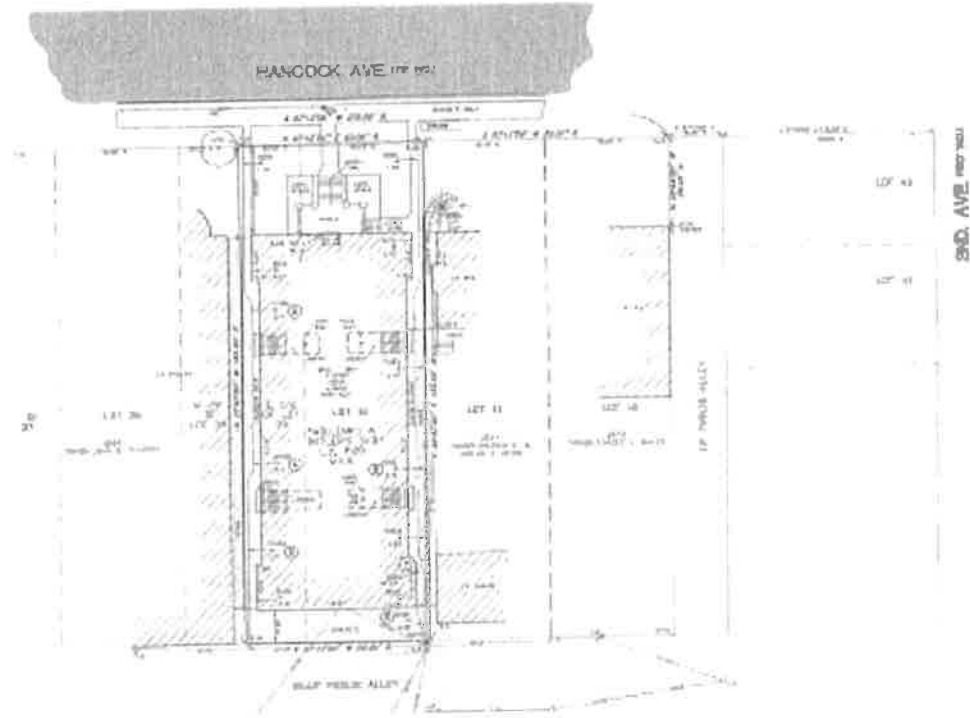
Legal Description

The following described premises situated in the City of Detroit, County of Wayne, and State of Michigan:

Lot 40 and East ½ of Lot 39 of William A. Butler's Subdivision of Out Lots 102, 104 & 106 and that part of Out Lot 108 lying South of the South line of Putnam Avenue of the Subdivision of the Cass Farm Detroit, Wayne County, Michigan, as recorded in Liber 11, Page 89, of Plats, Wayne County Records.

Attachment B

Survey of Parcel



April 16, 2019

From: John Gibbs

Co-Founder, Sturgeon Bay Partners

To: Members of the City Council

Dear Members of the City Council:

On any given day, it is easy to flip through Crain's or even The New York Times to find news of trendy restaurants, high-end hotels, and large mixed-use developments set to open across Detroit. While this is all exciting, and still hard to believe given the state of the city not so long ago, many people are unaware of the struggle and displacement of low-income tenants in some of Detroit's more established neighborhoods. These individuals often build their lives in the prewar, multifamily buildings found in such neighborhoods, though much of the press on Detroit's renaissance has focused on glamorous new ground-up projects.

Sturgeon Bay Partners has been fortunate enough to acquire and rehabilitate a handful of prewar, multifamily buildings in the Midtown neighborhood over the past couple of years. We are aware of the ongoing displacement in gentrifying neighborhoods and have made it our priority to work with our elderly and low-income tenants to ensure that they are not left behind.

We acquired 665 & 675 Willis Street in 2017 and promptly began a two-year rehabilitation of both buildings. The buildings were in terrible condition, with a number of life safety issues, despite being full of tenants. For example, the front façade and porches of 675 Willis were on the verge of collapse. We immediately addressed this issue, which cost several hundred thousand dollars to resolve. Extensive electrical and plumbing work was also needed to bring the buildings up to code, requiring certain tenants to vacate their units temporarily. During this time, I personally got to know three low-income tenants. Instead of giving them notices to vacate, we paid for their move to another of our buildings and maintained their rent at existing levels. We then lowered the rent for one of these tenants while she was experiencing financial difficulties. That tenant has offered to write a letter on our behalf. When it came time to start work on the building to which we moved them, we again offered to move these tenants to one of our other buildings—Sheridan Court—without raising their rent. We paid for the moving expenses of all three, though only one of the tenants ultimately took us up on our offer to move into Sheridan Court. We plan to keep that tenant at Sheridan Court for as long as he wishes and will maintain his current rent by working with Midtown Detroit, Inc., which has a program to subsidize the rent of low-income tenants.

Our most recent acquisitions are Sheridan Court (on historic Canfield Street) and the Wellesley, two multifamily buildings also in the Midtown neighborhood. While the majority of the residents of these two buildings are young professionals and students at Wayne State University, we have identified three elderly legacy tenants (including one veteran) who have been living in the

buildings since the mid-1990s. On top of our commitment to turn twenty percent of the units into affordable housing, we will also help move these three tenants into renovated studio apartments at \$500 monthly rent, which is 50% of the current affordable studio rate. We will continue to work with Midtown Detroit, Inc. to provide tenant subsidies to anyone who qualifies.

During this exciting time for Detroit, we hope to continue our work in Midtown and beyond, acquiring and rehabilitating multifamily buildings. But we will do so while supporting the local community and the people that make this city so special.

Sincerely,



John R. Gibbs

2019-04-26

850

850 *Petition of Wellesley Propco LLC,
request for a establishment
Neighborhood Enterprise Zone -
Wellesley Propco (651 W. Hancock;
The Wellesley)*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS
DIV.



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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY: 711
(313) 224-9400
WWW.DETROITMI.GOV

June 4, 2019

Maurice Cox, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone – Wellesley Propco LLC**
Property Address: 651 W. Hancock
Parcel ID: 04000990.

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed **The Wellesley Neighborhood Enterprise Zone**, located in the **Midtown** area in the City of Detroit. The developer's proposed plan is to rehabilitate the apartment building.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

Wellesley Propco LLC plans to rehabilitate the apartment building with 12,569 square foot, three-stories, built in 1919 with 28 residential units. Twenty percent of the apartments will be offered at affordable rates. Rehabilitation will include façade restoration, electrical upgrades, plumbing upgrades, roof work, front entrance masonry, window replacement and common area and unit upgrades. The current True Cash Value of the proposed area is \$297,800 and contains approximately .641 acres of land. The True Cash Value of this area would be expected to increase due to the rehabilitation and construction.

Per MCL 207.772 Sec.2 (m) "Rehabilitated facility" means an existing structure or a portion of an existing structure with a current true cash value of \$80,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$5,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$7,500.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.



Neighborhood Enterprise Zone
Wellesley Propco LLC
Page 2

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review, it has been determined that this proposed **The Wellesley Neighborhood Enterprise Zone** district located in the **Midtown area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles Ericson".

Charles Ericson, MMAO
Assessor, Board of Assessors

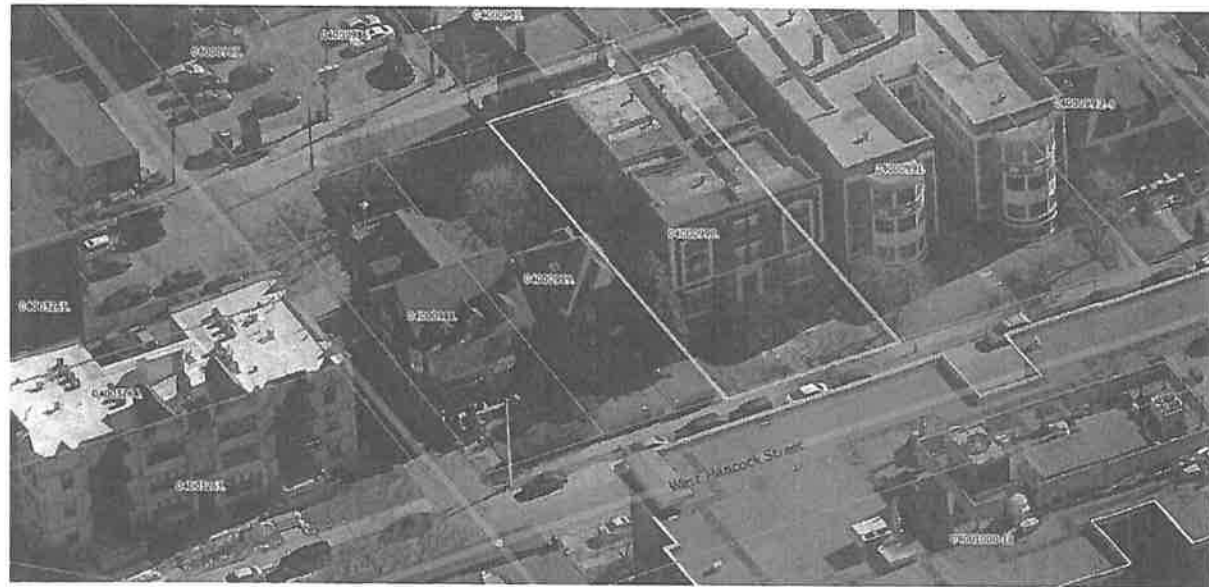
mmp



Parcel Number	Property Address	Owner Name	Current Use	2019 TCV	Taxable Value	Acres
04000990.	651 W. Hancock	Wellesley Propco LLC	Apartment Building	\$1,167,600	\$583,800	.227

Legal Description: S HANCOCK 40 E 20 FT 39 WM A BUTLERS SUB L11 P89 PLATS, W C R 4/46 60 X 165

The legal description matches the NEZ district request.





TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone (PA 147)** at 651 W. Hancock
DATE: June 1, 2019
CC: Maurice Cox, Director, Planning and Development
Kevin Schronce, Central Region, Planning and Development

In order to ensure consistency with the City's [Master Plan of Policies](#), pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **establishment of Neighborhood Enterprise Zone (NEZ)**. The Petitioner is Wellesley Propco LLC

Location and Project Proposal: The proposed project seeks to rehabilitate a 28-unit residential building in the Midtown area into rental apartments.

Master Plan Interpretation:

The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city.

The following policy of the Lower Woodward neighborhood describe the following recommendations that support/advise this application's proposal:

- Policy 2.1: Develop Woodward and Cass as high-density mixed-use corridors with housing and ground-floor commercial
- Policy 5.1: Give high priority to the preservation of historic buildings, especially the restoration and rehabilitation of building facades
- Policy 5.2: Ensure aesthetic compatibility between new and existing structures and sites
- Policy 8.1: Recognizing and protect distinctive urban vistas along Woodward to the Central Business District

The subject site is in close proximity to Cass Avenue and will support existing and emerging development and businesses in the area.

