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September 26, 2019

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

Re: **Corktown Lofts Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Corktown Lofts Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") and to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its September 11, 2019 meeting and a public hearing was held by the DBRA on September 23, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated September 11, 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 September 25, 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

Corktown Lofts, LLC, an affiliate of Bedrock Management Services LLC, is the project developer (the "Developer") for the Plan which entails the rehabilitation of the historic Corktown Lofts building into a mixed-use development and the construction of a 465-space, multilevel parking garage on the adjacent and contiguous parcel. The rehabilitation of the Corktown Lofts building, formally known as the Edson, Moore and Company Building which was individually listed on the National Register of Historic Places in 2017, will create retail and restaurant/café space on the first two floors and one subgrade floor; office space on the middle two floors, and approximately 33 residential units on the upper two floors, consisting of 22 rehabilitated units on the fifth floor and a new addition above it to consist of approximately 11 units. The office space will house a major, Chicago-based logistics company and is anticipated to bring approximately 500 jobs to the City of Detroit, 350 of which are anticipated to be new jobs.

The total investment is estimated to be \$63 million. The Developer is requesting \$18,239,031.00 in TIF reimbursement.

Property Subject to the Plan

The eligible property (the "Property") will consist of two (2) parcels located at 1702 W. Fort Street and 1701 W. Lafayette Boulevard between Rosa Parks Boulevard to the west, 10th Street to the east, W Fort Street to the south, and W Lafayette Boulevard to the north in Detroit's Corktown neighborhood.

Basis of Eligibility

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

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 demolition and infrastructure improvements associated with the multi-level parking structure. 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 began in the 1st quarter of 2019 and are expected to be completed by the end of 2019.

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. Site Demolition	\$149,833.00
2. Infrastructure Improvements – Multilevel Parking	\$18,089,198.00
Total Reimbursement to Developer	\$18,239,031.00
3. Authority Administrative Costs	\$2,933,894.00
4. State Brownfield Redevelopment Fund	\$828,012.00
5. Local Brownfield Revolving Fund	\$224,072.00
TOTAL Estimated Costs	\$22,225,009.00

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 Plan will include Neighborhood Enterprise Zone (NEZ) PA 147 Tax Abatement.

DBRA's Request

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

- a.) October 1, 2019
City Council adoption of the Resolution (Exhibit D), setting the Corktown Lofts Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for October 17, 2019 at 10:25 AM in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.

- b.) October 17, 2019, 10:20 AM

Honorable City Council

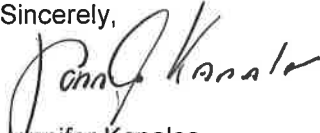
September 26, 2019

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Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.

- c.) October 17, 2019, 10:25 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Corktown Lofts Brownfield Redevelopment Plan.
- d.) October 22, 2019
City Council adoption of the Resolution approving the Corktown Lofts Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

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

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
CORKTOWN LOFTS
REDEVELOPMENT PROJECT

Prepared by:

Corktown Lofts LLC
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Detroit, MI 48226
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September 3, 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. A subsequent change to the identification or designation of developer after the approval of this Plan by the governing body shall not necessitate an amendment to the Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property is known as the Corktown Lofts and consists of the historic structure at 1702 Fort Street as well as the adjacent and contiguous parcel at 1701 W. Lafayette Street that is being redeveloped into a multi-level parking garage as part of the overall project. The subject parcels are located between Rosa Parks Boulevard to the west, 10th Street to the east, W Fort Street to the south, and W Lafayette Boulevard to the north. Each parcel is owned by Corktown Lofts LLC.

The eligible property located at 1702 Fort Street is an historic resource as defined under Section 2(v) of Act 381. The Corktown Lofts building, previously known as the Edson, Moore and Company Building was individually listed on the National Register of Historic Places in 2017.¹ The parcel at 1701 W. Lafayette is adjacent and contiguous to the eligible property and the development of the adjacent and contiguous property is estimated to increase the captured taxable value of the eligible property and is thus eligible for inclusion in this Plan under Section 2(p)(i) of Act 381.

The two parcels, and all tangible personal property located thereon, will comprise the eligible property for the Plan and are collectively referred to herein as the “Property.” Attachment A includes a site map of the Property. Where separate reference is required, the parcels are referred to herein as the “Corktown Lofts” (1702 Fort Street) and the “Adjoining Parking Structure” (1701 West Lafayette Street).

Parcel information is outlined below.

Address	1702 W Fort St.
Parcel ID	08000048
Owner	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

Address	1701 W Lafayette
Parcel ID	08000066-8
Owner	Corktown Lofts, LLC

¹ See <https://www.nps.gov/nr/listings/20171201.htm>

Legal Description	S LAFAYETTE BLVD LOTS 4,5,6 AND 7 OF AND HALF OF VACATED ALLEY ADJACENT PLATS OF SUB OF LOTS 2 OF PRIVATE CLAIM 27 LOGNON FARM OF PLATS L137 P70 OF DEEDS WCR AND LOTS 3 AND 4 OF BK 7 AND ALL OF 3 AND PART OF 4 BEING WESTERLY 14.58 FT ON THE FRONT LINE AND 30.27 FT ON THE REAR LOT LINE OF BK6 AND HALF OF VACATED ALLEY ADJACENT SPECHT'S SUB OF LOTS 6 AND 7 OF SUB OF LOT 1 OF PRIVATE CLAIM 27 OF PLATS L65 P142 OF DEEDS WCR 416 IRREG
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Corktown Lofts LLC, an affiliate of Bedrock Management Services LLC, is the project developer (“Developer”) and owner of the Property. The existing historic structure known as the Corktown Lofts consists of approximately 180,573 square feet and is being rehabilitated into a mixed-use development. The rehabilitation is anticipated to 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) and a new addition above it (11 units). The office space will house a major, Chicago-based logistics company and is anticipated to bring approximately 500 jobs to the City of Detroit, approximately 350 of which are anticipated to be new jobs.

The Adjoining Parking Structure is a newly constructed, approximately 465-space parking garage intended to serve the office space within the Corktown Lofts, while also supporting the retail and residential components and general public parking needs. The garage will include first floor retail space. While tenants have not yet been identified, it is anticipated that the retail will include food and beverage and other neighborhood-supportive retail. It is further anticipated that approximately 250 spaces will be dedicated to the office tenants, with the remaining spaces available to support the retail uses and general public parking needs in the area. *As explained further below, all eligible activities in this Plan are limited to the construction of the multilevel parking structure located at 1701 W. Lafayette.*

Attachment C provides a more extensive description of the project to be completed at the Property (the “Project”), including programming diagrams and renderings. The project description provided herein is a summary of the proposed development at the time of the adoption of this Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations 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. Any 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.

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

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Corktown Lofts structure has been determined to be an historic resource, and the development of the adjacent and contiguous parcel (i.e. the Adjoining Parking Garage) is estimated to increase the captured taxable value of the Corktown Lofts structure.

Under Section 2(v) of Act 381, "Historic resource" means that term as defined in section 90a of the Michigan strategic fund act, 1984 PA 270, MCL 125.2090a. The Michigan Strategic Fund Act defines an "historic resource" as a publicly or privately owned historic building, structure, site, object, feature, or open space either manmade or natural, individually listed or located within and contributing to a historic district designated by the national register of historic places, the state register of historic sites, or a local unit acting under the local historic districts act, 1970 PA 169, MCL 399.201 to 399.215.

As stated above, the Corktown Lofts building, previously known as the Edson, Moore and Company Building, was individually listed on the National Register of Historic Places in 2017 and is thus an “historic resource” as defined under Act 381 and the Michigan Strategic Fund Act.²

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 because they include “demolition” as defined under Section 2(o)(i)(F) of Act 381 and “infrastructure improvements” as defined under Section 2(aa), and more particularly, consist of a “multilevel parking structure” eligible under Section 2(aa)(ii) of Act 381.

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 Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381.

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 shall be completed within three (3) years after approval of the Michigan Strategic Fund (MSF) work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement.

² See <https://www.nps.gov/nr/listings/20171201.htm>

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.

As set forth in Attachment E, Developer is seeking reimbursement only for the cost of eligible activities related to the construction of the Adjoining Parking Garage and is not seeking reimbursement for the cost of eligible activities related to the rehabilitation of the historic Corktown Lofts structure. Construction of the Adjoining Parking Garage began in the first quarter of 2019 with site and foundation work. Erection of the precast concrete structure commenced in June 2019. It is anticipated that all eligible activities on the Project will be completed prior to December 31, 2019; *provided* however, any long-term monitoring or operation and maintenance activities or obligations that may be required will continue to be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the MSF and the Michigan Department of Environment, Great Lakes, and Energy (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 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.

Attachment E sets forth the total cost of eligible activities for the Adjoining Parking Garage. Developer, however, understands and acknowledges that reimbursement for the cost of eligible activities will to be subject to the “look-back” provisions in Section 2a of the DBRA Guidelines, as in effect as of the time of Plan approval, and that actual reimbursement for eligible activities will therefore be less than the amount set forth in Attachment E. Developer further understands and acknowledges that Developer will have to provide documentation establishing the date of payment for eligible activities, and that Developer will be reimbursed only for those eligible activities the costs of which were incurred within 240 days of the approval of this Plan by the Governing Body.

The line-item costs listed in Attachment E are estimated costs and may increase or decrease depending on unknown conditions encountered on the Property. The actual cost of those

eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381.

The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement 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 MSF work plan.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F. Please note that the figures provided in Attachment F are estimates and are subject to change depending on actual assessed value and changes in millage rates.

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

	Reimbursement Costs	DBRA Admin Costs	SBRF	LBRF
School Operating Tax	\$5,551,873	\$0	\$0	\$0
State Education Tax	\$1,149,270	\$0	\$828,012	\$0
County (combined)	\$2,184,014	\$555,359	\$0	\$42,415
HCMA	\$59,445	\$15,116	\$0	\$1,154
City of Detroit	\$5,570,883	\$1,416,583	\$0	\$108,190
RESA	\$1,525,711	\$387,963	\$0	\$29,630
WCCC	\$904,878	\$230,095	\$0	\$17,573
Library	\$1,292,958	\$328,778	\$0	\$25,110
TOTAL	\$18,239,031	\$2,933,894	\$828,012	\$224,072

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

City Debt	\$2,404,591
School Debt	\$4,465,669
DIA	\$ 68,703
Zoo	\$34,351
TOTAL	\$9,621,821

The Project anticipates a Neighborhood Enterprise Zone (NEZ) tax abatement to be approved on the 22 rehabilitated apartment units which are part of the overall Corktown Lofts mixed-use project. If approved, the NEZ will abate 100% of incremental real property taxes on this limited portion of the Property for the periods applicable under the applicable abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. This abatement is included in the tax capture assumptions 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 (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.

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 and duration 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-1))

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$224,072. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

K. Developer’s Obligations, Representations and Warrants

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

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

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

III. ATTACHMENTS

ATTACHMENT A

Site Map

Figure 1. Site Plan

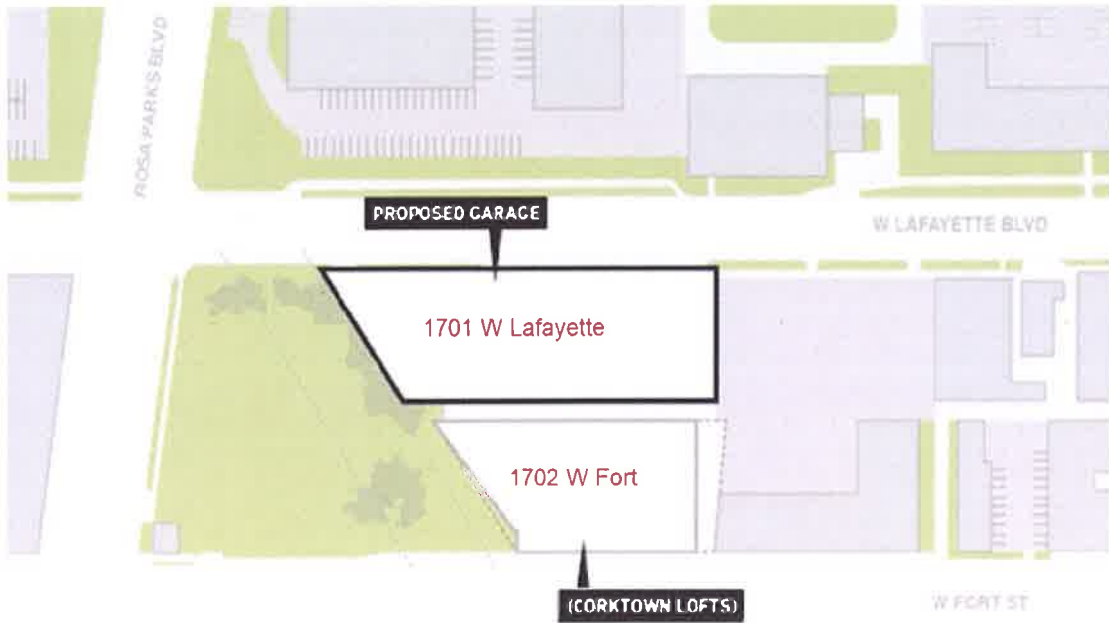


Figure 2. Site Conditions, Pre-Redevelopment



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Address	1702 W Fort St.
Parcel ID	08000048
Owner	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

Address	1701 W Lafayette
Parcel ID	08000066-8
Owner	Corktown Lofts, LLC
Legal Description	S LAFAYETTE BLVD LOTS 4,5,6 AND 7 OF AND HALF OF VACATED ALLEY ADJACENT PLATS OF SUB OF LOTS 2 OF PRIVATE CLAIM 27 LOGNON FARM OF PLATS L137 P70 OF DEEDS WCR AND LOTS 3 AND 4 OF BK 7 AND ALL OF 3 AND PART OF 4 BEING WESTERLY 14.58 FT ON THE FRONT LINE AND 30.27 FT ON THE REAR LOT LINE OF BK6 AND HALF OF VACATED ALLEY ADJACENT SPECHT'S SUB OF LOTS 6 AND 7 OF SUB OF LOT 1 OF PRIVATE CLAIM 27 OF PLATS L65 P142 OF DEEDS WCR 416 IRREG

Note: 1701 W. Lafayette (08000066-8) is the resultant parcel from the combination/retirement preceding parcels, consisting of 1681 W. Lafayette (08000065.001), 1701 W. Lafayette (08000066-7), and 1749 W. Lafayette (08000068.). The Letter of Completion for the parcel combination was dated July 18, 2019.