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachments

Future General Land Use Map: Neighborhood Cluster 4, Lower Woodward; Map 4-5B



Map 4-5B

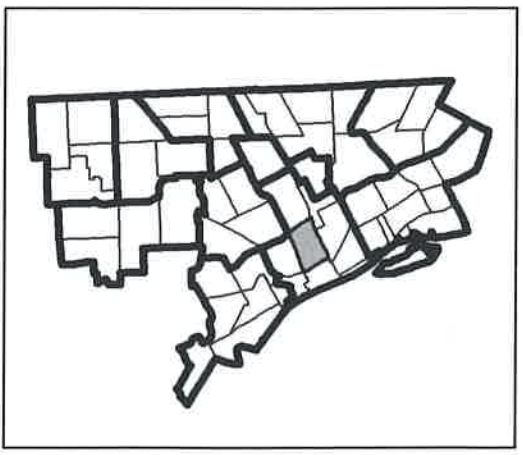
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Lower Woodward



Future Land Use

- | | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation (PRC) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |



City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART: Wellesley Rehabilitation

Project Type	Incentive Type	Investment Amount	District
Rental apartments	NEZ	\$622,150	6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	15	0	0	0	0	0

1. What is the plan for hiring Detroiters?

We are working with Detroit General Contracting (DGC), a local GC that employees 20+/- skilled/unskilled tradesman and laborers. In addition they work with various local subcontractors. DGC currently has 12 Detroit laborers that will be working on this project. DGC will seek to hire an additional 3 Detroit residents to work on this project bringing the total 15 Detroit laborers. DGC has made it a goal to hire and train local Detroiters. We have witnessed this first hand with another construction project that DGC is overseeing for us. John Gibbs has personally gotten to know a couple of the local Detroiters working for DGC on that project.

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

No new permanent jobs will be created.

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

Additional Detroit residents are expected to be attracted to the rehabilitated building.

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

The owner has discussed the project with community members.

5. When is construction slated to begin? Immediately.

6. What is the expected completion date of construction? December, 2019

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



CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

38

June 28, 2019

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

RE: Public Hearing on the Establishment of a Neighborhood Enterprise Zone as requested by **Corktown Lofts, LLC** in the area of 1720 W. Fort Street, Detroit, MI in accordance with Public Act 147 of 1992

Honorable City Council:

The Housing and Revitalization Department, Planning and Development Department and the Finance Department have reviewed the Master Plan and the neighborhood preservation and development goals of the City, and find that establishment of the **Corktown Lofts, LLC** Neighborhood Enterprise Zone would be consistent with all of the aforementioned.

Public Act 147 of 1992, commonly referred to as the Neighborhood Enterprise Zone (NEZ) Act, in Section 3(1) states "the governing body of a local governmental unit by resolution may designate one (1) or more neighborhood enterprise zones". Prior to acting upon the resolution establishing an NEZ, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the proposed NEZ, said notice to be made not later than 45 days prior to your Honorable Body's passage of a resolution designating an NEZ.

The boundaries of the proposed NEZ are described in Exhibit A (legal description) and illustrated in the map also attached.

We request that a Public Hearing be scheduled on the issue of establishing this NEZ, as required by the NEZ Act.

Respectfully submitted,

Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
M. Cox, PDD
D. Rencher, HRD
V, Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 147 of the Public Acts of 1992 (“the Act”), this City Council has the authority to establish “Neighborhood Enterprise Zones (NEZs)” within the boundaries of the City of Detroit,

WHEREAS, **Corktown Lofts, LLC** has requested establishment of “**Corktown Lofts** NEZ whose boundaries are particularly described in Exhibit A (legal description) and illustrated in the map attached hereto; and

WHEREAS, The Act 147 requires that, prior to establishing an NEZ, the City Council shall provide an opportunity for a Public Hearing on such establishment, at which Public Hearing, any representative of a taxing authority levying *ad valorem* taxes within the City, or any resident or taxpayer of the City of Detroit may appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the ____ day of _____, 2019, at ____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application for establishment of an NEZ within the boundaries described in Exhibit A (legal description) as illustrated in the map attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the NEZ.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, February 19, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

FINANCE DEPARTMENT/ASSESSMENTS HOUSING AND REVITALIZATION
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT

699 *Corktown Lofts, LLC, request to establish a Neighborhood Enterprise Zone for the property located at 1702 W. Fort Street, Detroit, MI.*

699

Corktown Lofts LLC
an affiliate of
Bedrock Detroit, LLC

OFFICE OF THE
DETROIT CITY CLERK
2019 JAN 24 P 2:08

January 14, 2019

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

RE: Request for Establishment of a Neighborhood Enterprise Zone (NEZ) at 1702 W. Fort Street, Detroit, MI AND the Issuance of a NEZ Certificate

Honorable City Council:

Please accept this letter as a request to establish a Neighborhood Enterprise Zone for the property located at 1702 W Fort St ("Corktown Lofts"). Corktown Lofts LLC, an affiliate of Bedrock Detroit LLC, is the owner of the property, which is located in the Corktown Historic District.

The overall project will rehabilitate the historic building and transform it into a mixed-use development. This petition applies solely to the rehabilitation of the fifth floor of the historic structure to create 22 residential apartment units and the associated parking in the basement of the rehabilitated structure. In addition, the overall project includes office and retail space on the lower floors, and an addition atop the historic structure to create additional apartment units, all of which are outside the scope of this petition.

Corktown Lofts LLC initially submitted this petition in July 2018. After initial review, the Assessor's Office denied the petition on the basis that construction had commenced prior to establishment of the NEZ Zone. Bedrock subsequently conferred with the Assessor's Office and State Tax Commission to review this initial determination. The State Tax Commission ultimately confirmed that the petition is timely as no such timing requirement is applicable in the case of an NEZ for the rehabilitation of a qualified historic building. See Section 4(2)(g) of the NEZ Act, MCL 207.774.

In order to facilitate completion of the NEZ process at this point in time, this petition respectfully requests approval of the NEZ Certificate to follow immediately upon this Honorable Body's establishment of the NEZ Zone. The NEZ Certificate is being requested solely for the residential portion of the rehabilitated structure (the aforementioned 22 units and associated parking) as further described below.

For questions about this request, please contact Jared Fleisher at JaredFleisher@quickenloans.com or (617) 460-0266.

Thank you for your attention to this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'SB' with a large loop and a trailing flourish.

Steve Bentley
Authorized Agent
Corktown Lofts LLC
SteveBentley@BedrockDetroit.com
(313) 373-8755
630 Woodward Ave
Detroit MI 48226

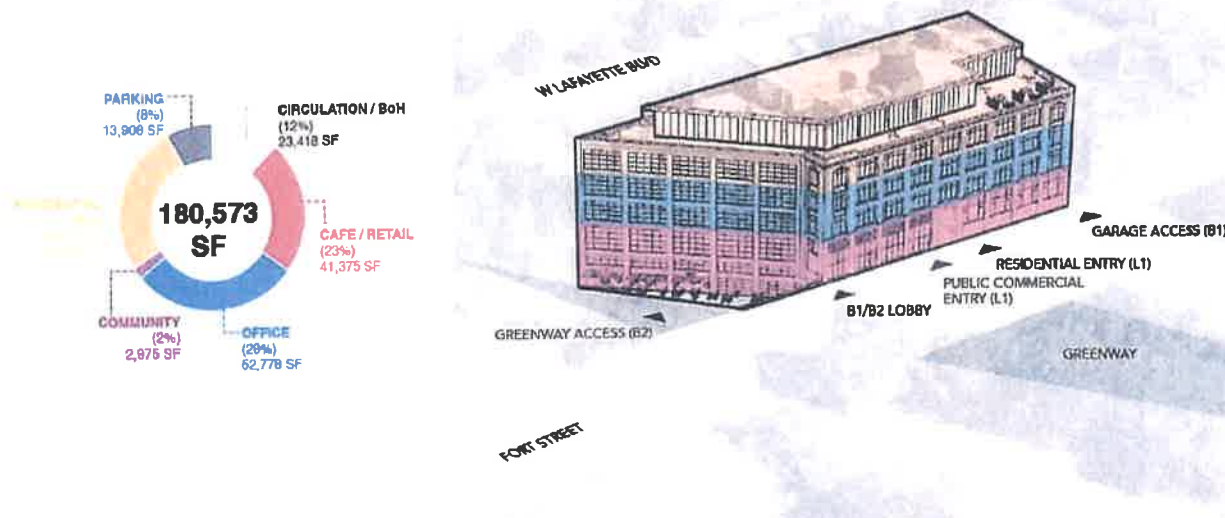
General Description of Project

Located on Fort Street just west of the Central Business District, just south of Corktown, and just north of the West Riverfront, Corktown Lofts will connect multiple districts by creating a vibrant live-work-play destination. Specifically, the project will rehabilitate the historic Edson, Moore and Company Building into a mixed-use development. The rehabilitation will create retail and restaurant/café space on the first two floors and one subgrade floor; office space on the middle two floors, and 33 residential units on the upper two floors, consisting of rehabilitated facilities on the fifth floor (22 units) which are the subject of this petition; and a new addition above it (11 units). The rehabilitation also includes 13,908 SF of parking in the basement level to support the residential units. Two-thirds of that parking will serve the 22 rehabilitated facilities that are the subject of this petition (with the remainder serving the 11 new facilities that are outside the scope of this petition). As stated above, the NEZ Certificate is being requested solely for the residential portion of the rehabilitated structure (the aforementioned 22 units and associated parking).

Corktown Lofts: Pre-Rehabilitation



Corktown Lofts: Rehabilitation Program Plan

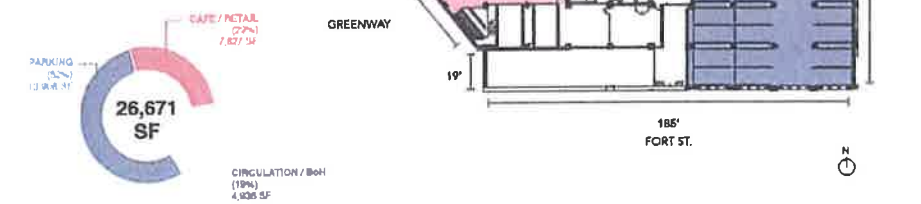


Corktown Lofts: Basement Parking for Residential Units

B1 FLOOR PLAN PROGRAMMING

NOTES

- Located one level below grade from Fort Street
- Direct access from Fort Street via stair in SW corner with separate lobby
- Half of floor occupied by existing parking
- At-grade parking garage access from alley
- Ceiling Height: 9' 4"



The historic façade of the building is being restored to repair deteriorated masonry, and original window openings that had been filled with cinderblock are being re-created to return the façade to its original grandeur. Historically accurate windows are being installed. Brand new mechanical, electrical, and plumbing systems are being installed throughout the building, as the previous systems were fully deteriorated. Three new elevators are being installed to serve the building, as the existing ones have become deteriorated and unusable. Original hardwood floors are being refurbished where possible and replicated in the remaining areas. New interior space, including residential units, are being built out. As noted, an addition is being built on top of the building to deliver additional residential units and house the residential amenities.

Basis for Qualification

- **Location in a Qualified Downtown Revitalization District:** A qualified downtown revitalization district includes an area “located within the boundaries of the local governmental unit in an area that is zoned and primarily used for business as determined by the local government unit.” MCL 207.772(k)3. The subject parcel, being zoned M4, is located in an Intensive Industrial District, and is thereby eligible for designation as a Qualified Downtown Revitalization District.
- **Satisfaction of Platted Parcel / Minimum Number of Facilities Requirement:** A Neighborhood Enterprise Zone must contain at least 10 platted parcels of land *unless* located in a qualified downtown revitalization district. A Neighborhood Enterprise Zone located in a qualified downtown revitalization district may contain less than 10 platted parcels *if* the proposed zone contains 10 or more facilities. MCL 207.773(3)1. Under MCL 207.772(m), each of the proposed residential apartments constitutes a “Rehabilitated facility” as each is a portion of an existing structure with a true cash value of less than \$80,000 per unit that will have as its primary purpose residential housing, and as the cost of the proposed improvements

exceed the per-unit requirements. Accordingly, the subject parcel (which contains more than 10 rehabilitated facilities) is eligible for designation as a NEZ.

- **Satisfaction of Timing Requirement for Submission:** A NEZ Zone petition may be submitted after issuance of a building permit in the case of a “qualified historic building,” which is the case here. Corktown Lofts, previously known as the Edson, Moore and Company Building, was constructed in 1913. The building is located within the Corktown Historic District and is individually listed on the National Register of Historic Places in 2017.¹ After review, State Tax Commission staff concurred that there are no other timing requirements under the NEZ Act applicable to the rehabilitation of a qualified historic structure, and that the submission of this petition is thus timely. For reference, Attachment C contains the analysis Bedrock presented to the State Tax Commission on this timing question.

Project Schedule

Construction of the project is anticipated to be complete in the second quarter of 2019.

¹ See <https://www.nps.gov/nr/listings/20171201.htm>

ATTACHMENT A: PARCEL ID AND LEGAL DESCRIPTION

Parcel Tax ID Number	Address	Owner
08000048	1702 W. Fort Street	Corktown Lofts LLC

Legal Description:

N W FORT E 19.56 FT ON S LINE BG E 124.32 FT ON N LINE OF 3 SUB OF LOT 2 P C 27 LOGNON FARM L137 P69-70 DEEDS, W C R 8/10 2&1 2&1 PLAT OF SPECHTS SUB OF LOTS 6&7 OF SUB OF LOT 1 OF P C 27 L65 P142 DEEDS, W C R 8/15 8/--- 33,587 SQ FT



ATTACHMENT B: INVESTMENT COST BREAKDOWN

	<u>Cost (in millions)</u>	<u>Percent of Budget</u>
Pre-Development	\$1,537,563	14.2%
Hard Construction Costs	\$8,295,485	76.5%
Soft Construction Costs	\$1,012,767	9.3%
Estimated Total	\$10,845,815	100.0%

**ATTACHMENT C: TIMING REQUIREMENTS FOR REHABILITATION OF
QUALIFIED HISTORIC BUILDINGS UNDER THE NEZ ACT**

Is a building owner required to secure the establishment of a NEZ Zone prior to commencing rehabilitation of a qualified historic building?

SUMMARY OF RESPONSE

No. By its plain terms, the NEZ Act expressly exempts the rehabilitation of a qualified historic building from the only timing requirement under the Act.

ANALYSIS

- **The NEZ Act imposes a timing requirement only with respect to the application for the NEZ Certificate.**
 - Section 4(1) addresses the application for the NEZ Certificate and states that “Except as provided in subsection (2) or as otherwise provided by the local governmental unit by resolution if the application is filed not later than 6 months following the date the building permit is issued, the application shall be filed before a building permit is issued for the new construction or rehabilitation of the facility.” There is no other timing requirement in the Act.
- The official FAQs for the NEZ program re-affirm that the only “provision in the application process” that is “time sensitive” is the application for the “NEZ Certificate.”
 - Question 6 of the FAQs reads as follows: “**Are there provisions in the application process which are time sensitive?** Yes. An application for a *Neighborhood Enterprise Zone (NEZ) Certificate* must be filed with the clerk of the LGU for a facility located in an established NEZ before a building permit is issued for the new construction or rehabilitation of the facility (emphasis added).”
- Section 4(2)(g) of the Act then sets forth the statutory exception to this timing requirement with respect to a qualified historic building. It provides that, “An application may be filed after a building permit is issued only if 1 or more of the following apply... (g) For a rehabilitated facility if all or a portion of the rehabilitated facility is a qualified historic building.”
- The plain meaning of the Act provides that the rehabilitation of a qualified historic building is not subject to the requirement that the Certificate application be submitted prior to issuance of the building permit. Because there are no other statutory timing requirements, there is no timing requirement applicable either to the Zone or Certificate process for the rehabilitation of a qualified historic building.^{2,3}

²It is a fundamental principle of statutory interpretation that “nothing is to be added to what the text states or reasonably implies” – that a “matter not covered is to be treated as not covered.” See *Scalia and Garner, Reading Law: The Interpretation of Legal Texts (2002)*, at p.93.

³Section 4(1) of the Act requires a NEZ Zone to be established prior to submitting the Certificate application. This creates a *de facto* timing requirement relative to the Zone *where there is a timing requirement applicable to the Certificate*. But in the absence of a requirement applicable to the Certificate, there is no requirement applicable to the Zone as a matter of law or fact.

2019-02-19

699

699 *Petition of Corktown Lofts, LLC,
request to establish a Neighborhood
Enterprise Zone for the property
located at 1702 W. Fort Street,
Detroit, MI.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

FINANCE DEPARTMENT/ASSESSMENTS HOUSING
AND REVITALIZATION
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT



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

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DETROIT, MICHIGAN 48226
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February 11, 2019

Mr. Maurice Cox
Director, Planning & Development
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: **Neighborhood Enterprise Zone – Corktown Lofts LLC**
Property Address: **1720 W. Fort Street**
Parcel ID: **08000048.**

Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for the proposed Corktown Lofts LLC **Neighborhood Enterprise Zone**, located in the **West Side Industrial** area in the City of Detroit. The owner's proposed plan is to rehabilitate the fourth floor and construct an additional floor to create 33 residential units in the building the vacant historic building.

The rationale for creating NEZ projects under PA 147 of 1992, as amended, must be based on the anticipation of market value added to the neighborhood upon completion of new construction and/or significant rehabilitation of existing housing stock.

Corktown Lofts LLC overall project will be to rehabilitate the historic building and transform it into a mixed-use development with an anticipated 2 floors (33 units) of residential apartments, 2 floors of office space, 2 floors of retail space and below grade parking. The total building consists of a 4-story vacant retail building with 111,046 square feet of total above ground floor area. Corktown Lofts LLC proposes that the fourth floor of the building will be *rehabilitated* to create 22 residential units and a *new* fifth floor has been built above it with a plan to add 11 residential units. The current True Cash Value of the whole building is \$2,054,600 and contains approximately .751 acres of land. The True Cash Value of this area would be expected to increase due to the rehabilitation and new construction.

Per MCL 207.772 Sec.2 (m) "Rehabilitated facility" means an existing structure or a portion of an existing structure with a current true cash value of \$80,000.00 or less per unit that has or will have as its primary purpose residential housing, consisting of 1 to 8 units, the owner of which proposes improvements that if done by a licensed contractor would cost in excess of \$5,000.00 per owner-occupied unit or 50% of the true cash value, whichever is less, or \$7,500.00 per nonowner-occupied unit or 50% of the true cash value, whichever is less, or the owner proposes improvements that would be done by the owner and not a licensed contractor and the cost of the materials would be in excess of \$3,000.00 per owner-occupied unit or \$4,500.00 per nonowner-occupied unit and will bring the structure into conformance with minimum local building code standards for occupancy or improve the livability of the units while meeting minimum local building code standards. Rehabilitated facility also includes an individual condominium unit, in a structure with 1 or more condominium units that has as its primary purpose residential housing, the owner of which proposes the above described improvements. Rehabilitated facility also includes existing or proposed condominium units in a qualified historic building with 1 or more existing or proposed condominium units. Rehabilitated facility does not include a facility rehabilitated with the proceeds of an insurance policy for property or casualty loss. A qualified historic building may contain multiple rehabilitated facilities.



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

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WWW.DETROITMI.GOV

Neighborhood Enterprise Zone
Corktown Lofts LLC
Page 2

Per MCL 207.773 Sec. 3. (1) The governing body of a local governmental unit by resolution may designate 1 or more neighborhood enterprise zones within that local governmental unit. Except as otherwise provided in this subsection, a neighborhood enterprise zone shall contain not less than 10 platted parcels of land. A neighborhood enterprise zone located in a qualified downtown revitalization district may contain less than 10 platted parcels if the platted parcels together contain 10 or more facilities. All the land within a neighborhood enterprise zone shall also be compact and contiguous. Contiguity is not broken by a road, right-of-way, or property purchased or taken under condemnation if the purchased or condemned property was a single parcel prior to the sale or condemnation.

Upon review, it has been determined that this proposed district located in the **West Side Industrial area** is eligible for designation as a Neighborhood Enterprise Zone per PA 147 of 1992, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Neighborhood Enterprise Zone
Corktown Lofts LLC
Page 3

Parcel Number	Property Address	Owner Name	Current Use	2019 TCV	Taxable Value	Acres
08000048.	1702 W. Fort Street	Corktown Lofts LLC	Vacant 4 story building	\$2,054,600	\$205,926	.751

The legal description matches the NEZ district request.





TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Neighborhood Enterprise Zone (PA 147)** at 1702 W. Fort Street
DATE: March 11, 2019
CC: Maurice Cox, Director, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 147 of 1992 (section 207.773), the Planning and Development Department's Planning Division submits the following interpretation for the proposed **establishment of Neighborhood Enterprise Zone (NEZ)**. The Petitioner is Corktown Loft, LLC

Location and Project Proposal: This specific petition (Petition 699) applies solely to the rehabilitation of the fifth floor of the historic structure, located at 1702 Fort Street, to create 22 residential apartment units and the associated parking in the basement of the rehabilitation structure; Two-thirds of the 13,908 square feet parking in the basement level will support the 22 residential units.

The overall project seeks to rehabilitate a historic building and transform it into a mixed-use development with office and retail space on the lower floors and an addition atop the historic structure to create additional apartment units (11 units). The project will create retail and restaurant/cafe space on the first two floors and one subgrade floor; office space on the middle two floors, 33 residential units on the upper two floors, and 22 residential units on the fifth floor. The rehabilitation includes 13,908 square feet of parking in the basement level to support the residential units and the 11 new facilities outside the scope of this particular NEZ petition.

Existing Site Information: The current site is the home of the historic Edson, Moore and Company Building. The building was construction in 1913, is located within the Corktown Historic District, and is listed on the National Register of Historic Places in 2017.

Interpretation: The project will add to the stock of emerging businesses and strengthen residential loft conversions already observed in the Corktown area. Additionally, the project is served by two bus lines and the project could encourage additional bus stops and increased ridership along Fort Street.