ATTACHMENT C

Project Description

Project Name:	Corktown Lofts
Project Location:	The Eligible Property is located at 1702 W Fort St. and 1701 W Lafayette St., Detroit, MI
Type of Eligible Property:	Historic Resource Adjacent and Contiguous
Total Project Investment:	\$63,224,091
Eligible Activities:	Demolition Infrastructure improvements (Multilevel Parking)
Reimbursable Costs:	\$18,239,032 (Estimated Eligible Activities) \$2,933,894 (Estimated BRA Administrative Fees) \$828,012 (Estimated State Redevelopment Fund) <u>\$224,072 (Estimated Local Revolving Fund)</u>
Total:	\$22,225,009
Years to Complete Payback:	30
Base TV/New ITV Estimate:	\$272,312 Base TV \$10,276,732 ITV (Year 1)
Other Anticipated Incentives:	Neighborhood Enterprise Zone designation for rehabilitated residential rental units only

Project Overview:

The Project consists of the rehabilitation of the historic Corktown Lofts building into a mixed-use development and the construction of a multilevel parking garage on the adjacent and contiguous parcel. The existing historic structure consists of approximately 180,573 square feet. 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 approximately 33 residential units on the upper two floors, consisting of rehabilitated facilities on the fifth floor (approximately 22 units) and a new addition above it (approximately 11 units). The office space will house a major, Chicago-based logistics company and is anticipated to bring approximately 500 jobs to the City of Detroit, 350 of which are anticipated to be new jobs. The building and programming plan are illustrated on the following page.

Figure 1. Previous Site Conditions: Corktown Lofts (1702 W Fort St)



Figure 2. Corktown Lofts: Rehabilitation Program Plan

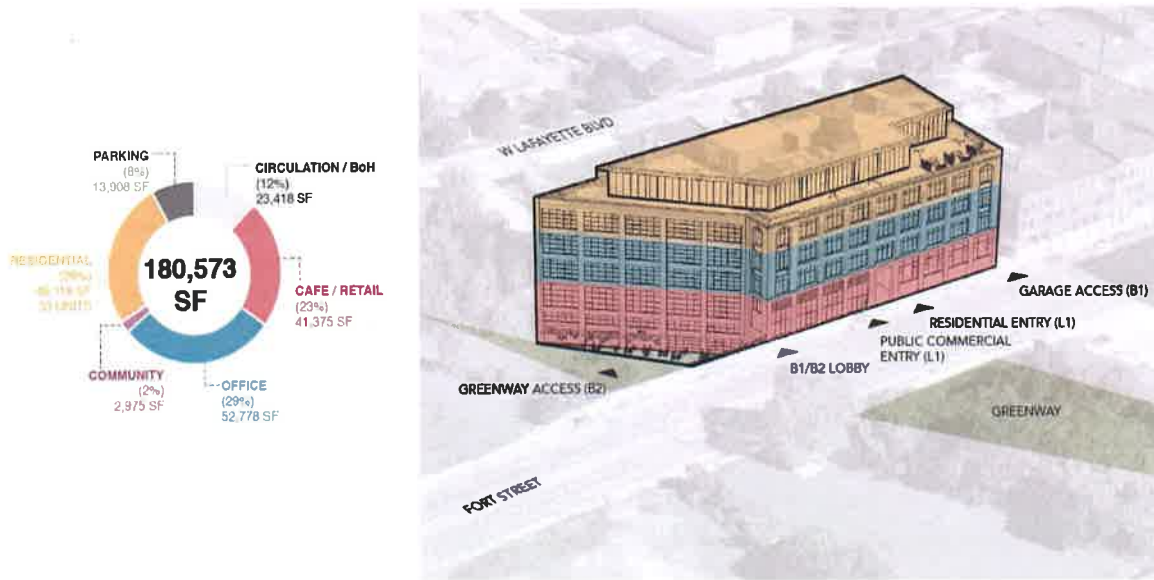


Figure 3. Rendering of Corktown Lofts Redevelopment (view from river)



Figure 4. Rendering of Corktown Lofts Redevelopment (view from W Fort St)



The Adjoining Parking Structure will be a newly constructed, 465-space parking garage intended to serve the office space within the Corktown Lofts while also supporting the retail and residential components and general public parking needs. While tenants have not yet been identified, it is anticipated that the retail will include food and beverage and other neighborhood-supportive retail. It is further anticipated that approximately 250 spaces will be dedicated to the office tenants, with the remaining spaces available to support the retail

uses and general public parking needs in the area. *As explained previously, all eligible activities in this Plan are limited to the construction of this multilevel parking structure.*

A depiction of the prior site conditions and rendering of the multilevel parking structure, follow below. As appears below, the Project required demolition of the existing but abandoned commercial building at 1701 W Lafayette to make way for the new structure.

Figure 5. Previous Site Conditions: Adjoining Parking Structure (1701 W Lafayette)



Note: 1701 W. Lafayette (08000066-8) is the resultant parcel from the combination/retirement preceding parcels, consisting of 1681 W. Lafayette (08000065.001), 1701 W. Lafayette (08000066-7), and 1749 W. Lafayette (08000068.).

Figure 5. Rendering of the Adjoining Parking Structure (1701 W Lafayette)



ATTACHMENT D

Supportive Letters



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY: 711
(313) 224-1310
WWW.DETROITMI.GOV

August 19, 2019

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

RE: Corktown Lofts Brownfield Redevelopment Plan

Dear Ms. Kanalos,

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

Corktown Lofts LLC is the project developer ("Developer"). The property in the Plan is located at 1702 West Fort Street west of Downtown and south of the Corktown neighborhood. The site consists of four parcels of land located bounded by a railroad right of way to the west, Fort Street to the south, an industrial warehouse to the east, and Lafayette Street to the north.

The Plan consists of the rehabilitation of the historic Edson, Moore & Company building into a mixed-use development that will include commercial retail on the first two floors as well as the sub-basement, two floors of office space, and approximately 33 residential units on the top existing floor of the building as well as a new construction top floor. The original exterior building masonry will be preserved and restored, as will original interior hardwood floors. Historically accurate replacement windows will replace window openings that had been filled in with cinderblock. Completely new interior mechanical systems will be installed due to the complete deterioration of the original systems. Parking will be provided in the existing basement as well as a new construction multi-level parking structure at the rear of the building with approximately 465 spaces.

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

Sincerely,



Maurice Cox
Director
Planning and Development Department

c: B. Vosburg



Corktown Business Association, Inc.

PO Box 32310
1401 W. Fort St
Detroit, MI 48232

September 10, 2019

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
The Guardian Building
22nd Floor
Detroit, MI 48226

Dear Ms. Kanalos,

The Corktown Business Association is pleased to offer this letter of support for Corktown Lofts LLC's Brownfield Tax Increment Financing (TIF) application.

The Corktown Lofts project will bring an estimated 500 jobs to our growing neighborhood, along with new residential and retail options. These new workers and residents will not only boost the economy and support the existing businesses throughout Corktown, enhancing the vibrancy of our community, but will have an impact on the entire city's economy and tax base.

As part of the project, we understand that Corktown Lofts LLC intends to construct a parking garage that will provide much-needed parking to both visitors to the neighborhood as well as future office tenants of the building. Members of our Association look forward to this additional amenity, as parking has waned while development in our neighborhood has grown.

We look forward to welcoming future residential and commercial tenants to the neighborhood and are pleased to support this Brownfield Tax Increment Financing application.

Sincerely yours,

Bob Roberts
President

[www.corktowndetroit](http://www.corktowndetroit.biz)
.biz



September 5, 2019

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
The Guardian Building
22nd Floor
Detroit, MI 48226

Dear Ms. Kanalos,

The Detroit Police Athletic League (PAL) is pleased to offer this letter of support for Corktown Lofts LLC's Brownfield Tax Increment Financing (TIF) application.

The Corktown Lofts project will bring an estimated 500 jobs to our growing neighborhood, in addition to new residents and retail options. These new workers and residents will not only boost the economy and support businesses throughout Corktown, enhancing the vibrancy of our community, but will grow the entire city's economy and tax base.

Corktown Lofts LLC is a member of the Quicken Loans and Bedrock Family of Companies. Perhaps most importantly, we know firsthand how committed to the community the Quicken family is. Quicken Loans has been a long-term partner with Detroit PAL, supporting our programming and facilities needs. Most recently, Quicken Loans signed a major partnership with PAL to support Detroit's youth with education, mentorship and job training, including robotics, financial literacy, job/career shadowing and other professional mentorship programs.

This partnership will also support Detroit PAL's transformative Girls Changing the Game initiative, expanding quality programming for the participants Detroit PAL currently serves, and increasing the number of girls that participate in Detroit PAL programs.

Once again, we are pleased to support this Brownfield Tax Increment Financing application.

Sincerely yours,



Robert Jamerson
Interim Chief Executive Officer
Detroit Police Athletic League (PAL)
1680 Michigan Ave
Detroit, MI 48216
www.detroitpal.org

ATTACHMENT E

Estimated Cost of Eligible Activities

TABLE 1: ESTIMATED BROWNFIELD ACTIVITIES	
Activity	Estimated Total Cost
Demolition	
Site Demolition	\$149,833
Infrastructure Improvements	
Multilevel Parking Structure	\$18,089,198
SUBTOTAL SITE ELIGIBLE ACTIVITIES	\$18,239,031
DBRA Administrative Costs	\$2,933,894
State Brownfield Redevelopment Fund	\$828,012
Local Brownfield Revolving Fund	\$224,072
TOTAL ESTIMATED COST TO BE FUNDED THROUGH TIF	\$22,225,009

Notes:

- 1. The Total Estimated Brownfield Activities include costs incurred outside of the 240-day “lookback period” for reimbursement allowed pursuant to DBRA Guidelines. Actual reimbursement for the cost of eligible activities, however, will be limited to expenses incurred within 240 days of the Governing Body’s approval of this brownfield plan.**
- 2. Assuming Governing Body approval of the Brownfield Plan on November 5, 2019, only those costs of eligible activities paid on or after March 10, 2019 will be eligible for reimbursement.**
- 3. Documentation as to the date of payment for eligible activities will be required prior to reimbursement to ensure compliance with the lookback period.**
- 4. For reference purposes only, Corktown Lofts LLC estimates that approximately \$15,650,000 in eligible activities will be incurred after March 10, 2019.**

ATTACHMENT F

TIF Table

EXHIBIT A: Coketown Lots Brownfield Plan TIF TABLE
Lots (Excluding NEZ Units) + Parking Garage

School District	Parcel ID	Estimated Taxable Value (TV) Increase Rate: 3% per Year												2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
		1	2	3	4	5	6	7	8	9	10	11	12																									13	14	15	16	17	18	19	20	21	22	23																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
State Education Tax (SET)	0.0000	\$ 14,671	\$ 15,212	\$ 15,754	\$ 16,295	\$ 16,836	\$ 17,377	\$ 17,918	\$ 18,459	\$ 18,999	\$ 19,540	\$ 20,081	\$ 20,622	\$ 21,163	\$ 21,704	\$ 22,245	\$ 22,786	\$ 23,327	\$ 23,868	\$ 24,409	\$ 24,950	\$ 25,491	\$ 26,032	\$ 26,573	\$ 27,114	\$ 27,655	\$ 28,196	\$ 28,737	\$ 29,278	\$ 29,819	\$ 30,360	\$ 30,901	\$ 31,442	\$ 31,983	\$ 32,524	\$ 33,065	\$ 33,606	\$ 34,147	\$ 34,688	\$ 35,229	\$ 35,770	\$ 36,311	\$ 36,852	\$ 37,393	\$ 37,934	\$ 38,475	\$ 39,016	\$ 39,557	\$ 40,098	\$ 40,639	\$ 41,180	\$ 41,721	\$ 42,262	\$ 42,803	\$ 43,344	\$ 43,885	\$ 44,426	\$ 44,967	\$ 45,508	\$ 46,049	\$ 46,590	\$ 47,131	\$ 47,672	\$ 48,213	\$ 48,754	\$ 49,295	\$ 49,836	\$ 50,377	\$ 50,918	\$ 51,459	\$ 52,000	\$ 52,541	\$ 53,082	\$ 53,623	\$ 54,164	\$ 54,705	\$ 55,246	\$ 55,787	\$ 56,328	\$ 56,869	\$ 57,410	\$ 57,951	\$ 58,492	\$ 59,033	\$ 59,574	\$ 60,115	\$ 60,656	\$ 61,197	\$ 61,738	\$ 62,279	\$ 62,820	\$ 63,361	\$ 63,902	\$ 64,443	\$ 64,984	\$ 65,525	\$ 66,066	\$ 66,607	\$ 67,148	\$ 67,689	\$ 68,230	\$ 68,771	\$ 69,312	\$ 69,853	\$ 70,394	\$ 70,935	\$ 71,476	\$ 72,017	\$ 72,558	\$ 73,099	\$ 73,640	\$ 74,181	\$ 74,722	\$ 75,263	\$ 75,804	\$ 76,345	\$ 76,886	\$ 77,427	\$ 77,968	\$ 78,509	\$ 79,050	\$ 79,591	\$ 80,132	\$ 80,673	\$ 81,214	\$ 81,755	\$ 82,296	\$ 82,837	\$ 83,378	\$ 83,919	\$ 84,460	\$ 85,001	\$ 85,542	\$ 86,083	\$ 86,624	\$ 87,165	\$ 87,706	\$ 88,247	\$ 88,788	\$ 89,329	\$ 89,870	\$ 90,411	\$ 90,952	\$ 91,493	\$ 92,034	\$ 92,575	\$ 93,116	\$ 93,657	\$ 94,198	\$ 94,739	\$ 95,280	\$ 95,821	\$ 96,362	\$ 96,903	\$ 97,444	\$ 97,985	\$ 98,526	\$ 99,067	\$ 99,608	\$ 100,149	\$ 100,690	\$ 101,231	\$ 101,772	\$ 102,313	\$ 102,854	\$ 103,395	\$ 103,936	\$ 104,477	\$ 105,018	\$ 105,559	\$ 106,100	\$ 106,641	\$ 107,182	\$ 107,723	\$ 108,264	\$ 108,805	\$ 109,346	\$ 109,887	\$ 110,428	\$ 110,969	\$ 111,510	\$ 112,051	\$ 112,592	\$ 113,133	\$ 113,674	\$ 114,215	\$ 114,756	\$ 115,297	\$ 115,838	\$ 116,379	\$ 116,920	\$ 117,461	\$ 118,002	\$ 118,543	\$ 119,084	\$ 119,625	\$ 120,166	\$ 120,707	\$ 121,248	\$ 121,789	\$ 122,330	\$ 122,871	\$ 123,412	\$ 123,953	\$ 124,494	\$ 125,035	\$ 125,576	\$ 126,117	\$ 126,658	\$ 127,199	\$ 127,740	\$ 128,281	\$ 128,822	\$ 129,363	\$ 129,904	\$ 130,445	\$ 130,986	\$ 131,527	\$ 132,068	\$ 132,609	\$ 133,150	\$ 133,691	\$ 134,232	\$ 134,773	\$ 135,314	\$ 135,855	\$ 136,396	\$ 136,937	\$ 137,478	\$ 138,019	\$ 138,560	\$ 139,101	\$ 139,642	\$ 140,183	\$ 140,724	\$ 141,265	\$ 141,806	\$ 142,347	\$ 142,888	\$ 143,429	\$ 143,970	\$ 144,511	\$ 145,052	\$ 145,593	\$ 146,134	\$ 146,675	\$ 147,216	\$ 147,757	\$ 148,298	\$ 148,839	\$ 149,380	\$ 149,921	\$ 150,462	\$ 151,003	\$ 151,544	\$ 152,085	\$ 152,626	\$ 153,167	\$ 153,708	\$ 154,249	\$ 154,790	\$ 155,331	\$ 155,872	\$ 156,413	\$ 156,954	\$ 157,495	\$ 158,036	\$ 158,577	\$ 159,118	\$ 159,659	\$ 160,200	\$ 160,741	\$ 161,282	\$ 161,823	\$ 162,364	\$ 162,905	\$ 163,446	\$ 163,987	\$ 164,528	\$ 165,069	\$ 165,610	\$ 166,151	\$ 166,692	\$ 167,233	\$ 167,774	\$ 168,315	\$ 168,856	\$ 169,397	\$ 169,938	\$ 170,479	\$ 171,020	\$ 171,561	\$ 172,102	\$ 172,643	\$ 173,184	\$ 173,725	\$ 174,266	\$ 174,807	\$ 175,348	\$ 175,889	\$ 176,430	\$ 176,971	\$ 177,512	\$ 178,053	\$ 178,594	\$ 179,135	\$ 179,676	\$ 180,217	\$ 180,758	\$ 181,299	\$ 181,840	\$ 182,381	\$ 182,922	\$ 183,463	\$ 184,004	\$ 184,545	\$ 185,086	\$ 185,627	\$ 186,168	\$ 186,709	\$ 187,250	\$ 187,791	\$ 188,332	\$ 188,873	\$ 189,414	\$ 189,955	\$ 190,496	\$ 191,037	\$ 191,578	\$ 192,119	\$ 192,660	\$ 193,201	\$ 193,742	\$ 194,283	\$ 194,824	\$ 195,365	\$ 195,906	\$ 196,447	\$ 196,988	\$ 197,529	\$ 198,070	\$ 198,611	\$ 199,152	\$ 199,693	\$ 200,234	\$ 200,775	\$ 201,316	\$ 201,857	\$ 202,398	\$ 202,939	\$ 203,480	\$ 204,021	\$ 204,562	\$ 205,103	\$ 205,644	\$ 206,185	\$ 206,726	\$ 207,267	\$ 207,808	\$ 208,349	\$ 208,890	\$ 209,431	\$ 209,972	\$ 210,513	\$ 211,054	\$ 211,595	\$ 212,136	\$ 212,677	\$ 213,218	\$ 213,759	\$ 214,300	\$ 214,841	\$ 215,382	\$ 215,923	\$ 216,464	\$ 217,005	\$ 217,546	\$ 218,087	\$ 218,628	\$ 219,169	\$ 219,710	\$ 220,251	\$ 220,792	\$ 221,333	\$ 221,874	\$ 222,415	\$ 222,956	\$ 223,497	\$ 224,038	\$ 224,579	\$ 225,120	\$ 225,661	\$ 226,202	\$ 226,743	\$ 227,284	\$ 227,825	\$ 228,366	\$ 228,907	\$ 229,448	\$ 229,989	\$ 230,530	\$ 231,071	\$ 231,612	\$ 232,153	\$ 232,694	\$ 233,235	\$ 233,776	\$ 234,317	\$ 234,858	\$ 235,399	\$ 235,940	\$ 236,481	\$ 237,022	\$ 237,563	\$ 238,104	\$ 238,645	\$ 239,186	\$ 239,727	\$ 240,268	\$ 240,809	\$ 241,350	\$ 241,891	\$ 242,432	\$ 242,973	\$ 243,514	\$ 244,055	\$ 244,596	\$ 245,137	\$ 245,678	\$ 246,219	\$ 246,760	\$ 247,301	\$ 247,842	\$ 248,383	\$ 248,924	\$ 249,465	\$ 250,006	\$ 250,547	\$ 251,088	\$ 251,629	\$ 252,170	\$ 252,711	\$ 253,252	\$ 253,793	\$ 254,334	\$ 254,875	\$ 255,416	\$ 255,957	\$ 256,498	\$ 257,039	\$ 257,580	\$ 258,121	\$ 258,662	\$ 259,203	\$ 259,744	\$ 260,285	\$ 260,826	\$ 261,367	\$ 261,908	\$ 262,449	\$ 262,990	\$ 263,531	\$ 264,072	\$ 264,613	\$ 265,154	\$ 265,695	\$ 266,236	\$ 266,777	\$ 267,318	\$ 267,859	\$ 268,400	\$ 268,941	\$ 269,482	\$ 270,023	\$ 270,564	\$ 271,105	\$ 271,646	\$ 272,187	\$ 272,728	\$ 273,269	\$ 273,810	\$ 274,351	\$ 274,892	\$ 275,433	\$ 275,974	\$ 276,515	\$ 277,056	\$ 277,597	\$ 278,138	\$ 278,679	\$ 279,220	\$ 279,761	\$ 280,302	\$ 280,843	\$ 281,384	\$ 281,925	\$ 282,466	\$ 283,007	\$ 283,548	\$ 284,089	\$ 284,630	\$ 285,171	\$ 285,712	\$ 286,253	\$ 286,794	\$ 287,335	\$ 287,876	\$ 288,417	\$ 288,958	\$ 289,499	\$ 290,040	\$ 290,581	\$ 291,122	\$ 291,663	\$ 292,204	\$ 292,745	\$ 293,286	\$ 293,827	\$ 294,368	\$ 294,909	\$ 295,450	\$ 295,991	\$ 296,532	\$ 297,073	\$ 297,614	\$ 298,155	\$ 298,696	\$ 299,237	\$ 299,778	\$ 300,319	\$ 300,860	\$ 301,401	\$ 301,942	\$ 302,483	\$ 303,024	\$ 303,565	\$ 304,106	\$ 304,647	\$ 305,188	\$ 305,729	\$ 306,270	\$ 306,811	\$ 307,352	\$ 307,893	\$ 308,434	\$ 308,975	\$ 309,516	\$ 310,057	\$ 310,598	\$ 311,139	\$ 311,680	\$ 312,221	\$ 312,762	\$ 313,303	\$ 313,844	\$ 314,385	\$ 314,926	\$ 315,467	\$ 316,008	\$ 316,549	\$ 317,090	\$ 317,631	\$ 318,172	\$ 318,713	\$ 319,254	\$ 319,795	\$ 320,336	\$ 320,877	\$ 321,418	\$ 321,959	\$ 322,500	\$ 323,041	\$ 323,582	\$ 324,123	\$ 324,664	\$ 325,205	\$ 325,746	\$ 326,287	\$ 326,828	\$ 327,369	\$ 327,910	\$ 328,451	\$ 328,992	\$ 329,533	\$ 330,074	\$ 330,615	\$ 331,156	\$ 331,697	\$ 332,238	\$ 332,779	\$ 333,320	\$ 333,861	\$ 334,402	\$ 334,943	\$ 335,484	\$ 336,025	\$ 336,566	\$ 337,107	\$ 337,648	\$ 338,189	\$ 338,730	\$ 339,271	\$ 339,812	\$ 340,353	\$ 340,894	\$ 341,435	\$ 341,976	\$ 342,517	\$ 343,058	\$ 343,599	\$ 344,140	\$ 344,681	\$ 345,222	\$ 345,763	\$ 346,304	\$ 346,845	\$ 347,386	\$ 347,927	\$ 348,468	\$ 349,009	\$ 349,550	\$ 350,091	\$ 350,632	\$ 351,173	\$ 351,714	\$ 352,255	\$ 352,796	\$ 353,337	\$ 353,878	\$ 354,419	\$ 354,960	\$ 355,501	\$ 356,042	\$ 356,583	\$ 357,124	\$ 357,665	\$ 358,206	\$ 358,747	\$ 359,288	\$ 359,829	\$ 360,370	\$ 360,911	\$ 361,452	\$ 361,993	\$ 362,534	\$ 363,075	\$ 363,616	\$ 364,157	\$ 364,698	\$ 365,239	\$ 365,780	\$ 366,321	\$ 366,862	\$ 367,403	\$ 367,944	\$ 368,485	\$ 369,026	\$ 369,567	\$ 370,108	\$ 370,649	\$ 371,190	\$ 371,731	\$ 372,272	\$ 372,813	\$ 373,354	\$ 373,895	\$ 374,436	\$ 374,977	\$ 375,518	\$ 376,059	\$ 376,600	\$ 377,141	\$ 377,682	\$ 378,223	\$ 378,764	\$ 379,305	\$ 379,846	\$ 380,387	\$ 380,928	\$ 381,469	\$ 382,010	\$ 382,551	\$ 383,092	\$ 383,633	\$ 384,174	\$ 384,715	\$ 385,256	\$ 385,797	\$ 386,338	\$ 386,879	\$ 387,420	\$ 387,961	\$ 388,502	\$ 389,043	\$ 389,584	\$ 390,125	\$ 390,666	\$ 391,207	\$ 391,748	\$ 392,289	\$ 392,830	\$ 393,371	\$ 393,912	\$ 394,453	\$ 394,994	\$ 395,535	\$ 396,076	\$ 396,617	\$ 397,158	\$ 397,699	\$ 398,240	\$ 398,781	\$ 399,322	\$ 399,863	\$ 400,404	\$ 400,945	\$ 401,486	\$ 402,027	\$ 402,568	\$ 403,109	\$ 403,650	\$ 404,191	\$ 404,732	\$ 405,273	\$ 405,814	\$ 406,355	\$ 406,896	\$ 407,437	\$ 407,978	\$ 408,519	\$ 409,060	\$ 409,601	\$ 410,142	\$ 410,683	\$ 411,224	\$ 411,765	\$ 412,306	\$ 412,847	\$ 413,388	\$ 413,929	\$ 414,470	\$ 415,011	\$ 415,552	\$ 416,093	\$ 416,634	\$ 417,175	\$ 417,716	\$ 418,257	\$ 418,798	\$ 419,339	\$ 419,880	\$ 420,421	\$ 420,962	\$ 421,503	\$ 422,044	\$ 422,585	\$ 423,126	\$ 423,667	\$ 424,208	\$ 424,749	\$ 425,290	\$ 425,831	\$ 426,372	\$ 426,913	\$ 427,454	\$ 427,995	\$ 428,536	\$ 429,077	\$ 429,618	\$ 430,159	\$ 430,700	\$ 431,241	\$ 431,782	\$ 432,323	\$ 432,864	\$ 433,405	\$ 433,946	\$ 434,487	\$ 435,028	\$ 435,569	\$ 436,110	\$ 436,651	\$ 437,192	\$ 437,733	\$ 438,274	\$ 438,815	\$ 439,356	\$ 439,897	\$ 440,438	\$ 440,979	\$ 441,520	\$ 442,061	\$ 442,602	\$ 443,143	\$ 443,684	\$ 444,225	\$ 444,766	\$ 445,307	\$ 445,848	\$ 446,389	\$ 446,930	\$ 447,471	\$ 448,012	\$ 448,553	\$ 449,094	\$ 449,635	\$ 450,176	\$ 450,717	\$ 451,258	\$ 451,799	\$ 452,340	\$ 452,881	\$ 453,422	\$ 453,963	\$ 454,504	\$ 455,045	\$ 455,586	\$ 456,127	\$ 456,668	\$ 457,209	\$ 457,750	\$ 458,291	\$ 458,832	\$ 459,373	\$ 459,914	\$ 460,455	\$ 460,996	\$ 461,537	\$ 462,078	\$ 462,619	\$ 463,160	\$ 463,701	\$ 464,242	\$ 464,783	\$ 465,324	\$ 465,865	\$ 466,406	\$ 466,947	\$ 467,488	\$ 468,029	\$ 468,570	\$ 469,111	\$ 469,652	\$ 470,193	\$ 470,734	\$ 471,275	\$ 471,816	\$ 472,357	\$ 472,898	\$ 473,439	\$ 473,980	\$ 474,521	\$ 475,062	\$ 475,603	\$ 476,144	\$ 476,685	\$ 477,226	\$ 477,767	\$ 478,308	\$ 478,849	\$ 479,390	\$ 479,931	\$ 480,472	\$ 481,013	\$ 481,554	\$ 482,095	\$ 482,636	\$ 483,177	\$ 483,718	\$ 484,259	\$ 484,800	\$ 485,341	\$ 485,882	\$ 486,423	\$ 486,964	\$ 487,505	\$ 488,046	\$ 488,587	\$ 489,128	\$ 489,669	\$ 490,210	\$ 490,751	\$ 491,292	\$ 491,833	\$ 492,374	\$ 492,915	\$ 493,456	\$ 493,997	\$ 494,538	\$ 495,079	\$ 495,620	\$ 496,161	\$ 496,702	\$ 497,243	\$ 497,784	\$ 498,325	\$ 498,866	\$ 499,407	\$ 499,948	\$ 500,489	\$ 501,030	\$ 501,571	\$ 502,112	\$ 502,653	\$ 503,194	\$ 503,735	\$ 504,276	\$ 504,817	\$ 505,358	\$ 505,899	\$ 506,440	\$ 506,981	\$ 507,522	\$ 508,06