Master Plan Interpretation

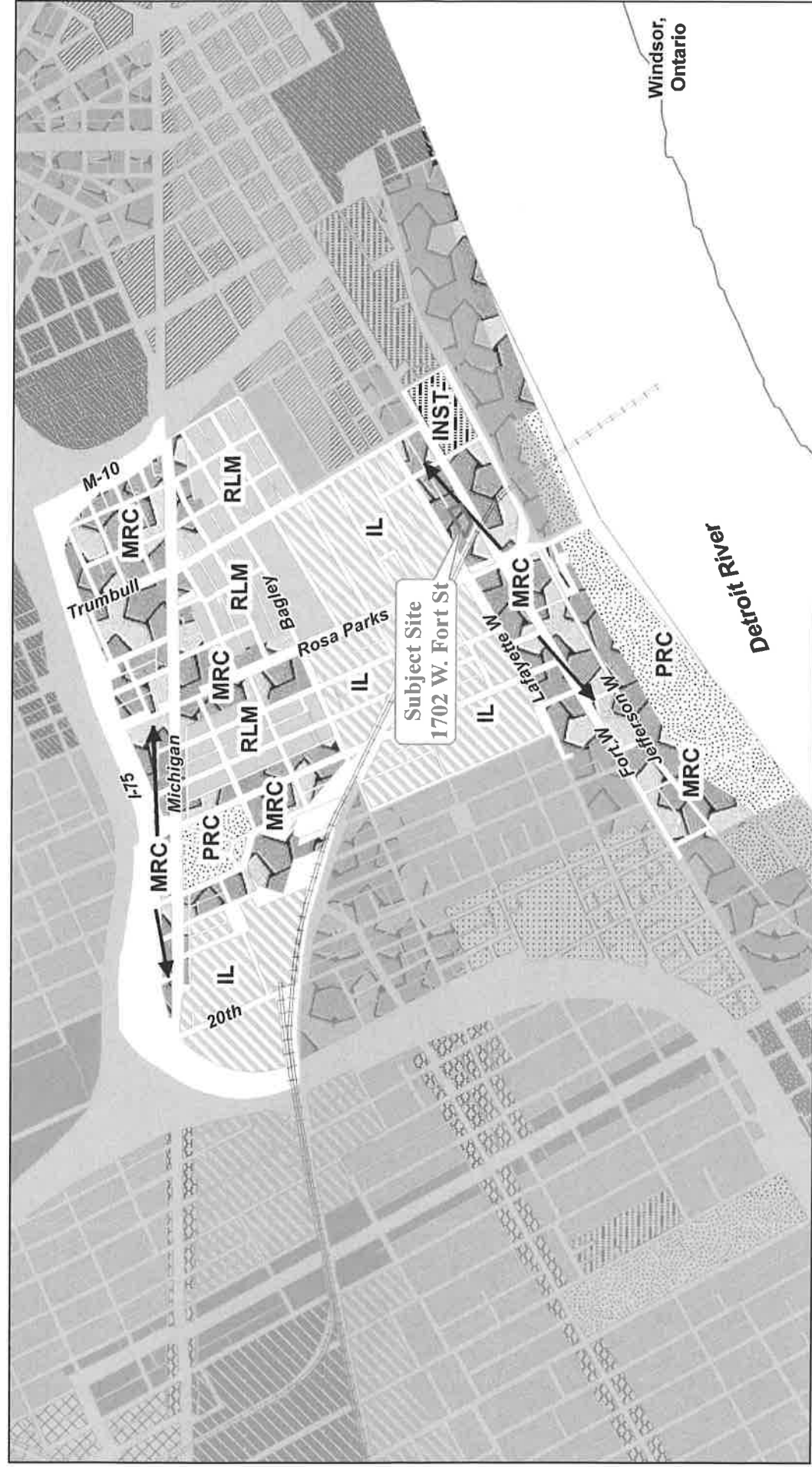
The subject site area is designated **Mixed Residential-Commercial (MRC)**. Mixed Residential-Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity, major thoroughfares, transportation nodes, or gateways into the city."

The following policies of the Corktown neighborhood describe the following recommendations:

- Policy 4.3: "Encourage high-density mixed used development to replace obsolete industrial and commercial properties along Fort"

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachments: Future General Land Use Map: Neighborhood Cluster 4, Corktown; Map 4-2B



Map 4-2B

City of Detroit
Master Plan of
Policies

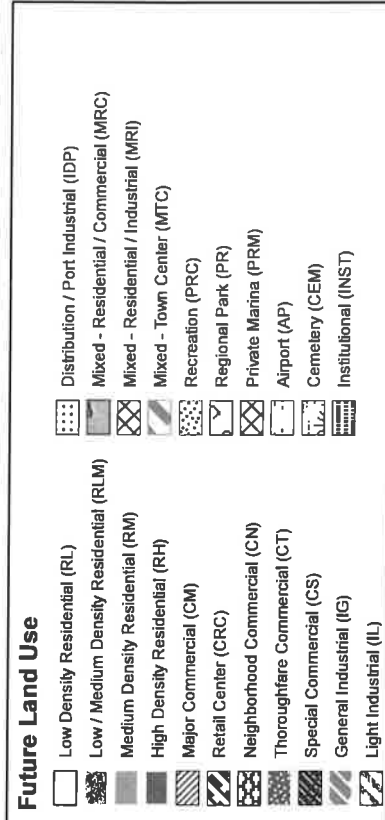
Neighborhood Cluster 4 Corktown



Future Land Use

- Low Density Residential (RL)
- Low / Medium Density Residential (RLM)
- Medium Density Residential (RM)
- High Density Residential (RH)
- Major Commercial (CM)
- Retail Center (CRC)
- Neighborhood Commercial (CN)
- Thoroughfare Commercial (CT)
- Special Commercial (CS)
- General Industrial (IG)
- Light Industrial (IL)

- Distribution / Port Industrial (IDP)
- Mixed - Residential / Commercial (MRC)
- Mixed - Residential / Industrial (MRI)
- Mixed - Town Center (MTC)
- Recreation (PRC)
- Regional Park (PR)
- Private Marina (PRM)
- Airport (AP)
- Cemetery (CEM)
- Institutional (INST)





CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

39

June 28, 2019

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

Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of Selden AA Third Street Garage, LLC in the area of 3960 Third Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 617).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **Selden AA Third Street Garage, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is to be made **not less than 10 days or more than 30 days** prior to your Honorable Body's adoption of said resolution.

We request that a Public Hearing be scheduled on the issue of establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/(xx)

cc: S. Washington, Mayor's Office
M. Cox, P&DD
D. Rencher, HRD
V. Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, **Selden AA Third Street Garage, LLC** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Thursday, January 03, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV.

617 *Selden AA Third Street Garage, LLC, request for the Establishment of an
Obsolete Property Rehabilitation Act District at 3960 Third Avenue, Detroit
MI 48207 under P.A. 146 of 2000.*

617

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

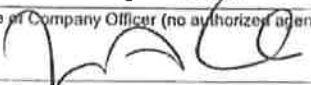
Applicant (Company) Name (applicant must be the OWNER of the facility) Selden AA Third Street Garage, LLC		
Company Mailing address (No. and street, P O Box, City, State, ZIP Code) 120 West Washington Street Unit G, Ann Arbor, Michigan 48104		
Location of obsolete facility (No. and street, City, State, ZIP Code) 3960 Third Avenue, Detroit, MI 48201		
City, Township, Village (indicate which) City		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) 3/1/2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/31/2019	School District where facility is located (include school code) Detroit Public Schools
Estimated Cost of Rehabilitation \$1,500,000.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws, and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Jon Carlson	Telephone Number 7346040977	Fax Number
Mailing Address 120 West Washington Street Unit G, Ann Arbor, Michigan 48104		Email Address carlson@3missionpartners.com
Signature of Company Officer (no authorized agents) 		Title Manager

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE		
Application Number	Date Received	LUCI Code

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility; (c) Description of the general nature and extent of the rehabilitation to be undertaken; (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility; (e) A time schedule for undertaking and completing the rehabilitation of the facility; (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

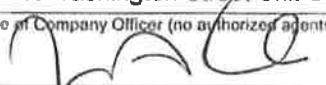
Applicant (Company) Name (applicant must be the OWNER of the facility) Selden AA Third Street Garage, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 120 West Washington Street Unit G, Ann Arbor, Michigan 48104		
Location of obsolete facility (No. and street, City, State, ZIP Code) 3960 Third Avenue, Detroit, MI 48201		
City, Township, Village (indicate which) City		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) 3/1/2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/31/2019	School District where facility is located (update school code) Detroit Public Schools
Estimated Cost of Rehabilitation \$1,500,000.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply)		
<input checked="" type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment _____		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws, and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Jon Carlson	Telephone Number 7346040977	Fax Number
Mailing Address 120 West Washington Street Unit G, Ann Arbor, Michigan 48104	Email Address carlson@3missionpartners.com	
Signature of Company Officer (no authorized agents) 	Title Manager	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____		
<input type="checkbox"/> Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)		
<input type="checkbox"/> Denied		
Date District Established	LUCI Code	School Code

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

<p>A statement that the local unit is a Qualified Local Governmental Unit.</p> <p>A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.</p> <p>A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.</p> <p>A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.</p> <p>A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.</p> <p>A statement that the applicant is not delinquent in any taxes related to the facility.</p> <p>If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.</p> <p>A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.</p>	<p>A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.</p> <p>A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.</p> <p>A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.</p> <p>A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.</p> <p>A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(i) of Public Act 146 of 2000.</p> <p>A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.</p>
--	--

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Building(s)		
Name of Governmental Unit	Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
 State Tax Commission
 P.O. Box 30471
 Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.



COLLABORATION · COMMITMENT · COMMUNITY

November 21, 2018

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

**RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA)
District at 3960 Third Avenue, Detroit, Michigan 48201 for Selden AA Third Street
Garage, LLC**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District (OPRD) for the property located at 3960 Third Avenue, Detroit, Michigan 48201, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, Selden AA Third Street Garage, LLC.

Company and Project Synopsis

Selden AA Third Street Garage, LLC (the "Developer") is an entity of 3Mission Partners, an Ann Arbor-based real estate development company. The 3Mission team consists of Jon Carlson, Greg Lobdell, and Robert Eisman and began in 1993. Principals, Jon and Greg, are both University of Michigan graduates and have developed craft brewer, Northern United Brewing Company, to its current sales level of over \$20 Million annually. Together, they have also developed over 200,000 square feet of mixed-use property in Michigan, many of which have met the strict requirements to utilize both state and federal Historic Tax Credits. With Rob as the latest addition to the team, 3Mission has gained a leader in managing finance and overall business strategy, while taking the reins on 3Mission's acquisition, property management, and tenant relations. The team is primarily focused in Michigan with projects located in Grand Rapids and Traverse City. An additional focus is brought to southeast Michigan with mixed-use and infill projects located in Ann Arbor, Dexter, Ypsilanti, Royal Oak, and especially Detroit.