Tax Incremental Revenue Calculation Estimate
 Project Name
 Eligible Property Address
 City, Michigan
 Month, Day, Year

EXHIBIT A: Corktown Lofts, Brownfield Plan TIF TABLE
Lofts (Excluding NEZ Units) + Parking Garage

Estimated Taxable Value (TV) Increase Rate

Plan Year

Calendar Year

* Base Taxable Value

Estimated New TV

Incremental Difference (New TV - Base TV)

School District	Milling Rate	Millage Rate
State Education Tax (SET)	6.0000	
School Operating Tax	11.0000	
School Total	24.0000	

Local Jurisdiction	Millage Rate	Millage Rate
City Operating	13.5520	
Library	4.6207	
Wayne County	0.9497	
Wayne County Charter	5.6483	
Wayne County Jobs	0.9341	
Wayne County Parks	0.2439	
Huron Clinton Metropolitan Authority	0.2129	
Wayne County Special Ed	3.3678	
Wayne County RECA	2.0983	
Wayne County RECA EHR	2.0000	
Wayne County Community College	3.3408	
Local Total	41.8227	

Non-Capitalable Jurisdiction	Millage Rate	Millage Rate
City Debt	7.0000	
Special Debt	31.0000	
Wayne County DIA	0.2000	
Wayne County Zoo	0.1000	
Total Non-Capitalable Taxes	38.3000	

Total Tax Increment	65.3227
----------------------------	----------------

Exemption	
------------------	--

The Incremental Revenue Capture Estimate
 Project Name
 Eligible Property Address
 City, Michigan
 Month, Day, Year

**EXHIBIT A: Corktown Lots, Brownfield Plan TIF TABLE
 Lots (Excluding NEZ Units) - Parking Garage**

Estimated Taxable Value (TV) Increase Rate

Plan Year

Calendar Year

*Basic Taxable Value

Estimated New TV

Incremental Difference (New TV - Basic TV)

Account Category	Michigan Rate	Michigan Rate
State Education Tax (SET)	4.0000	
School Operating Tax	11.0000	
Subtotal Total	24.0000	
Local Charges	Michigan Rate	
City Operating	19.9520	
Liberty	4.4207	
Wayne County	0.9697	
Wayne County Charter	5.4413	
Wayne County LAH	0.9381	
Wayne County Parks	0.2459	
Macomb Clinton Metropolitan Authority	0.2129	
Wayne County Special Ed	2.8878	
Wayne County RECA	0.0065	
Wayne County RECA ENH	2.0000	
Wayne County Community College	3.1458	
Local Total	41.3227	65.3227
Non-Customizable Differences	Michigan Rate	
City Debt	7.0000	
School Debt	11.0000	
Wayne County DA	0.2000	
Wayne County Loo	0.1000	
Total Non-Customizable Taxes	20.3000	
Total Tax Increment		

Worksheet:

Tax Incremental Revenue Estimate Exhibit
 Project Name
 Eligible Property Address
 City, Michigan
 Month, Day, Year

**EXHIBIT A: Corktown Lofts, Brownfield Plan TIF TABLE
 Lofts (Excluding NEZ Units) + Parking Garage**

Current Taxable Value (TV) Increase Rate:

Plan Year
 Calendar Year
 Base Taxable Value
 Estimated New TV
 Incremental Difference (New TV - Base TV)

School District	Millage Rate
State Education Tax (SET)	0.0000
School Operating Tax	18.0000
School Total	18.0000

Local Jurisdiction	Millage Rate
City Operating	19.9520
Library	4.6307
Wayne County	0.9817
Wayne County Charter	5.6481
Wayne County Jail	0.9281
Wayne County Parks	0.2428
Huron-Clinton Metropolitan Authority	0.2129
Wayne County Special Ed	3.9678
Wayne County RESA	0.0965
Wayne County RESA DMH	2.0000
Wayne County Community College	3.1408
Local Total	41.3227

Non-Corporate Mills	Millage Rate
City Debt	7.0000
School Debt	13.0000
Wayne County DCA	0.2000
Wayne County Zoo	0.1000
Total Non-Corporate Taxes	20.3000

Total Tax Increment

Comments:

Tax Increment Revenue Capture Estimates
 Project Name
 Eligible Property Address
 City, Michigan
 Month Day, Year

EXHIBIT A: Corktown Lofts Brownfield Plan TIF TABLE
 NEZ Parcel (22 Rehab Units)

NEZ Phase Out Begins

Plan Year	Estimated Taxable Value (TV) Increase Rate: 1% per year																																																																									
	1	2	3	4	5	6	7	8	9	10	11	12	13	14																																																												
Calendar Year	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033																																																												
*Base Taxable Value	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063																																																												
Estimated New TV	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063	\$ 35,063																																																												
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																												
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Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14																																																												
Estimated Taxable Value (TV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																												
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Total Tax Increment	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -																																																												

Footnotes:

Tax Increment Revenue Capture Estimates

Project Name
Eligible Property Address
City, Michigan
Month Day, Year

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Tax Increment Revenue Capture Estimates
 Project Name
 Eligible Property Address
 City, Michigan
 Month Day, Year

EXHIBIT A: **Corktown Lofts Brownfield Plan TIF TABLE**
 NEZ Parcel (22 Rehab Units)

Estimated Taxable Value (TV) Increase Rate:

Plan Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28
Calendar Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047
*Base Taxable Value \$	35,063	35,063	35,063	35,063	35,063	35,063	35,063	35,063	35,063	35,063	35,063	35,063	35,063	35,063
Estimated New TV \$	1,355,096	1,368,647	1,382,333	1,396,156	1,410,118	1,424,219	1,438,461	1,452,846	1,467,375	1,482,048	1,496,869	1,511,837	1,526,956	1,542,225
Incremental Difference (New TV - Base TV)	\$ 1,320,033	\$ 1,333,584	\$ 1,347,270	\$ 1,361,093	\$ 1,375,055	\$ 1,389,156	\$ 1,403,398	\$ 1,417,783	\$ 1,432,312	\$ 1,446,985	\$ 1,461,806	\$ 1,476,774	\$ 1,491,893	\$ 1,507,162

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	18.0000
School Total	24.0000

Local Committee	Millage Rate
City Operating	19.9520
Library	4.6307
Wayne County	0.9897
Wayne County Charter	5.6483
Wayne County Jails	0.5381
Wayne County Parks	0.2459
Huron Clinton Metropolitan Authority	0.2129
Wayne County Special Ed	3.3678
Wayne County RESA	0.0965
Wayne County RESA ENH	2.0000
Wayne County Community College	3.2408
Local Total	41.3227

65.3227

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

Total Tax Increment \$	81,841	\$ 87,113	\$ 88,007	\$ 88,910	\$ 89,822	\$ 90,743	\$ 91,674	\$ 92,613	\$ 93,562	\$ 94,521	\$ 95,489	\$ 96,467	\$ 97,454	\$ 98,452
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Estimates:

Tax Increment Revenue Capture Estimates
Project Name
Eligible Property Address
City, Michigan
Month, Day, Year

EXHIBIT A: Corktown Lofts, Brownfield Plan TIF TABLE
 NEZ Parcel (22 Rehab Units)

Estimated Taxable Value (TV) Increase Rate:

Plan Year	29	30	TOTAL
Calendar Year	2048	2049	
* Base Taxable Value \$	35,063	\$ 35,063	
Estimated New TV \$	1,557,648	\$ 1,573,224	
Incremental Difference (New TV - Base TV) \$	1,522,585	\$ 1,538,161	

School Capture	Millage Rate	29	30	TOTAL
State Education Tax (SET)	6.0000	\$ 9,136	\$ 9,229	\$ 182,950
School Operating Tax	18.0000	\$ 27,407	\$ 27,687	\$ 457,650
School Total	24.0000	\$ 36,542	\$ 36,916	\$ 610,200

Local Capture	Millage Rate	29	30	TOTAL
City Operating	19.9520	\$ 30,379	\$ 30,689	\$ 487,793
Library	4.6307	\$ 7,051	\$ 7,123	\$ 117,736
Wayne County	0.9897	\$ 1,507	\$ 1,522	\$ 24,197
Wayne County Charter	5.6483	\$ 8,600	\$ 8,688	\$ 138,092
Wayne County Jails	0.9381	\$ 1,428	\$ 1,443	\$ 23,851
Wayne County Parks	0.2459	\$ 374	\$ 378	\$ 6,252
Huron Clinton Metropolitan Authority	0.2129	\$ 324	\$ 327	\$ 5,413
Wayne County Special Ed	3.3678	\$ 5,128	\$ 5,180	\$ 85,626
Wayne County RESA	0.0965	\$ 147	\$ 148	\$ 2,454
Wayne County RESA ENH	2.0000	\$ 3,045	\$ 3,076	\$ 50,850
Wayne County Community College	3.2408	\$ 4,934	\$ 4,985	\$ 82,397
Local Total	41.3227	\$ 62,917	\$ 63,561	\$ 1,024,660

Non-Capturable Millages	Millage Rate	29	30	TOTAL
City Debt	7.0000	\$ 10,658	\$ 10,767	\$ 177,975
School Debt	13.0000	\$ 19,794	\$ 19,996	\$ 330,525
Wayne County DJA	0.2000	\$ 305	\$ 308	\$ 5,085
Wayne County Zoo	0.1000	\$ 152	\$ 154	\$ 2,542
Total Non-Capturable Taxes	20.3000	\$ 30,908	\$ 31,225	\$ 516,127

65.3227				
Total Tax Increment \$	99,459	\$ 100,477	\$ 1,634,860	

Footnotes:

Tax Increment Revenue Capture Estimates
Project Name
Eligible Property Address
City, Michigan
Month Day, Year

Tax Increment Revenue Capture Estimates
 Project Name
 Eligible Property Address
 City, Michigan
 Month Day, Year

EXHIBIT A: Corktown Lofts Brownfield Plan TIF TABLE
NEZ Parcel (22 Rehab Units)

Estimated Taxable Value (TV) Increase Rate:
 Plan Year
 Calendar Year
 * Base Taxable Value
 Estimated New TV
 Incremental Difference (New TV - Base TV)

	Millage Rate
School Capture	
State Education Tax (SET)	6.0000
School Operating Tax	18.0000
School Total	24.0000
Local Capture	Millage Rate
City Operating	19.9520
Library	4.6307
Wayne County	0.9897
Wayne County Charter	5.6483
Wayne County Jails	0.9381
Wayne County Parks	0.2455
Huron Clinton Metropolitan Authority	0.2129
Wayne County Special Ed	3.3678
Wayne County RESA	0.0965
Wayne County RESA ENH	2.0000
Wayne County Community College	3.2408
Local Total	41.3227
Non-Capturable Millages	Millage Rate
City Debt	7.0000
School Debt	13.0000
Wayne County DIA	0.2000
Wayne County Zoo	0.1000
Total Non-Capturable Taxes	20.3000
Total Tax Increment	65.3227

Footnotes:

Tax Increment Revenue Capture Estimates

Project Name

Eligible Property Address

City, Michigan

Month Day, Year

Tax Increment Revenue Capture Estimates
 Project Name
 Eligible Property Address
 City, Michigan
 Month Day, Year

EXHIBIT A: Corktown Lofts: Brownfield Plan TIF TABLE
NEZ Parcel (22 Rehab Units)

Estimated Taxable Value (TV) Increase Rate:

Plan Year
 Calendar Year
 * Base Taxable Value
 Estimated New TV

Incremental Difference (New TV - Base TV)

School Capture	Millage Rate
State Education Tax (SET)	6.0000
School Operating Tax	18.0000
School Total	24.0000

Local Capture	Millage Rate
City Operating	19.9520
Library	4.6307
Wayne County	0.9897
Wayne County Charter	5.6483
Wayne County Jails	0.9381
Wayne County Parks	0.2459
Huron Clinton Metropolitan Authority	0.2129
Wayne County Special Ed	3.3678
Wayne County RESA	0.0965
Wayne County RESA ENH	2.0000
Wayne County Community College	3.2408
Local Total	41.3227

65.3227

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

Total Tax Increment

Footnotes:

Tax Increment Revenue Capture Estimates

Project Name
Eligible Property Address
City, Michigan
Month, Day, Year

Tax Increment Revenue Capture Estimates
 Project Name
 Eligible Property Address
 City, Michigan
 Month Day, Year

EXHIBIT A: Corktown Lofts Brownfield Plan TIF TABLE
NEZ Parcel (22 Rehab Units)

Estimated Taxable Value (TV) Increase Rate:
 Plan Year
 Calendar Year
 * Base Taxable Value
 Estimated New TV
 Incremental Difference (New TV - Base TV)

	Millage Rate
School Capture	
State Education Tax (SET)	6.0000
School Operating Tax	18.0000
School Total	24.0000
Local Capture	
City Operating	19.9520
Library	4.6307
Wayne County	0.9897
Wayne County Charter	5.6483
Wayne County Jails	0.9381
Wayne County Parks	0.2459
Huron Clinton Metropolitan Authority	0.2129
Wayne County Special Ed	3.3678
Wayne County RESA	0.0965
Wayne County RESA ENH	2.0000
Wayne County Community College	3.2408
Local Total	41.3227
Non-Capturable Millages	
City Debt	7.0000
School Debt	13.0000
Wayne County DIA	0.2000
Wayne County Zoo	0.1000
Total Non-Capturable Taxes	20.3000
Total Tax Increment	65.3227

Footnote:

Tax Increment Revenue Capture Estimates

Project Name

Eligible Property Address

City, Michigan

Month, Day, Year

Tax Increment Revenue Capture Estimates
 Project Name
 Eligible Property Address
 City, Michigan
 Month Day, Year

EXHIBIT A: Corktown Lofts Brownfield Plan TIF TABLE
NEZ Parcel (22 Rehab Units)

Estimated Taxable Value (TV) Increase Rate:
 Plan Year
 Calendar Year
 *Base Taxable Value
 Estimated New TV
 Incremental Difference (New TV - Base TV)

	Millage Rate
School Capture	
State Education Tax (SET)	6.0000
School Operating Tax	18.0000
School Total	24.0000
Local Capture	
City Operating	19.9620
Library	4.6307
Wayne County	0.9897
Wayne County Charter	5.6483
Wayne County Jails	0.9381
Wayne County Parks	0.2459
Huron Clinton Metropolitan Authority	0.2129
Wayne County Special Ed	3.3678
Wayne County RESA	0.0965
Wayne County RESA ENH	2.0000
Wayne County Community College	3.2408
Local Total	41.3227
Non-Capturable Millages	
City Debt	7.0000
School Debt	13.0000
Wayne County DIA	0.2000
Wayne County Zoo	0.1000
Total Non-Capturable Taxes	20.3000
Total Tax Increment	65.3227

Estimates:

Tax Incremental Revenue Capture Estimates
Project Name
Eligible Property Address
City, Michigan
Month Day, Year

Tax Increment Revenue Capture Estimates

Project Name

Eligible Property Address

City, Michigan

Month, Day, Year

Tax Incremental Revenue Reimbursement Allocation Table

Project Name: _____
 Eligible Parcel Address: _____
 City: _____
 Month/Day/Year: _____

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.74%	\$ 6,701,143	\$ -	\$ 6,701,143
Local	63.26%	\$ 11,517,888	\$ -	\$ 11,517,888
TOTAL	100%	\$ 18,219,031	\$ -	\$ 18,219,031
MOY				
MSF				

EXHIBIT A: **Costume Lulu Brownfield Plan TIF TABLE**

State	Local	Total
\$ 218,683	\$ 220,927	\$ 439,610
\$ 17,832	\$ 18,416	\$ 36,248
\$ 191,448	\$ 199,511	\$ 390,959
\$ 376,524	\$ 380,387	\$ 756,911
\$ 89,983	\$ 90,197	\$ 180,180
\$ 287,243	\$ 290,190	\$ 577,433

Estimated Total Years of Plan:	30
Estimated Capture	\$ 22,225,009
Administrative Fees	\$ 2,935,894
State Brownfield Redevelopment Fund	\$ 818,012
Local Brownfield Revolving Fund	\$ 224,072

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
Total State Incremental Revenue	\$ 218,683	\$ 220,927	\$ 223,193	\$ 225,482	\$ 227,794	\$ 230,129	\$ 232,487	\$ 234,869	\$ 237,274	\$ 239,704	\$ 242,158	\$ 244,636	\$ 247,137	\$ 249,662	\$ 252,211	\$ 254,784	\$ 257,381	\$ 260,002	\$ 262,647	\$ 265,316	\$ 268,009	\$ 270,726	\$ 273,467	\$ 276,232	\$ 279,021	\$ 281,834	\$ 284,671	\$ 287,532	\$ 290,417	\$ 2,935,894		
State Brownfield Redevelopment Fund (50% of SET)	\$ 109,341	\$ 110,463	\$ 111,596	\$ 112,741	\$ 113,897	\$ 115,064	\$ 116,243	\$ 117,435	\$ 118,639	\$ 119,854	\$ 121,080	\$ 122,317	\$ 123,565	\$ 124,824	\$ 126,094	\$ 127,374	\$ 128,665	\$ 129,966	\$ 131,277	\$ 132,598	\$ 133,929	\$ 135,270	\$ 136,621	\$ 137,982	\$ 139,353	\$ 140,734	\$ 142,125	\$ 143,526	\$ 144,937	\$ 1,467,947		
State TIF Available for Reimbursement	\$ 109,341	\$ 110,463	\$ 111,596	\$ 112,741	\$ 113,897	\$ 115,064	\$ 116,243	\$ 117,435	\$ 118,639	\$ 119,854	\$ 121,080	\$ 122,317	\$ 123,565	\$ 124,824	\$ 126,094	\$ 127,374	\$ 128,665	\$ 129,966	\$ 131,277	\$ 132,598	\$ 133,929	\$ 135,270	\$ 136,621	\$ 137,982	\$ 139,353	\$ 140,734	\$ 142,125	\$ 143,526	\$ 144,937	\$ 1,467,947		
Local Incremental Revenue	\$ 178,842	\$ 180,964	\$ 183,107	\$ 185,271	\$ 187,455	\$ 189,660	\$ 191,886	\$ 194,133	\$ 196,401	\$ 198,690	\$ 200,999	\$ 203,328	\$ 205,677	\$ 208,046	\$ 210,435	\$ 212,844	\$ 215,273	\$ 217,722	\$ 220,191	\$ 222,680	\$ 225,189	\$ 227,718	\$ 230,267	\$ 232,836	\$ 235,425	\$ 238,034	\$ 240,663	\$ 243,312	\$ 245,981	\$ 2,935,894		
Local TIF Available for Reimbursement	\$ 178,842	\$ 180,964	\$ 183,107	\$ 185,271	\$ 187,455	\$ 189,660	\$ 191,886	\$ 194,133	\$ 196,401	\$ 198,690	\$ 200,999	\$ 203,328	\$ 205,677	\$ 208,046	\$ 210,435	\$ 212,844	\$ 215,273	\$ 217,722	\$ 220,191	\$ 222,680	\$ 225,189	\$ 227,718	\$ 230,267	\$ 232,836	\$ 235,425	\$ 238,034	\$ 240,663	\$ 243,312	\$ 245,981	\$ 2,935,894		
Total State & Local TIF Available	\$ 398,183	\$ 401,891	\$ 406,703	\$ 410,713	\$ 415,249	\$ 420,313	\$ 425,393	\$ 430,494	\$ 435,613	\$ 440,753	\$ 445,917	\$ 451,105	\$ 456,317	\$ 461,552	\$ 466,811	\$ 472,094	\$ 477,407	\$ 482,749	\$ 488,121	\$ 493,522	\$ 498,951	\$ 504,408	\$ 509,894	\$ 515,409	\$ 520,954	\$ 526,529	\$ 532,134	\$ 537,769	\$ 543,434	\$ 5,871,841		
Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
DEVELOPER Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
MSF Non-Developmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total MSF Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MSF Developmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total MSF Developmental Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only TIF Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only TIF Available Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
LOCAL BROWNFIELD REVOLVING FUND	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Credit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only TIF Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only TIF Available Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Footnotes:
 1. OREGON administrative fee is 15% with a \$100,000 cap. This amount may be added downward or upward based upon a plan's reimbursement base or cap.
 2. Tax Incremental Revenue available and based upon maximum amounts that an authority can capture for administrative fees per PA 30.

ATTACHMENT G

BSE&E Acknowledgment and Other Environmental Documents



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT
ADMINISTRATION

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, FOURTH FLOOR
DETROIT, MICHIGAN 48226
WWW.DETROITMI.GOV

September 11, 2019

Jennifer Kanalos
Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: DBRA Document Review and Invoice Notice

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review of the Corktown Lofts Project located at 1702 W. Fort and 1681, 1701, 1723, & 1749 W. Lafayette for Bedrock Real Estate Services.

The review of a Phase I Environmental Site Assessment (ESA) and Baseline Environmental Assessment was completed on September 10, 2019 and Invoice #5696985 in the amount of \$1000.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 471-5115.

Sincerely,

A handwritten signature in cursive script that reads "Paul T. Max".

Paul T. Max
General Manager

PTM

Enclosure

cc: Brian Vosburg

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: BEDROCK REAL ESTATE SERVICES/ CORKTOWN LOFTS PROJECT
DATE: September 11, 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 PM Environmental on behalf of Bedrock Real Estate Services, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Corktown Lofts Project.

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

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

 1 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: Paul J. Max

Its: General Manager

ATTACHMENT H

Incentive Chart

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-use rehab	Browfield TIF	\$63,224,091	City Council District 6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
		500 (150 garage; 350 Lofts)		650-700 (500 = Coyote logistics)			

1. What is the plan for hiring Detroiters? Bedrock is subject to EO 2016-1 with respect to construction jobs. With respect to permanent jobs, Bedrock is the landlord only.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. The primary office tenant will be Coyote Logistics, a leading global third-party logistics provider.
3. Will this development cause any relocation that will create new Detroit residents? The project will create 33 new residential units.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? Yes; Detroit Police Athletic League (PAL) & the Corktown Business Association.
5. When is construction slated to begin? Assembly - 9/12/2016; Garage 2/6/2019
6. What is the expected completion date of construction? 1/06/2020 for Garage, and therefore the entire project

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





September 11, 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 Corktown Lofts Brownfield Redevelopment Plan

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

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of September 11, 2019, adopted a resolution approving the proposed Brownfield Plan for the Corktown Lofts Redevelopment and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for the Corktown Lofts 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**

**CORKTOWN LOFTS
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, September 23, 2019
The Assembly – Commercial Lobby Space
1702 W. Fort St.
Detroit, MI 48216
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Jared Fleisher (Bedrock)
Gage Minkley (Bedrock)
Kate Baker (Oakland Housing, Inc.)

Ms. Kanalos called the public hearing to order at 5:32 PM.

Ms. Kanalos informed the hearing of the tax increment financing request per the Brownfield Plan and provided an overview of the project.

Mr. Fleisher provided details regarding the redevelopment plan for the project and answered questions regarding the planned parking structure and its availability to residents, employees, and the public, and anticipated retail tenants.

Paper copies of the Brownfield Plan and renderings for the project were provided.

There were no comments received in favor of or in opposition to the plan.

Ms. Kanalos closed the public hearing at 5:50 PM.



CODE DBRA 19-09-275-02

CORKTOWN LOFTS BROWNFIELD REDEVELOPMENT PLAN

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Corktown Lofts Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA 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.

September 25, 2019

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE CORKTOWN LOFTS REDEVELOPMENT

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

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

2. A public hearing is hereby called on Thursday, the 17th day of October, 2019 at 10:25 AM, prevailing Eastern Time, in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City to consider adoption by the City Council of a resolution approving the Plan.

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

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

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

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

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE CORKTOWN LOFTS REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

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

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

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the Corktown Lofts Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on September 11, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on September 23, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on September 11, 2019; and

WHEREAS, the Authority approved the Plan on September 25, 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 October 17, 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

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2019 City Council Resolutions\Corktown Lofts TIF CC resolution.docx

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September 26, 2019

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

Re: **Jefferson Van Dyke Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Jefferson Van Dyke Redevelopment Project (the "Plan") (Exhibit A), was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") and to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its August 28, 2019 meeting and a public hearing was held by the DBRA on September 10, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated August 28, 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 September 11, 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

Jefferson Van Dyke 2 LLC is the project developer (the "Developer") for the Plan which entails the renovation of the existing buildings, demolition of the existing parking structure and construction of a new parking structure with approximately 136 spaces, construction of approximately 36 new residential units, and improvements to the existing pedestrian plaza. The existing buildings on the site to be renovated include two former residences, the "White House" and the carriage house, and an 'infill retail building'.