The proposed OPRD contains a single approximately 0.17 acre parcel at 3960 Third Avenue and is bounded by third Avenue to the west, the property line and Rainer Court Apartments to the north, and the alley to the east, and a vacant lot and cell phone tower to the south. The OPRD is located in the Midtown neighborhood of Detroit with the District Detroit and the Q-line located three-quarters mile south east and one half mile east, respectively. The property is occupied by a single-story former auto repair garage building with a partial basement totaling approximately 7,700 square feet. The building is currently being used for storage of residential building materials. However, the building's roof and wall structure are subject to extreme deterioration and water infiltration into the building. As such, the building currently remains uninhabitable.

**Request for Establishment of an Obsolete Property Rehabilitation District at
3960 Third Avenue, Detroit MI 48201
for Selden AA Third Street Garage, LLC**

3960 Third Avenue will entail the rehabilitation of the current building into one retail/restaurant tenant space. As part of the rehabilitation, the building will be stabilized with a new roof membrane and flashing materials and replacement/repair of the exterior bricks. The brick will also be repainted at the primary façade facing Third Avenue. New windows and doors will be installed, including the existing clerestory windows at the roof, new aluminum storefront systems, insulated overhead aluminum and glass roll-up doors, and folding windows for an open, modern tenant space. On the interior, all existing walls will be removed. The interior masonry walls, roof trusses, and concrete floor will be cleaned. The floor will be polished and sealed while the roof trusses and walls will be painted or stained. The interior build-out also includes framing of mechanical and electrical rooms as well as ADA compliant men's and women's restrooms. The rehabilitation also includes upgrades to the existing mechanical, electrical, and plumbing systems and installation of fire protection systems.

The Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains a dilapidated and damaged building that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation District (and Certificate), and therefore, the development would not be possible without it.

In order to secure this financing and future tenants, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 30 construction jobs and approximately 60 full-time and part-time jobs created associated with the proposed restaurant tenant.

PA 146 Request

A 12-year abatement is being requested.

Economic Advantages of the Rehabilitation

Upon completion, the Development will return an obsolete property to productive use and will increase commercial density in an area on the fringe of investment in the Midtown neighborhood, in particular those in close proximity to the John C Lodge Freeway. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Third Avenue corridor and the surrounding neighborhoods and provide spinoff consumer spending in an area of Midtown that is currently lacking redevelopment planning and investment.

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short term basis approximately 30 construction jobs will be created. The Developer has a working relationship with Midtown Detroit, Inc. and is familiar with the resources available in order to facilitate hiring of Detroit residents during construction activities. The chosen general contractor, Rok Constuction, is also Detroit-based and has

**Request for Establishment of an Obsolete Property Rehabilitation District at
3960 Third Avenue, Detroit MI 48201
for Selden AA Third Street Garage, LLC**

several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. D2D and the Skilled Trades Taskforce meetings will also be utilized to assist in this effort. In addition, the Development team has a proven track record of hiring Detroit residents for other hospitality businesses throughout the City of Detroit.

Upon successful redevelopment, the proposed Development will create approximately 60 full-time and part-time jobs created associated with the proposed restaurant tenant. These new jobs may generate increased income taxes for the City of Detroit.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Closing

Selden AA Third Street Garage, LLC is a partnership between seasoned real estate professionals with extensive experience in multi-family investments in Metro Detroit and throughout the country.

The Development team has had a long-term relationship Midtown Detroit Inc. and have garnered support for this project. In addition, members of the development team have reached out to the Midtown community and nearby property and business owners regarding the new ownership and anticipated improvements and garnered significantly positive feedback.

The team is looking forward to pursuing this redevelopment and creating a community space on the outskirts of Detroit's Midtown Neighborhood.

Respectfully Submitted,



Jon Carlson
Managing Partner
Selden AA Third Street Garage, LLC

Attachment A: Detailed Project Description
Attachment B: Project Data Sheet
Attachment C: Incentive Information Chart

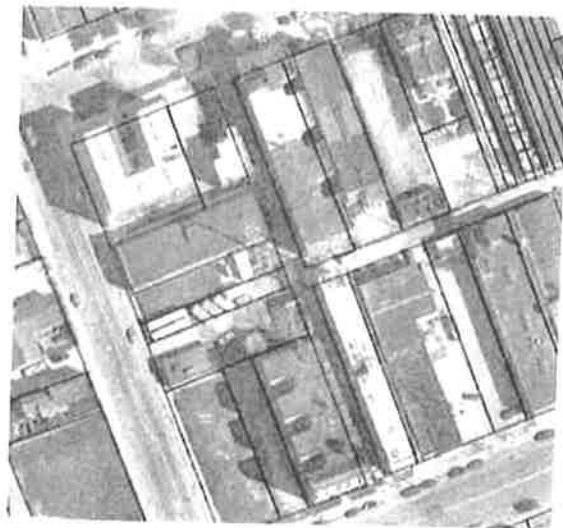
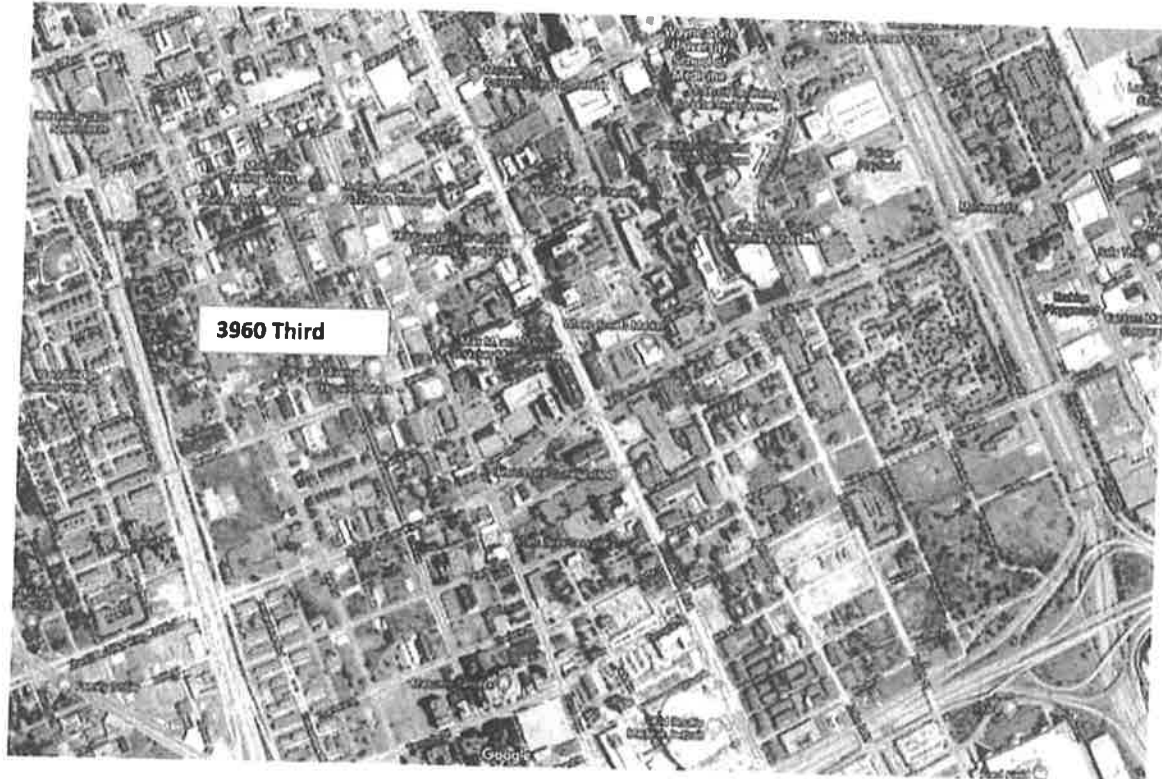
cc: K. Bridges, DEGC
V. Farley, HRD

Attachment A

Detailed Project Description

General Description

The proposed Development is located along Third Avenue between Selden Street and Alexandrine Street in Midtown, northeast of the District Detroit. The property is loosely bounded by Third Avenue to the west, the property line and Rainer Court Apartments to the north, and the alley to the east, and a vacant lot and cell phone tower to the south. The property consists of one parcel, which is outlined in the map below.



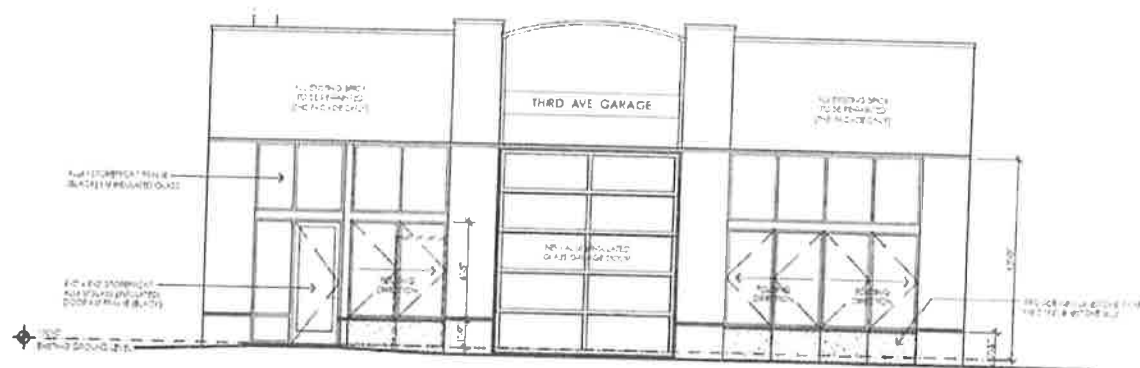
The property is occupied by a single-story former auto repair garage building with a partial basement totaling approximately 7,700 square feet. The building is currently being used for storage of residential building materials. However, the building's roof and wall structure are subject to extreme deterioration and water infiltration into the building. As such, the building currently remains uninhabitable. The proposed project currently consists of a complete building rehabilitation to create a new retail/restaurant space.

The associated address and parcel identification number can be found below and a copy of the corresponding legal description can be found at the end of this attachment.

Description of Proposed Use

The proposed redevelopment will create additional commercial density in an area of Midtown that has been behind the curve for investment and redevelopment. 3960 Third Avenue will entail the rehabilitation of the current building into a single commercial tenant suite. The proposed development will include 7,700 square feet of retail/restaurant space that includes a modern tenant space that meets the space demands of today's commercial needs. The tenant unit will include an open floor plan with condensed mechanical and electrical spaces at the perimeter of the tenant space. The space will also include new fixtures, finishes, and will be outfitted with new storefront systems and glass overhead doors.

Successful redevelopment of this property will expand the successful investments and districts of the Midtown area. This rehabilitation will create a placemaking opportunity west of the 2nd Avenue and Cass Corridors to bring vibrancy to a neighborhood that is currently characterized by blighted buildings and vacant lots. Redevelopment will provide an opportunity to extend the revitalization occurring throughout Midtown by providing additional foot traffic. The property will include new windows and glass overhead doors to create the feeling of bringing the outside in. The interior floor plans will be left open to accent the building's bow truss and to create a modern restaurant space that many Detroit tenants are craving.



Nature and Extent of the Rehabilitation

3960 Third Avenue will entail the rehabilitation of the current building into one retail/restaurant tenant space. As part of the rehabilitation, the building will be stabilized with a new roof membrane and flashing materials and replacement/repair of the exterior bricks. The brick will also be repainted at the primary façade facing Third Avenue. New windows and doors will be installed, including the existing clerestory windows at the roof, new aluminum storefront systems, insulated overhead aluminum and glass roll-up doors, and folding windows for an open, modern tenant space. On the interior, all existing walls will be removed. The interior masonry walls, roof trusses, and concrete floor will be cleaned. The floor will be polished and sealed while the roof trusses and walls will be painted or stained. The interior build-out also includes framing of mechanical

and electrical rooms as well as ADA compliant men's and women's restrooms. The rehabilitation also includes upgrades to the existing mechanical, electrical, and plumbing systems and installation of fire protection systems.



Photo 1: Looking southeast toward the subject building.



Photo 2: A view of the east side of the subject property.



Photo 3: Looking toward the south side of the subject property.



Photo 4: A view of the north side of the subject property.

The building has been utilized for only storage for over five years and has been without running heat at least as long. As a result, the building is in poor condition with neglected maintenance items including a leaking roof and exterior brick work that is rapidly deteriorating. Multiple areas of bricks require repair to prevent further falling and deterioration of the exterior wall system, in addition to the water infiltration seen at the roof.

The Development will create additional commercial space for, and encourage, Detroiters to populate these spaces. These developments are necessary components crucial to attracting resident and visitor interest along with investment in this fringe area of Midtown.

Selden AA Third Street Garage, LLC intends to apply for a 12 year real property tax abatement under the provisions of an Obsolete Property Rehabilitation Act tax abatement.

Descriptive List of the Fixed Building Equipment/Renovations

Renovations and new fixed building equipment and materials for the project include;

- Masonry; restoration activities associated with the existing building
- Carpentry; including framing, restroom cabinetry, vanities, trim work
- Thermal and Moisture Protection; roofing system, caulking and sealing, waterproofing
- Doors and Windows; exterior doors, interior doors/frames/hardware
- Mechanical; plumbing and HVAC
- Electrical; electrical work, security system, and communications
- Finishes; cleaning and polishing of concrete floor, cleaning and staining of the masonry walls, painting of the ceiling
- Specialties; fire alarm and suppression system, fire extinguishers, toilet and restroom accessories

Total construction hard cost investment is estimated at \$1,500,000.

Time Schedule

Construction activities are anticipated to commence in late winter 2019. Construction completion is anticipated for late in fall 2019.

Statement of Economic Advantages

The proposed Development will bring needed investment to an area on the fringe of development in Midtown Detroit. The Development will increase commercial density in the blocks of Midtown that are characterized by vacancy while bringing additional foot traffic into the neighborhood. Activation of this property will spur further growth and infill development, and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Third Avenue corridor and the surrounding neighborhoods and provide spinoff consumer spending in Midtown.

The granting of the tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs that the project will create.

On a short term basis approximately 30 construction jobs will be created. The Developer has a working relationship with Midtown Detroit, Inc. and is familiar with the resources available in order to facilitate hiring of Detroit residents during construction activities. The chosen general contractor, Rok Construction, is also Detroit-based and has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. D2D and the Skilled Trades Taskforce meetings will also be utilized to assist in this effort. In addition, the development team has a proven track record of hiring Detroit residents for other hospitality businesses throughout the City of Detroit, including the nearby Jolly Pumpkin on Canfield Street that currently employs 70% Detroit residents.

On a long-term basis the proposed redevelopment will create approximately 60 full-time and part-time jobs created associated with the proposed restaurant tenant. Approximately 70%, or 42, of tenant-created jobs are anticipated to be full-time, with 18 part-time jobs, or 9 full-time equivalent jobs. The table below illustrates the resident tax impact the development will have following completion.

Employment Benefits	Annual Income Tax Amount
One FTE permanent job	
\$45,000 x 51 x 2.4%	\$55,080

Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment. In January 2018, the Detroit Economic Growth Corp. published a retail opportunity study, where great shifts in neighborhood identify and character have been illustrated. In order to break the cycle of disinvestment, the report notes that vibrant and market-supported retail clusters can help to redefine neighborhood with an activated street life. Investments in the community such as this that will have long-term effects and provide sustainable principals will retain and foster local talent that is vital to securing the neighborhood's and City's economic future.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Legal Description

Parcel Number: 04003403
 Address: 3960 Third Avenue
 Acres: 0.17

Legal Description:
 E THIRD 6 BLK 94 CASS FARM SUB L1 P175-7 PLATS, W C R 4/34 50X150

Attachment B
Project Data Sheet



We're all business.

Economic & Fiscal Impact Project Data Sheet

The information requested on this form will be used by the Detroit Economic Growth Corporation to prepare an impact analysis of your firm or project. Enter data in the yellow cells below. Please fill out all required information that is applicable to your firm or project.

Please enter information in the yellow cells below and e-mail this completed survey form to:

Nicholas Marsh
Analyst
Detroit Economic Growth Corporation
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Phone: 313-879-3261
Email: nmarsh@degc.org

Please call if you have any questions.

A NOTE ABOUT ENTERING DATA

Light yellow cells are user inputs. Enter the appropriate information for the specific project in the light yellow cells.

Grey cells contain formulas which will automatically recalculate based on your other inputs.

GENERAL INFORMATION ABOUT THE COMPANY

Name of the Company
Street Address
City, State Zip
Company Website

Selden AA Thrd Street Garage, LLC
120 W Washington Street, Unit G
Ann Arbor, Michigan 48104
www.3missionpartners.com

Contact information for person completing this data sheet

Name
Title
Phone Number
Email

Ginny Dougherty
Consultant, PM Environmental
248-414-1436
dougherty@pmenv.com

DEGC Contact Info

Name of DEGC Contact
Phone Number
Email

Nevan Shokar
313.294.5826
nshokar@degc.org

Background and Requirements

Enter any information that you would like us to know about your requirements or intent for the economic analysis. Please describe any incentives that you would like us to model in the analysis including tax abatement being requested or considered.

This project is being considered for an Obsolete Property Rehabilitation Tax Abatement.

ABOUT THE PROJECT

Name of the Project	3960 Third Avenue
Project Address(es)	3960 Third Avenue
Zip Code	48201
Neighborhood	Midtown
Asset Class	Commercial
Development Type	Rehabilitation
Residential Type	
Residential Units	0
Affordable Units	0%
Hotel Units	0
Total SF	7,700
Retail SF	
Commercial SF	7,500
Industrial SF	0
Hotel SF	0
Residential SF	0
Other SF	0
Retail Rent/sf	\$0.00
Commercial Rent/sf	\$25.00
Hotel ADR	\$0.00
Residential Rent/sf	\$0.00
Hotel economic occupancy	0.00%
Hotel Rev PAR	\$0.00

Sources and Uses

Total Development Costs	
Acquisition	\$1,015,000
Hard Costs	\$1,531,104
Soft Costs	\$225,000

	Amount of Funding	Source of Funding
Total Development Sources	\$2,771,104	
Funding Source #1	\$1,801,218	Bank
Funding Source #2	\$969,886	Equity
Funding Source #3		
Funding Source #4		
Funding Source #5		
Percentage of Total Funding	100%	

Project Timeline

Land/Facility Purchase Year	2018
Construction Commencement Year	2019
When Does Hiring Begin for Business Operation?	2019

Identify the taxing jurisdictions impacted by the project, if known.

City	City of Detroit
County	Wayne County
School District	Detroit Public Schools

State Education
Development Authority
Intermediate School
College
Zoo
Museum

State Education
N/A
Wayne RESA
Wayne County Comm. College
Wayne County Zoo
Detroit Institute of Arts

Will the Project be located in the city limits? Yes

Description of the Project
Enter any narrative below to describe the Project, including plans to startup, expand, or locate in the community. This description will be included in the report.

The proposed OPRD contains a single approximately 0.17 acre parcel at 3960 Third Avenue and is bounded by third Avenue to the west, the property line and Rainer Court Apartments to the north, and the alley to the east, and a vacant lot and cell phone tower to the south. The OPRD is located in the Midtown neighborhood of Detroit with the District Detroit and the Q-line located three-quarters mile south east and one half mile east, respectively. The property is occupied by a single-story former auto repair garage building with a partial basement totaling approximately 7,700 square feet. The building is currently being used for storage of residential building materials. However, the building's roof and wall structure are subject to extreme deterioration and water infiltration into the building. As such, the building currently remains uninhabitable.

3960 Third Avenue will entail the rehabilitation of the current building into one retail/restaurant tenant space. As part of the rehabilitation, the building will be stabilized with a new roof membrane and flashing materials and replacement/repair of the exterior bricks. The brick will also be repainted at the primary façade facing Third Avenue. New windows and doors will be installed, including the existing clerestory windows at the roof, new aluminum storefront systems, insulated overhead aluminum and glass roll-up doors, and folding windows for an open, modern tenant space. On the interior, all existing walls will be removed. The

Identify the Project's primary North American Industry Classification System (NAICS) Code or describe the activity that will occur at the local facility

To help identify the correct industry code: <http://www.census.gov/cgi-bin/sssd/naics/naicsrch?chart=2012>

Restaurant use

Describe the Project's alternative locations if applicable

N/A

Describe the Project's constraints

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains a dilapidated and damaged building that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation District (and Certificate), and therefore, the development would

DEVELOPMENT DETAILS

Additionally please attach a proforma that includes all of the following:

- Total Development Costs
- Total Sources
- Owner Equity
- Total Uses
- Total Square Feet
- Average Development cost per sq ft
- Average rental rate per sq ft for new residential units
- Debt Coverage Ratio
- Owner Equity IRR
- Cash on Cash Return
- Capitalization Ratio
- List additional incentives being considered

CURRENT OPERATIONS

Please complete if applicable

The TAXABLE value of firm's taxable property currently on the tax rolls

Land	\$0
Buildings & Other Real Property Improvements	\$54,354
Commercial Personal Property	\$0
Industrial Personal Property	\$0

Number of existing employees working at the company's local facility 0

Average annual salaries paid to existing employees \$0

TAXABLE ASSETS, EMPLOYEES, AND OPERATIONS

The Project's capital investment each year

Year	Land	Buildings and Other Real Property Improvements	Commercial Personal Property	Industrial Personal Property	Total
2019	\$0	\$1,015,000			\$1,015,000
2020		\$1,756,104			\$1,756,104
2021					\$0
2022					\$0
2023					\$0
2024					\$0
2025					\$0
2026					\$0
2027					\$0
2028					\$0
Total	\$0	\$2,771,104	\$0	\$0	\$2,771,104

Are the building and improvements costs entered above for construction? Yes

Building permits and fees to be paid to the City during construction, if applicable

Year	Total City Building Permits and Fees
2019	\$65,000
2020	\$0
2021	
2022	
2023	
2024	
2025	
2026	
2027	
2028	
Total	\$65,000

Number of new full-time jobs to be added in the community each year
 Enter the jobs added in the community each year, including jobs relocated from outside of the community.