The total investment is estimated to be \$21 million. The Developer is requesting \$4,774,600.00 in TIF reimbursement.

There will be 84 temporary construction jobs and 36 FTE job. The 36 FTE jobs will be related to property management and the retail space(s).

CITY CLERK 2019 SEP 26 AM 9:19

Property Subject to the Plan

The eligible property (the "Property") will consist of two (2) parcels located on the north side of East Jefferson Avenue between Van Dyke and Seyburn Streets adjacent to the West Village Historic District in the East Jefferson Commercial Corridor.

Basis of Eligibility

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

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include baseline environmental assessment activities, demolition, due care activities, remediation and additional response activities, public infrastructure improvements, site preparation, 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. Baseline Environmental Assessment Activities	\$28,833.00
2. Due Care Activities	\$751,667.00
3. Demolition	\$350,000.00
4. Additional Response Activities	\$125,222.00
5. Infrastructure Improvements	\$2,806,000.00
6. Site Preparation	\$62,278.00
7. Brownfield Plan & Work Plan Preparation & Implementation	\$32,000.00
8. Contingency (15%)	\$618,600.00
Total Reimbursement to Developer	\$4,774,600.00
9. Authority Administrative Costs	\$1,056,095.00
10. State Brownfield Redevelopment Fund	\$343,016.00
11. Local Brownfield Revolving Fund	\$866,924.00
TOTAL Estimated Costs	\$7,040,636.00

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

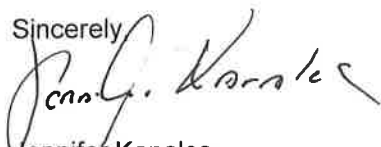
The Developer is seeking additional incentives, which will include local and/or state approval of an Obsolete Property Rehabilitation Act PA 146 Tax Abatement.

DBRA's Request

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

- a.) October 1, 2019
City Council adoption of the Resolution (Exhibit D), setting the Jefferson Van Dyke Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for October 17, 2019 at 10:40 AM in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center, located at 2 Woodward Avenue, Detroit, Michigan.
- b.) October 17, 2019, 10:20 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) October 17, 2019, 10:40 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Jefferson Van Dyke Brownfield Redevelopment Plan.
- d.) October 22, 2019
City Council adoption of the Resolution approving the Jefferson Van Dyke 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
JEFFERSON VAN DYKE
REDEVELOPMENT PROJECT

Prepared by:

Jefferson Van Dyke 2 LLC
400 Bagley Avenue
Detroit, Michigan 48226
Contact Person: Mike Higgins
Phone: 313.516.7583

ASTI Environmental
28 W Adams Ave, Suite 1001
Detroit, MI 48226
Contact Person: Tom Wackerman
Phone: 810.559.5463

August 7, 2019

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

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I. INTRODUCTION

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

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

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

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

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of two parcels: 7891 and 7903 East Jefferson Avenue. The parcel at 7891 East Jefferson Avenue is a “facility” the parcel at 7903 East Jefferson Avenue is adjacent and continuous. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein collectively as the “Property.” The boundaries of the Property are shown in Figure 2.

Attachment A includes a site map of the Property. The Property is located on the north side of East Jefferson Avenue between Van Dyke and Seyburn Streets adjacent to the West Village Historic District in the East Jefferson Commercial Corridor, Detroit Targeted Multi-Family Housing Development Area and a Strategic Neighborhood for Investment (see Figure 1).

Parcel information is outlined below.

Address	7891 East Jefferson Avenue
Parcel ID	17000048
Acreage	.59
Owner	PALMER, GEORGE P. 333 LAS OLAS WAY APT. 1103 FORT LAUDERDALE, FL 33301
Legal Description	N JEFFERSON 50 EXC W 41 FT ON S LINE BG W 40 FT A RIGHT ANGLES ON N LINE OF S 70 FT ON W LINE S 61 FT ON E LINE 49&48 CHAS BEWICKS SUB L21 P39 PLATS, W C R 17/550 105.13 IRREG

Address	7903 East Jefferson Avenue
Parcel ID	17000049
Acreage	.39
Owner	PALMER, GEORGE P. REV. TRUST 333 LAS OLAS WAY APT. 1103 FORT LAUDERDALE, FL 33301
Legal Description	N JEFFERSON 47&46 CHAS BEWICKS SUB L21 P39 PLATS, W C R 17/550 97.42 IRREG

Jefferson Van Dyke 2 LLC, is the project developer (the “Developer”). The proposed future use of the Property is to renovate the existing buildings, demolish the existing parking structure and

construct a new parking structure with approximately 136 spaces, construct approximately 36 new residential units, and improve the existing pedestrian plaza. The existing buildings on the site to be renovated include two former residences (the “White House” and a former residence), the carriage house, and an ‘infill retail building’ (the “Project”) and are shown in Figure 3. The existing buildings on the Property are currently vacant. The parking deck is not used.

It is currently anticipated construction will begin in January 2020 and eligible activities will be completed within three years from the commencement of construction. 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 site 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 an “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the parcel at 7891 East Jefferson Avenue was determined to be a facility in accordance to Part 201 of Michigan’s Natural Resources and Environmental Protection Act, 1994 PA 451, and the parcel at 7903 East Jefferson Avenue is adjacent and contiguous and the development of the adjacent and contiguous parcel is estimated to increase the captured taxable value of the remainder of the Property.

The Property was developed with two dwellings on the eastern half of the Property as early as 1910. These buildings include the existing “White House” and a former residence that is currently part of the existing ‘infill retail building’. These buildings have been used as offices and as a tavern/club, and may be connected via an underground tunnel. The carriage house, located north of the described dwellings, appears to have been a converted garage that was once associated with a dwelling, and has been used as a studio, salon and retailer. The commercial storefronts that are currently part of the ‘infill retail building’ have been used as a tavern, drycleaner, cleaner and dyer, retailers, offices, and a florist since their construction in the late 1920s. Historical uses have included the following address and use pairings: 7903 East Jefferson Avenue - Hudson Cleaners & Dyers (1930s) and 7903 East Jefferson Avenue - Sanders Tri Cleaning clothes cleaner (1930s, 1940s). The parking deck appears to have been constructed in 1935. At least four gasoline underground storage tanks (USTs) were located south of the parking deck and past uses included historical greasing operations. See Figure 3 for building locations and significant site features.

A soils sampling investigation conducted on January 21, 2019, determined concentrations of VOCs and PNAs in soil at the Property exceeding the applicable Generic Residential Clean-up Criteria (GRCC). The most recent Phase I Environmental Site Assessment (ESA) of 7891 and 7903 Jefferson Avenue & 567 Van Dyke Street was completed for Jefferson Van Dyke 2 LLC on June 21, 2019. Recognized environmental conditions (RECs) were identified in connection with the former on-site dry cleaners, former on-site auto/engine related services, the known release at the east adjoining Sunoco filling station, and the use of at least four gasoline USTs at the Property.

The most recent BEA was completed for Jefferson Van Dyke 2 LLC on July 9, 2019 and submitted to the Michigan Department of Environment, Great Lakes, and Energy (EGLE).

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 environmental assessments, site demolition, department specific activities, remediation and additional response activities, public infrastructure, site preparation, preparation of a Brownfield Plan and 381 Work Plan, and associated professional and project management costs as described herein.

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

It is currently anticipated construction will begin in January 2020. 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 (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 to be reimbursed for the costs of eligible activities incurred by it as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied

for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the 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 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. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured (Brownfield Plan TIF Capture table) is attached to this Plan as Attachment F. A table of estimated reimbursement (Brownfield Plan Reimbursement table) 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 in the State Brownfield Redevelopment Fund and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

Tax Capture for This Plan (30 Year Plan)

<u>School Capture</u>	<u>Millage Rate</u>	<u>Total Capture</u>	<u>Reimburse</u>	<u>Brownfield Authority</u>	<u>State BRF</u>	<u>LBRE</u>
School Operating Tax	18.0000	\$ 2,058,096	\$ 1,761,003	\$ -		\$ 297,094
State Education Tax (SET)	6.0000	\$ 686,032	\$ 293,500	\$ -	\$ 343,016	\$ 49,516
School Total	24.0000	\$ 2,744,128	\$ 2,054,503	\$ -	\$ 343,016	\$ 346,609

<u>Local Capture</u>	<u>Millage Rate</u>					
WAYNE COUNTY	0.9897	\$ 102,904	\$ 65,148	\$ 25,294		\$ 12,462
W C JAILS	0.9381	\$ 97,538	\$ 61,751	\$ 23,975		\$ 11,812
W C PARKS	0.2459	\$ 25,567	\$ 16,187	\$ 6,285		\$ 3,096
W C HCMA	0.2129	\$ 22,136	\$ 14,014	\$ 5,441		\$ 2,681
W C RESA	0.0965	\$ 10,034	\$ 6,352	\$ 2,466		\$ 1,215
W C RESA SP ED	3.3678	\$ 350,165	\$ 221,688	\$ 86,072		\$ 42,406
W C COMM COLLEGE	3.2408	\$ 336,961	\$ 213,328	\$ 82,826		\$ 40,807
GENERAL CITY	19.9520	\$ 2,074,499	\$ 1,313,355	\$ 509,919		\$ 251,226
LIBRARY	4.6307	\$ 481,475	\$ 304,819	\$ 118,348		\$ 58,307
W COUNTY TAX	5.6483	\$ 587,279	\$ 371,803	\$ 144,355		\$ 71,121
WC RESA ENH	2.0000	\$ 207,949	\$ 131,651	\$ 51,115		\$ 25,183
Local Total	41.3227	\$ 4,296,508	\$ 2,720,097	\$ 1,056,095	\$ -	\$ 520,315
Total Above	85.6227	\$ 7,040,636	\$ 4,774,600	\$ 1,056,095	\$ 343,016	\$ 866,924

As illustrated below, the following taxes are projected to be generated but shall not be captured by the DBRA during the life of the Plan.

<u>Millages Not Captured</u>	<u>Millage Rate</u>	<u>Increment Not Captured (30 Year Plan)</u>
W C ZOO	0.1000	\$ 10,397
W C DIA	0.2000	\$ 20,795
DEBT SERVICE	7.0000	\$ 727,822
SCHOOL DEBT	13.0000	\$ 1,351,669
Total Above	20.3000	\$ 2,110,683

The Developer anticipates approval of an Act 146 (Obsolete Property Rehabilitation Act) property tax abatement up to twelve (12) years, including the six (6) year school tax capture, for the Project. In the event the above referenced abatement is approved, the tax abatement will reduce the property tax obligations of Property for the periods applicable under the applicable abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. This abatement is included in the tax capture assumptions provided with this Plan in Attachment F.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving the Original 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.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities permitted under this Plan.

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

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

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

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

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least 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 LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$866,924. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

K. Developer’s Obligations, Representations and Warrants

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, and/or other regulations imposed by the City or any other properly constituted

governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

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

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

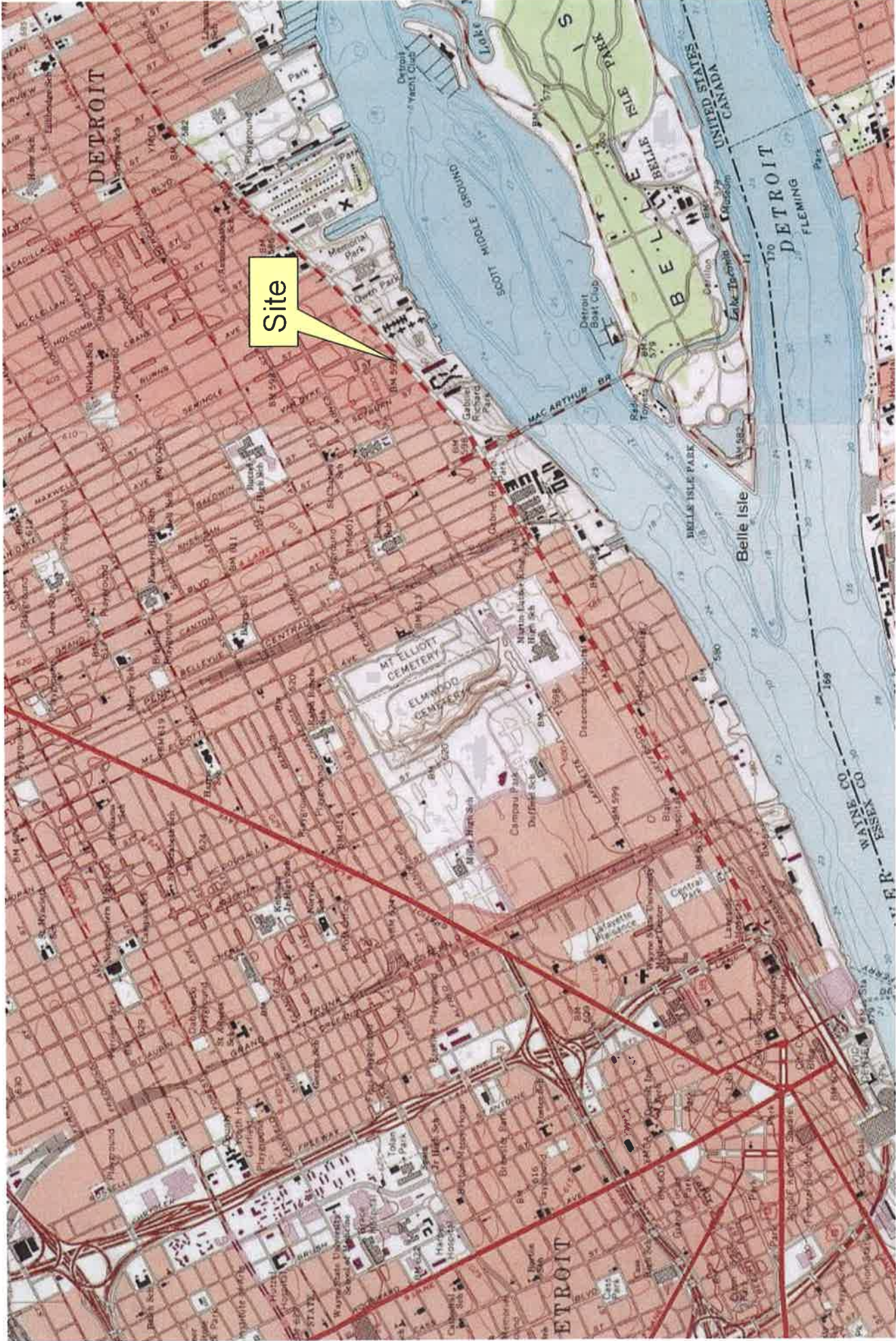
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