Construction Employees To Be Hired Each Year		New FTE Employees To Be Hired Each Year	
Year		Year	
2019	30	2019	51
2020		2020	
2021		2021	
2022		2022	
2023		2023	
2024		2024	
2025		2025	
2026		2026	
2027		2027	
2028		2028	
Total	30	Total	51

Average annual salaries of new employees each year
 Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

Year	Average Annual FTE Salaries
2019	\$45,000
2020	\$45,900
2021	\$46,818
2022	\$47,754
2023	\$48,709
2024	\$49,684
2025	\$50,677
2026	\$51,691
2027	\$52,725
2028	\$53,779

Percent of annual increase:

Taxable income subject to the City of Detroit's Corporation Income Taxes
 Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

Year	Corporation Taxable Income
2019	\$55,080
2020	\$56,182
2021	\$57,305
2022	\$58,451
2023	\$59,620
2024	\$60,813
2025	\$62,029
2026	\$63,270
2027	\$64,535
2028	\$65,826

Percent of annual increase:

The Project's annual utilities

Enter an amount in Year 1 and the percent of annual increase, or enter appropriate amounts for each year.

Year	Water	Wastewater	Sold Waste	Electricity	Natural Gas	Cable	Telephone
2019				\$1,000		\$0	\$0
2020	\$0	\$0	\$0	\$1,030	\$0	\$0	\$0
2021	\$0	\$0	\$0	\$1,061	\$0	\$0	\$0
2022	\$0	\$0	\$0	\$1,093	\$0	\$0	\$0
2023	\$0	\$0	\$0	\$1,126	\$0	\$0	\$0
2024	\$0	\$0	\$0	\$1,159	\$0	\$0	\$0
2025	\$0	\$0	\$0	\$1,194	\$0	\$0	\$0
2026	\$0	\$0	\$0	\$1,230	\$0	\$0	\$0
2027	\$0	\$0	\$0	\$1,267	\$0	\$0	\$0
2028	\$0	\$0	\$0	\$1,305	\$0	\$0	\$0
% annual increase:	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%	3.0%

Attachment C
Incentive Information Chart

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Commercial	PA 146 - OPRA	\$2.8 Million	Neighborhood District 6

Jobs Available						
Construction			Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Non-Skilled Labor
		28	2	10	50	

1. What is the plan for hiring Detroiters?

The Developer has a working relationship with Midtown Detroit, Inc. and is familiar with the resources available in order to facilitate hiring of Detroit residents during construction activities. The chosen general contractor, Rok Construction, is also Detroit-based and has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. D2D and the Skilled Trades Taskforce meetings will also be utilized to assist in this effort. In addition, the development team has a proven track record of hiring Detroit residents for other hospitality businesses throughout the City of Detroit, including the nearby Jolly Pumpkin on Canfield Street that currently employs 70% Detroit residents.

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

On a long-term basis the proposed redevelopment will create approximately 60 full-time and part-time jobs created associated with the proposed restaurant tenant. Approximately 70%, or 42, of tenant-created jobs are anticipated to be full-time, with 18 part-time jobs, or 9 full-time equivalent jobs. Jobs will consist of managerial positions, bookkeepers, head chef, line cooks, wait and kitchen staff, bartenders, and hostess positions.

The Construction jobs will consist of general labor, brick masons, concrete finishers, general and finish carpentry, painters, electricians, plumbers, and HVAC trades.

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

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

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

The developer intends to meet with the office of Ms. Raquel Castaneda-Lopez, their local Council Member for District 6, to determine the level of support for the developer's plan. The Development team has had a long-term relationship Midtown Detroit Inc. and have garnered support for this project. In addition, members of the development team have reached out to the Midtown community and nearby property and business owners regarding the new ownership and anticipated improvements and garnered significantly positive feedback.

5. When is construction slated to begin?

Construction is slated to commence in late winter 2019.

6. What is the expected completion date of construction?

Construction completion is anticipated to take approximately six months and be complete in fall 2019.

2019-01-03

617

617 *Petition of Selden AA Third Street
Garage, LLC, request for the
Establishment of an Obsolete Property
Rehabilitation Act District at 3960
Third Avenue, Detroit MI 48207
under P.A. 146 of 2000.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS
DIV.



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

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

February 7, 2019

Maurice Cox, Director
Planning & Development Department
2 Woodward Ave, Suite 808
Detroit, MI 48226

Re: **Obsolete Property Rehabilitation District**
Addresses: 3960 Third Avenue
Parcel Numbers: 04003403.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation District located at **3960 Third Avenue** located in the **Midtown** area of the City of Detroit.

The rationale for creating Obsolete Property Rehabilitation Districts under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

Selden AA Third Street Garage LLC plans to convert the building at 3960 Third Avenue into one retail/restaurant tenant space. The building is currently a 1 story vacant auto repair garage built in 1927 with 7,701 square feet of building area on .172 acres of land. The building will be stabilized with a new roof, replacement/repair of exterior brick, new windows and roll-up doors, fire protection system, and build-out for framing of mechanical and electrical rooms.

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition. Rehabilitation also includes major renovation and modification including, but not necessarily limited to, the improvement of floor loads, correction of deficient or excessive height, new or improved fixed building equipment, including heating, ventilation, and lighting, reducing multistory facilities to 1 or 2 stories, adding additional stories to a facility or adding additional space on the same floor level not to exceed 100% of the existing floor space on that floor level, improved structural support including foundations, improved roof structure and cover, floor replacement, improved wall placement, improved exterior and interior appearance of buildings, and other physical changes required to restore or change the obsolete property to an economically efficient condition.

A field investigation indicated that the proposed Obsolete Property Rehabilitation District located at **3960 Third Avenue** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson
Assessor/Board of Assessors

mmp

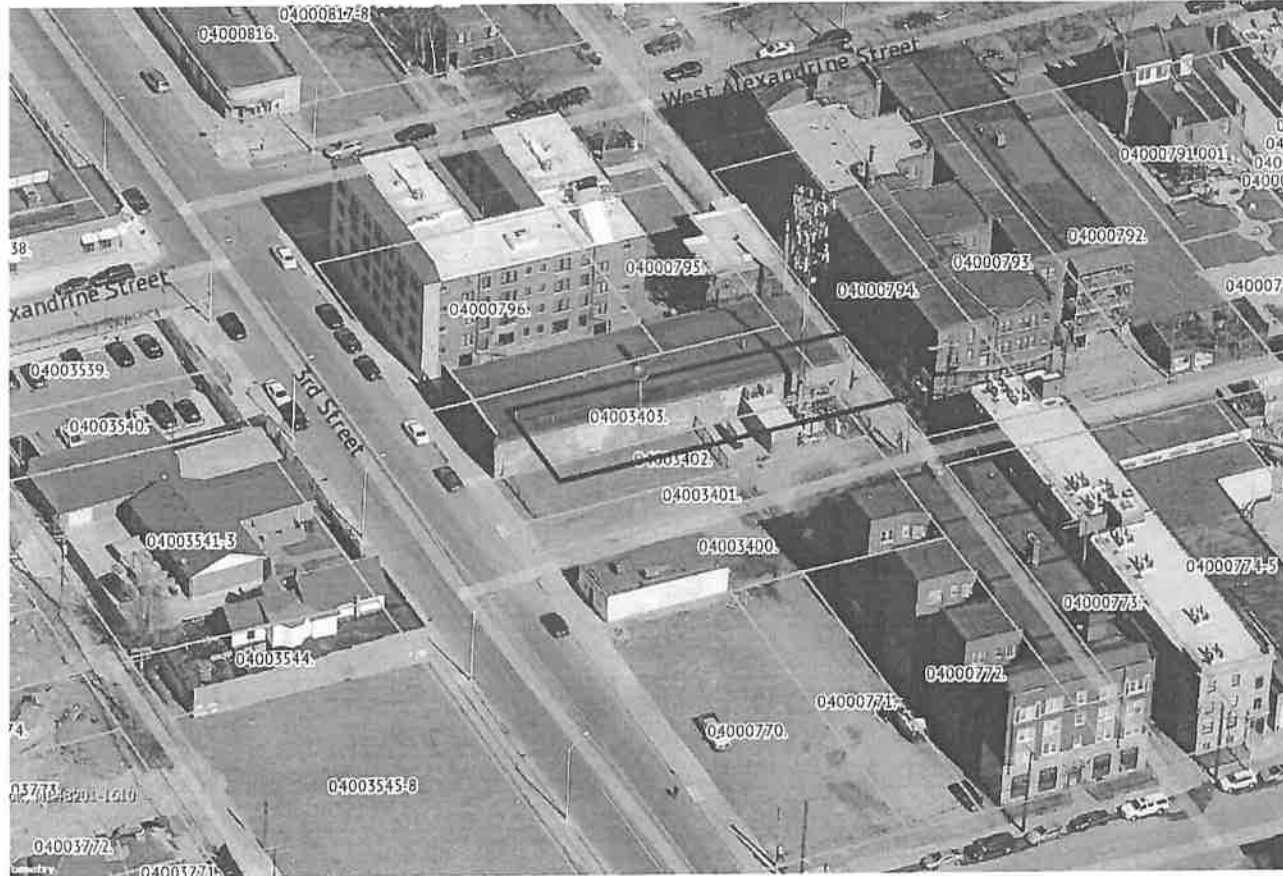


CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

Obsolete Property Rehabilitation District
Selden AA Third Street Garage LLC
Page 2

Parcel Number	Property Address	Property Owner	Legal Description
04003403.	3960 Third	Selden AA Third Street Garage LLC	E THIRD 6 BLK 94 CASS FARM SUB L1 P175-7 PLATS, W C R 4/34 50 X 150





TO: Veronica Farley, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** at 3960 Third Avenue
DATE: February 19, 2019
CC: Maurice Cox, Director

In order to ensure that the **creation** of an **Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation.