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

III. ATTACHMENTS

ATTACHMENT A

Site Maps



7903, 7891 E Jefferson

Detroit, MI



Created for: Jefferson Van Dyke 2 LLC
Created by: MAW, December 6, 2018



Figure 1: Property Location



Subject Property

7903 E. Jefferson

Parcel No.
17000049

7891 E. Jefferson

Parcel No.
17000048



Detroit, MI

Figure 2: Subject Property

7903, 7891 E Jefferson

Created for: Jefferson Van Dyke 2 LLC
Created by: MAW, December 6, 2018





7903, 7891 E Jefferson

Detroit, MI



Created for: Jefferson Van Dyke 2 LLC
Created by: TJW, June 10, 2019



Figure 3: Site Features



7903, 7891 E Jefferson

Created for: Jefferson Van Dyke 2 LLC
Created by: TJW, June 10, 2019



Detroit, MI

Figure 4a: Front Elevation Rendering



7903, 7891 E Jefferson



Created for: Jefferson Van Dyke 2 LLC
Created by: TJW, June 10, 2019



Detroit, MI

Figure 4b: Front Elevation Rendering



BERARDI+DETROIT
ARCHITECTURE | INTERIOR DESIGN | LANDSCAPING

7903, 7891 E Jefferson

Created for: Jefferson Van Dyke 2 LLC
Created by: TJW, June 10, 2019



Figure 4c: Parking Rooftop Deck Rendering

Detroit, MI

ATTACHMENT B

Legal Descriptions

7903 E JEFFERSON 48214 (Property Address)

Parcel Number: 17000049.



Item 1 of 5 1 Image / 4 Sketches

Property Owner: PALMER, GEORGE P. REV. TRUST

Summary Information

- > Commercial/Industrial Building Summary > Assessed Value: \$80,200 | Taxable Value: \$69,939
 - Yr Built: 1928 - # of Buildings: 4
 - Total Sq. Ft.: 15,693
- > Property Tax information found

Flag: WEST VILLAGE - 43

Owner and Taxpayer Information

Owner	PALMER, GEORGE P. REV. TRUST 333 LAS OLAS WAY APT. 1103 FORT LAUDERDALE, FL 33301	Taxpayer	SEE OWNER INFORMATION
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General Information for Tax Year 2019

Property Class	201-COMMERCIAL	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$80,200
WARD#	17	Taxable Value	\$69,939
DISTRICT	3	State Equalized Value	\$80,200
ASMT CODE	Not Available	Date of Last Name Change	10/31/2013
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date: No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	Total Acres	0.392
Land Value	\$39,800	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	97.00 ft	176.00 ft
Total Frontage: 97.00 ft		Average Depth: 176.00 ft

Legal Description

N JEFFERSON 47&46 CHAS BEWICKS SUB L21 P39 PLATS, W C R 17/550 97.42 IRREG

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/19/2013	\$1.00	PTA	PALMER, GEO & GOODWILLIE, GARY	PALMER, GEORGE P. REV. TRUST	NO CONSIDERATION	

Building Information - 6145 sq ft Stores - Retail (Commercial)

Floor Area	6,145 sq ft	Estimated TCV	Not Available
Occupancy	Stores - Retail	Class	C

Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1928	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	34 yrs

Building Information - 2605 sq ft Stores - Retail (Commercial)

Floor Area	2,605 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Stores - Retail	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1928	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	34 yrs

Building Information - 639 sq ft Stores - Retail (Commercial)

Floor Area	639 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Stores - Retail	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1910	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	34 yrs

Building Information - 6304 sq ft Multiple Residences (Commercial)

Floor Area	6,304 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Multiple Residences	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1916	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	39 yrs

**Disclaimer: BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

7891 E JEFFERSON 48214 (Property Address)

Parcel Number: 17000048.



Item 1 of 8 7 Images / 1 Sketch

Property Owner: PALMER, GEORGE P.

Summary Information

- > Commercial/Industrial Building Summary
 - Yr Built: 1935
 - # of Buildings: 2
 - Total Sq. Ft. 54,637
 - > Property Tax information found
- > Assessed Value: \$305,100 | Taxable Value: \$78,589

Flag: WEST VILLAGE - 43

Owner and Taxpayer Information

Owner	PALMER, GEORGE P. 333 LAS OLAS WAY APT. 1103 FORT LAUDERDALE, FL 33301	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2019

Property Class	201-COMMERCIAL	Unit	01 CITY OF DETROIT
School District	DETROIT PUBLIC SCHOOLS	Assessed Value	\$305,100
WARD#	17	Taxable Value	\$78,589
DISTRICT	3	State Equalized Value	\$305,100
ASMT CODE	Not Available	Date of Last Name Change	10/31/2013
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL #	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2019	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	Total Acres	0.586
Land Value	\$56,600	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	105.00 ft	243.00 ft
Total Frontage: 105.00 ft		Average Depth: 243.00 ft

Legal Description

N JEFFERSON 50 EXC W 41 FT ON S LINE BG W 40 FT A RIGHT ANGLES ON N LINE OF S 70 FT ON W LINE S 61 FT ON E LINE 49&48 CHAS BEWICKS SUB L21 P39 PLATS, W C R 17/550 105.13 IRREG

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/19/2013	\$1.00	WD	PALMER, GEORGE P & GOODWILLIE, GARY	PALMER, GEORGE P.	NO CONSIDERATION	

Building Information - 47425 sq ft Garages - Parking Structures Above Ground (Commercial)

Floor Area	47,425 sq ft	Estimated TCV	Not Available
Occupancy	Garages - Parking Structures	Class	B

	Above Ground		
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1935	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	No Heating or Cooling
Physical Percent Good	46%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	31 yrs

Building Information - 7212 sq ft Stores - Retail (Commercial)

Floor Area	7,212 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Stores - Retail	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1935	Year Remodeled	<i>Not Available</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	50%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	34 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

ATTACHMENT C

Project Description

Project Summary

Project Name:	Jefferson & Van Dyke
Project Location:	7903 and 7891 East Jefferson, Detroit, MI 48214
Project Applicant:	Jefferson Van Dyke 2 LLC
Project Description:	The project will include the rehabilitation of four buildings into commercial and residential space, demolition of the existing parking structure, construction of a new 136-space parking structure, construction of 36 new residential units, and renovation of the existing pedestrian plaza.
Total Investment:	\$21,000,000 including acquisition
Estimated Job Creation:	The Project will create approximately 84 temporary construction jobs, and 35-40 permanent positions.
Initial Taxable Value:	\$145,048
Basis for Eligibility:	7891 E Jefferson has been determined to be a Facility as defined in Part 201. 7903 E Jefferson is adjacent and contiguous, and the development of the adjacent and contiguous parcel is estimated to increase the captured taxable value of the remainder of the eligible property.

Brownfield Tax Increment Financing Requested

Eligible Activities:	Department specific activities, soil remediation, soil excavation and disposal, assessment and mitigation, demolition, infrastructure improvements including construction of the parking deck, preparation and implementation of Brownfield/Work Plans.
Eligible Activity Costs:	\$4,774,600, including contingency
Years for Reimbursement:	27 years

Plan Duration: 30 years

Other Incentives

Tax Abatement: OPRA Tax Abatement, including optional six year 50% school tax capture, for the rehabilitated portion of the project only

Low-Interest Loan: Community Revitalization Program loan for \$2,500,000

ATTACHMENT D

Letters of Support



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

August 5, 2019

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

RE: Jefferson Van Dyke 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 Jefferson Van Dyke Brownfield Redevelopment Plan (the "Plan").

Jefferson Van Dyke 2, LLC is the project developer ("Developer"). The property in the Plan is located on two parcels in the West Village neighborhood of Detroit and is roughly bounded by an alleyway to the north, Van Dyke to the east, East Jefferson Avenue to the south, and a parking lot to the west.

The Plan consists of the rehabilitation of four existing commercial buildings, the demolition of the existing parking structure, construction of an approximately 136-space new parking structure with approximately 42 residential units above and ground-floor retail, and the renovation of the existing pedestrian plaza. Green features of the development may include renovating and building new residential to Energy Star Guidelines, adding a green roof to the parking structure to improve permeability and reduce stormwater runoff, and creating a green alley running west from Van Dyke.

The development will increase density as well as rehabilitate and fully reactivate significant commercial buildings in the West Village neighborhood of Detroit. Total investment is estimated at \$20.5 million.

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

Sincerely,



Maurice Cox
Director
Planning and Development Department

c: B. Vosburg
C. Capler



July 25, 2019

Jefferson Van Dyke 2 LLC
400 Bagley Street
Detroit, MI 48226
Attn: Michael Higgins

Re: TIF Bridge Loan

Dear Mr. Higgins:

Thank you for your interest in Detroit Local Initiatives Support Corporation (LISC) for the project located at Jefferson and Van Dyke streets in Detroit, MI. LISC understands the project will be mixed use and will involve the rehabilitation and new construction of 42 residential units with half of the units affordable at 50% and 80% AMI and all of the units below 120% AMI. The development will also have approximately 15,000 sq. ft. of commercial space including a 136 space parking garage and retail/ restaurant space. LISC recognizes the importance of decent affordable housing and support for businesses in the Detroit neighborhoods.

LISC understands project development costs are approximately \$20.8 million of which funding sources include, but are not limited to, senior debt financing, Brownfield TIF, subordinate debt, Affordable Housing Leverage Funds, and Equity. LISC is interested in providing financing of up to \$3.5 million to bridge the proposed Brownfield TIF funding for the project based on the TIF table. LISC's financing commitment to the project would be contingent upon further due diligence and subject to the formal loan approval process.

LISC is enthusiastic about helping to bring the proposed project to fruition. If I can provide you with any additional information to supplement this letter or if you have any questions about the LISC loan products, please feel free to contact me at 313.265.2892.

Sincerely,

A handwritten signature in black ink that reads "Anthony Batiste". The signature is written in a cursive, flowing style.

Anthony Batiste
Director, Lending and Portfolio Management



CAPITAL IMPACT
PARTNERS

August 27, 2019

City of Detroit
Brownfield Redevelopment Authority (BRDA)
City of Detroit Common Council (P.A. 146 Public Meeting and Approval)
Re.: Jefferson Van Dyke Mixed Use and Mixed Income Development

Dear Members of the Detroit Brownfield Redevelopment Authority (BRDA) and Council Members,

I am writing to encourage you to support the renovations and additions to 7891 and 7903 East Jefferson, Detroit, MI 48214. This transformational project will bring jobs, businesses and residents to 42 units of housing, 14,000 square feet of commercial space and 136-space parking structure to the historic West Village Community. The project will be both mixed-use and mixed income to assure affordable units for low and moderate-income families. Existing buildings will be renovated to National Park Service standards to extend the Historic District. 36 new units of construction, all 1-bedroom will be constructed over the parking structure. The units will be a blend of 50%-120% AMI, with one-half the units under 80% AMI. The development is located in a Strategic Neighborhood Fund area, Detroit Revitalization District, Opportunity Zone and City of Detroit Commercial Corridor.

Approximately 50 residents will live in the renovated apartments; 84 construction jobs and 36 permanent jobs will be available at the buildings and in the tenant businesses. The development team is working with Focus:HOPE, Detroit Employment Solutions Network, DEGC, and the Skilled Trades Council to engage and hire Detroit residents for the construction and permanent jobs. The project has a total development budget of \$20,800,000 and seeks to commence construction in December 2019.

Ground floor commercial will face East Jefferson and at the hard corner of Van Dyke and Jefferson. The development team is working with ProsperUS Detroit to bring a small business incubator and pop-up retail and food to the development. Capital Impact Partners is excited about this redevelopment opportunity and is considering providing senior financing on the project utilizing Capital Magnet Funds. The borrower expects to close on its financing in November 2019.

Please consider support for Jefferson Van Dyke project. Please contact me by phone or email if you have any questions.