Petitioner:
Selden AA Third Street Garage, LLC

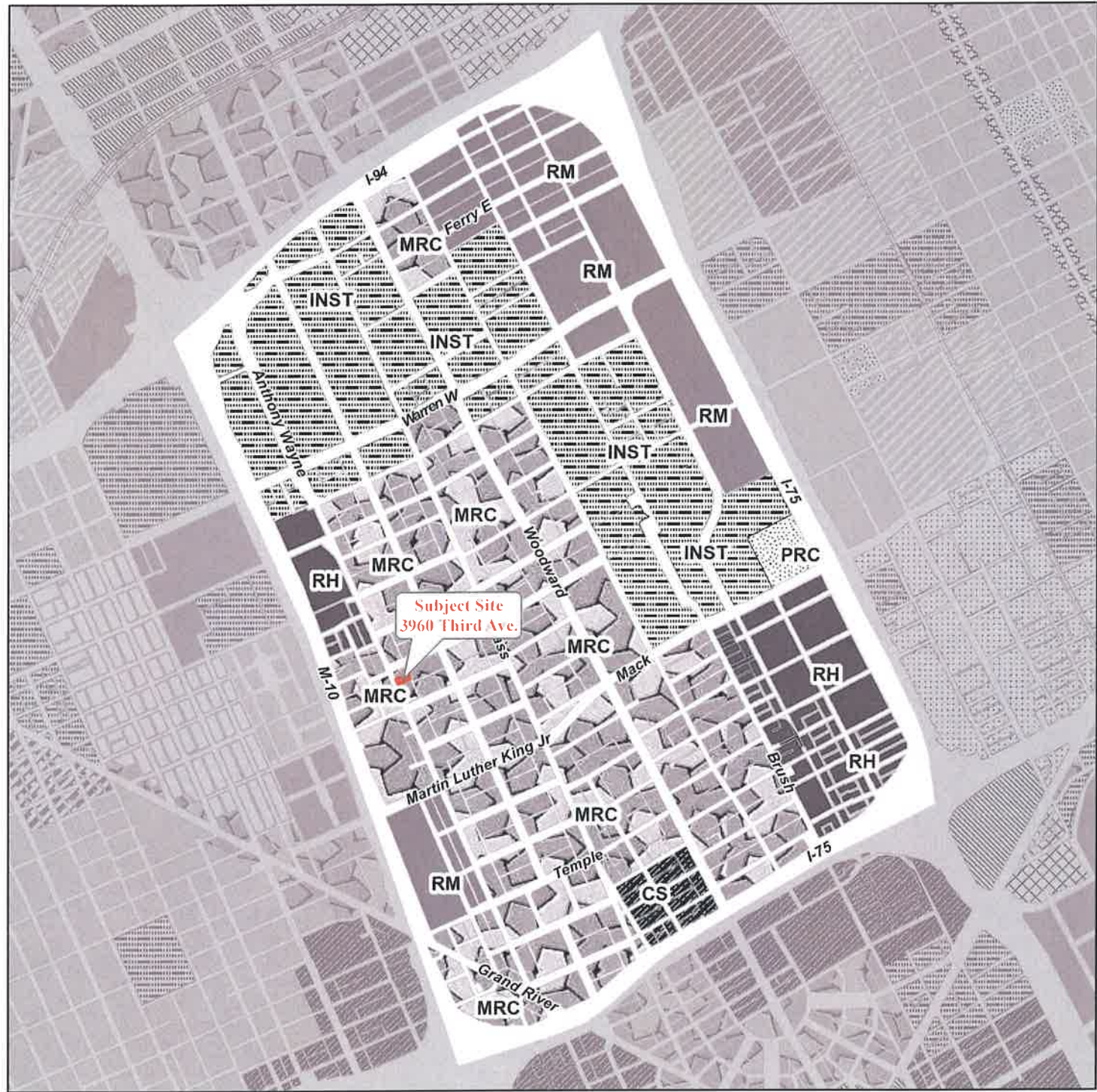
Project Site/Location: 3960 Third Avenue
Project contains an approximately 0.17 acre parcel. The property is occupied by a single-story former auto repair garage building with a partial basement totaling approximately 7,700 square feet. The building is currently being used for storage of residential building materials. The building's roof and wall structure are subject to extreme deterioration and water infiltration. The current property is not occupied.

Project Description:
The project seeks to rehabilitate current structure into one retail/restaurant tenant space

Interpretation:
The Master Plan Future General Land Use designation of the central portion of the site is **Mixed Residential Commercial**. Mixed - Residential / Commercial areas consist primarily of high density housing developed compatibly with commercial and/or institutional uses. This classification is well suited to areas proximal to existing centers of major commercial activity major thoroughfares, transportation nodes or gateways into the City.

The development conforms to the Future General Land Use designation and Master Plan Policies for the area.

Attachments
Future General Land Use Map(s): Neighborhood Cluster 4; Lower Woodward; Map 4-5B



Map 4-5B

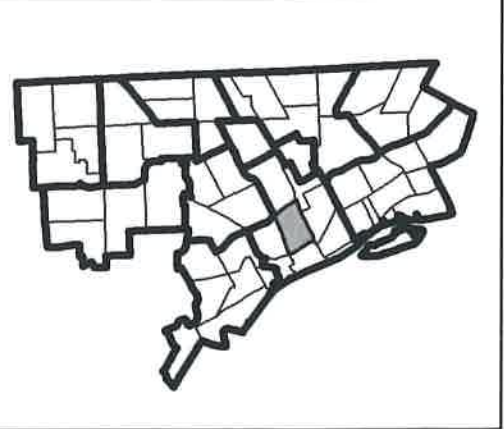
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Lower Woodward



Future Land Use

- | | | |
|--|--|---------------------------|
| Low Density Residential (RL) | Thoroughfare Commercial (CT) | Mixed - Town Center (MTC) |
| Low / Medium Density Residential (RLM) | Special Commercial (CS) | Recreation (PRC) |
| Medium Density Residential (RM) | General Industrial (IG) | Regional Park (PR) |
| High Density Residential (RH) | Light Industrial (IL) | Private Marina (PRM) |
| Major Commercial (CM) | Distribution / Port Industrial (IDP) | Airport (AP) |
| Retail Center (CRC) | Mixed - Residential / Commercial (MRC) | Cemetery (CEM) |
| Neighborhood Commercial (CN) | Mixed - Residential / Industrial (MRI) | Institutional (INST) |





CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

40

June 28, 2019

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

Re: Request for a Public Hearing to Establish an Obsolete Property Rehabilitation District on behalf of Mitten Capital, LLC in the area of 6432 Woodward, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition # 720).

Honorable City Council:

The Housing and Revitalization Department has reviewed the application of **Mitten Capital, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district, said notice is to be made **not less than 10 days or more than 30 days prior** to your Honorable Body's adoption of said resolution.

We request that a Public Hearing be scheduled on the issue of establishing an Obsolete Property Rehabilitation District. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Donald Rencher
Director

DR/(xx)

cc: S. Washington, Mayor's Office
M. Cox, P&DD
D. Rencher, HRD
V. Farley, HRD



BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt a resolution which approves the application of an Obsolete Property Rehabilitation District within the boundaries of the City of Detroit; and

WHEREAS, **Mitten Capital, LLC** has filed an application for an Obsolete Property Rehabilitation District whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, February 22, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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

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

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPARTMENT

720 *Jeff Tripoli, request for the establishment of an Obsolete Property Rehabilitation Act (OPRA) District at 6432 Woodward Avenue, Detroit, MI 48202 for Mitten Capital, LLC under P.A. 146 of 2000.*



February 20, 2019

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

**RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA)
District at 6432 Woodward Avenue, Detroit, Michigan 48202 for Mitten Capital, LLC**

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation District (OPRD) for the property located at 6432 Woodward Avenue, Detroit, Michigan 48202, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, Mitten Capital, LLC.

Company and Project Synopsis

The goal of Mitten Capital, LLC (the Developer) is to invest and to develop within Detroit. Like many lifelong residents, I am very encouraged by the recently surge in activity in Detroit and am passionate about participating in the development and collaborating about the future of our great city. I will work to ensure that we engage with the community to develop areas that are consistent with other developments in the area. The first acquisition/project is the former Detroit Hardware building.

I have been a life-long Metro-Detroit resident who was born in Warren, MI in 1974. After attending public school in Metro Detroit, I pursued my Bachelors degree in Marketing from Michigan State University. After receiving my degree in 1997, I immediately starting working in the Detroit area as a Sales and Marketing Representative with a large marketing and printing company, RR Donnelley. I have spent the last 21 years crafting and executing marketing strategies for the Domestic OEM Automotive Companies, Ford, GM and FCA. In addition to my Sales and Marketing career, I have started a few independent enterprises. These include; own and operate 3 Jet's Pizza Franchises operating as Tripoli Oven LLC, construction and development in various areas around the US as Tripoli Construction LLC, and more recently founded Mitten Capital LLC in 2018.

The proposed OPRD contains a single approximately 0.085 acre parcel at 6432 Woodward Avenue and is bounded by Woodward Avenue to the south, East Milwaukee Avenue to the west, the East Milwaukee Avenue alley to the north, and the property line to the east. The OPRD is located in the New Center neighborhood of Detroit with the Art Center District located one mile southeast. The Q Line is also extremely assessible as there is a stop directly in front of the building. The property is occupied by a 2-story commercial building totaling approximately 5,600 square feet. Purchased in May of 2018, the building primarily served as the Detroit

*Request for Establishment of an Obsolete Property Rehabilitation District at
6432 Woodward Avenue, Detroit, MI 48202
for Mitten Capital, LLC*

Hardware Company. Extensive repairs are required to bring the building up to electrical code and meet the future use requirements.

The current building at 6432 Woodward will be renovated into a fine dining restaurant which will feature modern, décor and exposed brick walls.

As part of the rehabilitation, the building will receive new utilities including electrical and plumbing, new energy efficient heating, cooling and ventilation systems, a partial new roof, new flooring on the first floor, and foundation repairs in the basement. The structure will also be brought up to code per ADA and fire requirements, which may include an ADA lift and fire suppression/alarm system if deemed required.

The Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the property into a viable, long-term development. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation District (and Certificate), and therefore, the development would not be possible without it.

The costs associated with the rehabilitation require multiple capital sources including equity contributed by Mitten Capital members as well as an interim construction loan, and upon completion, a long-term loan product. In order to secure this financing and a future tenant, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 15 construction jobs and 25 full-time equivalent (FTE) job associated with the ongoing management and service for the proposed restaurant development.

PA 146 Request

A 12-year abatement is being requested.

Economic Advantages of the Rehabilitation

Upon completion, the Development will return an obsolete property to productive use and will increase foot traffic and density in an area that has suffered disinvestment over the years. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along Woodward Avenue, East Milwaukee Avenue, and the surrounding neighborhoods and provide spinoff consumer spending.

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short-term basis approximately 15 construction jobs will be created. The Developer is making strides to hire Detroit-based contractors that they have used and to ensure Detroit-based contractors and/or residents can benefit from the redevelopment.

Upon successful redevelopment, the proposed Development will create approximately 25 full-time equivalent (FTE) job related to the management and service of the property. This new job creation will generate increased income taxes for the City of Detroit.

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Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue.

Closing

I have had successful experience in commercial/retail investments and have reached out to businesses located in the community and have garnered positive feedback.

Mitten Capital is looking forward to pursuing this redevelopment and creating a community space in Detroit's New Center Neighborhood.

Respectfully Submitted,



Jeff Tripoli
Owner
Mitten Capital, LLC
jeff.tripoli@rrd.com

Attachment A: Detailed Project Description
Attachment B: Parcel Map
Attachment C: Incentive Information Chart
Attachment D: Support Letters

Attachment A

Detailed Project Description

General Description

The proposed Development is located at 6432 Woodward Avenue in the New Center neighborhood, northeast of the Art Center District. The Q Line street car has a stop directly in front of the property, which connects to Midtown and Downtown Detroit. The property is loosely bounded by Woodward Avenue to the south, East Milwaukee Avenue to the west, the East Milwaukee Avenue alley to the north, and the property line to the east. The property consists of one parcel, which is outlined in the map below.



The property was historically occupied by Detroit Hardware Company since 1924. The property has been vacant since 2018.

The proposed project currently consists of a complete building rehabilitation to create a fine dining restaurant. New entry drives and surface parking lots will also be created.

The associated address and parcel identification number can be found below and a copy of the corresponding legal description can be found at the end of this attachment.