Sincerely,

Nicholas Pohl

Nicholas Pohl
Senior Loan Officer, Capital Impact Partners
P: (313) 230-1255 | E: npohl@capitalimpact.org



August 25, 2019

City of Detroit

Brownfield Redevelopment Authority (BRDA)

Re.: Jefferson Van Dyke Mixed Use and Mixed Income Development

Dear Members of the Detroit Brownfield Redevelopment Authority (BRDA)

I am writing to encourage you to support the renovations and additions to 7891 and 7903 East Jefferson, Detroit, MI 48214. This transformational project will bring jobs, businesses and residents to 42 units of housing, 10,000 square feet of commercial space and 136-space parking structure to the historic West Village Community. The project will be both mixed-use and mixed income to assure affordable units for low and moderate-income families. Existing buildings will be renovated to National Park Service standards to extend the Historic District. 36 new units of construction, all 1-bedroom will be constructed over the parking structure. The units will be a blend of 50%-120% AMI, with one-half the units under 80% AMI. The development is located in a Strategic Neighborhood Fund area, Detroit Revitalization District, Opportunity Zone and City of Detroit Commercial Corridor.

Approximately 50 residents will live in the renovated apartments; 84 construction jobs and 36 permanent jobs will be available at the buildings and in the tenant businesses. We are working with Focus:HOPE, Detroit Employment Solutions Network, DEGC, and the Skilled Trades Council to engage and hire Detroit residents for the construction and permanent jobs. The project has a total development budget of \$20,800,000 and seeks to commence construction in December 2019.

Ground floor commercial will face East Jefferson and at the hard corner of Van Dyke and Jefferson. The developers are working with ProsperUS Detroit to bring a small business incubator and pop-up retail and food to the development. The developers are working closely with the Capital Impact Partners who are providing the Senior Debt through the Capital Magnet Fund, Invest Detroit, LISC, MEDC, AHLF, HRD and others to achieve financial closings in November 2019.

Please consider support for Jefferson Van Dyke Mixed Use and please contact me by phone or email if you have any questions.

Sincerely,

Chip Rohde

President, Rivertown Detroit Association

2711 E. Jefferson Ave. Detroit, MI 48207

1-313-259-1010

August 28, 2019

City of Detroit

Brownfield Redevelopment Authority (BRDA)

City of Detroit Common Council (P.A. 146 Public Meeting and Approval)

Re.: Jefferson Van Dyke Mixed Use and Mixed Income Development

Dear Members of the Detroit Brownfield Redevelopment Authority (BRDA) and Council Members,

I am writing to encourage you to support the renovations and additions to 7891 and 7903 East Jefferson, Detroit, MI 48214. This transformational project will bring jobs, businesses and residents to 42 units of housing, 14,000 square feet of commercial space and a 136-space parking structure to the historic West Village Community. The project will be both mixed-use and mixed income to assure affordable units for low and moderate-income families. Existing buildings will be renovated to National Park Service standards to extend the Historic District. 36 new units of construction, all 1-bedroom, will be constructed over the parking structure. The units will be a blend of 50%-120% AMI, with one-half the units under 80% AMI. The development is located in a Strategic Neighborhood Fund area, Detroit Revitalization District, Opportunity Zone and City of Detroit Commercial Corridor.

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Please consider support for Jefferson Van Dyke Mixed Use and please contact me by phone or email if you have any questions.

Sincerely,



David A. Lilly, President
Detroit Towers Condominium Association
8162 E. Jefferson Avenue, Detroit, 48214

DETROIT HISTORIC DISTRICT COMMISSION SPECIAL MEETING

Date: 4/10/2019

Coleman A. Young Municipal Center, 13th Floor Auditorium

Detroit, MI 48226

Commissioner Hamilton called the meeting to order at 5:44_____ pm.

<u>ROLL CALL</u>	ABSENT	PRESENT		ABSENT	PRESENT
Dennis Miriani, Vice Chair		X	Katie Johnson		X
James Hamilton, Chair		X	Richard Hosey		X
Alease Johnson		X			
Tiffany Franklin		X			

	ABSENT	PRESENT		ABSENT	PRESENT
<u>STAFF PRESENT</u>					
Jennifer Ross, PDD		X	Taylor Leonard, Law Dept	X	
Brendan Cagney, PDD		X	Pamela Parrish, Law Dept.	X	
Ann Phillips, PDD		X			
Garrick Landsberg, PDD		X			

APPROVAL OF THE AGENDA

Staff requested the following changes to the agenda:
None

Commissioner Katie Johnson moved to move the following projects to the Consent Agenda:

4140 Second Avenue; 8044 Kercheval; Resolution 19-03; and 3-10-2019 Meeting Minutes Approval

Commissioner _Franklin – SUPPORT
Ayes – 6 Nay – 0

Commissioner Mirani moved to approve the agenda as revised

Commissioner Hosey – SUPPORT
Ayes – 6 Nay – 0

APPROVAL OF THE CONSENT AGENDA

Commissioner _Hosey moved approve the Consent Agenda:

Commissioner Franklin – SUPPORT
Ayes – 6 Nay – 0

MOTION CARRIED

APPLICATIONS SUBJECT TO PUBLIC HEARING

Note: Pages 2-11 removed.

Relevant pages remain.

- (4) Retention of the resource would not be in the interest of the majority of the community.

Commissioner Miriani further moved that the current correction order be extended an additional 6 month from the date of this meeting (October 2019)

Commissioner Hosey – SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

OLD BUSINESS

- **Address:** 655 W. Willis
Historic District: Willis Selden
Scope Summary: Revision to approved design re: the color of the siding (grey) and the type of siding (corrugated metal and standing seam metal)
Interested Party: Lars Grabener

COMMISSIONER HOSEY RECUSED HIMSELF DUE TO AS CONFLICT OF INTEREST

Commissioner Miriani noted that he felt that the proposed siding is not appropriate within the neighborhood. Commissioner Katie Johnson disagreed she is comfortable with the color and design.

Commissioner Katie Johnson motioned to issue a Certificate of Appropriateness for the project as proposed because it meets with the Secretary of the Interior’s Standards for Rehabilitation, standard # 9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment,* with the following condition:

- Staff be afforded the opportunity to review and approve the final CDs before the permit is pulled for the work
- Staff be afforded the opportunity to review and approve any minor revisions to the design. If staff feels that any revisions will substantively alter the design approved by the Commission, staff shall forward the work to the Commission for review at the next available meeting.

Commissioner – Alease Johnson SUPPORT

Ayes – 3 Nay – 2

MOTION CARRIED

NEW BUSINESS

- **Address:** 7891 & 7903 E. Jefferson
Historic District: ADJACENT TO West Village
Scope Summary: New development/erect new buildings rehab existing historic buildings
Interested Party: Bryan Cook and John Heiss

Commissioner Katie Johnson motioned to approve the letter to the Mayor and City Council that the proposed development will have a benefecital effect on the adjacent West Village Historic District

Commissioner – Franklin SUPPORT

Ayes – 6 Nay – 0

MOTION CARRIED

ADJOURNMENT

Commissioner Moriani motioned to adjourn the meeting at 9:14 pm

Commissioner Hamilton– SUPPORT

Ayes - 6 Nay - 0

MOTION CARRIED

MEETING ADJOURNED

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1
Eligible Activities and Costs

Environmental Eligible Activities	Cost
Department-Specific Activities	
Environmental Site Assessments	\$ 28,833
Due Care Activities	\$ 751,667
Additional Response Activities	\$ 125,222
<i>Subtotal Environmental Eligible Activities</i>	\$ 905,722
Contingency (15%)	\$ 135,858
Environmental Eligible Activities Total	\$ 1,041,580
Non-Environmental Eligible Activities	Cost
Demolition	\$ 350,000
Infrastructure Improvements	\$ 2,806,000
Site Preparation	\$ 62,278
<i>Subtotal Non-Environmental Eligible Activities</i>	\$ 3,218,278
Contingency (15%)	\$ 482,742
Non-environmental Eligible Activities Total	\$ 3,701,020
Total Environmental and Non-Environmental Eligible Activities	\$ 4,742,600
Brownfield Plan and/or Work Plan Preparation	\$ 20,000
Brownfield Plan and/or Work Plan Implementation	\$ 12,000
Total Eligible Activities Total	\$ 4,774,600
Interest to Developer	\$ -
DBRA Administrative Costs	\$ 1,056,095
Local Brownfield Revolving Fund	\$ 866,924
State Brownfield Fund	\$ 343,016
Total Estimated Cost to be Funded Through TIF	\$ 7,040,636

Descriptions of Eligible Activities

Baseline Environmental Assessment Activities

This includes the completion of necessary environmental assessment activities, including the Phase I ESA, Phase II ESA, and Baseline Environmental Assessment for the Property included in the Project at a cost of \$28,833. Some of these activities were completed prior to this Plan.

Develop/Prepare Brownfield Plan and Act 381 Work Plan

This includes the reasonable costs of preparing and implementing this Brownfield Plan and the 381 Work Plan at an estimated total cost of \$32,000. Some of these activities were completed prior to this Plan and those activities do not include contingency.

Due Care Activities

This includes excavation, transportation and disposal of soils for Remediation Activities as indicated in attached Table 2, closure of historical underground storage tanks, and preparation of a Due Care Plan. This activity also includes professional costs related to engineering, design, and oversight and project management of these activities as needed and at an estimated cost of \$751,667 for partial recovery of the total eligible costs.

Additional Response Activities

This includes transportation and disposal of soils for construction of the parking structure as indicated as Additional Response Activities in attached Table 2. This activity also includes professional costs related to engineering, design, and oversight and project management of these activities as needed and at an estimated cost of \$125,222 for partial recovery of the total eligible costs.

Demolition

This includes demolition of the parking structure, removal of site improvements, including foundations and private utilities, as necessary to prepare the buildings and the Property for construction, and professional costs related to engineering design, oversight and project management of these activities at an estimated cost of \$350,000 for partial recovery of the total eligible costs.

Infrastructure Improvements

This includes the construction of a parking structure and professional costs related to engineering design, oversight and project management of these activities at an estimated cost of \$2,806,000 for partial recovery of the total eligible costs.

Site Preparation

This includes excavation of soils for construction of the parking structure as indicated as Site Preparation in attached Table 2, and oversight and reporting to prepare for the construction of new residential units at an estimated cost of \$62,278 for partial recovery of the total eligible costs.

ATTACHMENT F

TIF Tables

Captured Taxable Value and Tax Increment Revenues Estimates

The initial taxable value will be the taxable value of the Property at the time of Plan approval, as shown by the 2019 assessment role at \$145,048. For illustration purposes only, this Plan uses a projected future taxable value of \$3,505,913, which is the estimated future taxable value of the Property at the time of the next assessment roll after project completion. The captured taxable value will be the difference between the initial taxable value and the actual taxable value for each year for which this Plan is in effect.

A table of the total estimated tax increment revenues to be captured for the entire project is attached to this Plan. Tax capture required for reimbursement of Eligible Activities as described in this Plan is estimated at 27 years from 2020 using both Local Taxes and School Taxes. Conservative assumptions were included in the captured taxable value and tax rates. These assumptions are used for illustrative purposes only, and are not intended to limit reimbursement of the actual annual tax capture amount. In the event that the actual incremental tax capture is greater than the amount illustrated in the attached tables, the Project will be eligible for reimbursement of the Eligible Activities described in this Plan up to the actual incremental tax capture after contributions to the DBRA administrative, and will not be limited to the amount illustrated for reimbursement in this Plan. The following assumptions were used to develop the attached tables.

1. The capture of both Local Taxes and School Taxes are included in calculating recapture.
2. Annual appreciation in taxable value is assumed at 1%.
3. This Plan assumes an Act 146 tax abatement for the commercial, parking, and housing components of the Project for the first 12 years of capture. These are illustrated on the attached Brownfield TIF Capture table as OPRA Tax Abatement.

FINANCIAL ANALYSIS
Table 1 - Total Brownfield Tax Capture

Plan Year	1.00% Estimated Taxable Value (TV) Increase Rate:															
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Calendar Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
*Base Taxable Value	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048	\$ 145,048
Estimated New TV	\$ 3,507,363	\$ 3,542,437	\$ 3,577,861	\$ 3,613,640	\$ 3,649,776	\$ 3,686,274	\$ 3,723,137	\$ 3,760,368	\$ 3,797,972	\$ 3,835,952	\$ 3,874,311	\$ 3,913,054	\$ 3,952,185	\$ 3,991,707	\$ 4,031,624	\$ 4,071,940
Incremental Difference (New TV - Base TV)	\$ 3,362,315	\$ 3,397,389	\$ 3,432,813	\$ 3,468,592	\$ 3,504,728	\$ 3,541,226	\$ 3,578,089	\$ 3,615,320	\$ 3,652,924	\$ 3,690,904	\$ 3,729,263	\$ 3,768,006	\$ 3,807,137	\$ 3,846,659	\$ 3,886,576	\$ 3,926,892

School Capture	Millage Rate	OPRA Tax Abatement
School Operating Tax	18.0000	\$ 50,838
State Education Tax (SET)	6.0000	\$ 16,946
School Total	24.0000	\$ 67,784

Local Capture	Millage Rate	OPRA Tax Abatement
WAYNE COUNTY	0.9897	\$ 2,263
W C JAILS	0.9381	\$ 2,145
W C PARKS	0.2459	\$ 562
W C HCMA	0.2129	\$ 487
W C RESA	0.0965	\$ 221
W C RESA SP ED	3.3678	\$ 7,700
W C COMM COLLEGE	3.2408	\$ 7,410
LIBRARY	4.6307	\$ 10,588
W COUNTY TAX	5.6483	\$ 12,914
W C RESA ENH	2.0000	\$ 4,573
Local Total	41.3227	\$ 41,322

Non-Capturable Millage	Millage Rate	OPRA Tax Abatement
W C ZOO	0.1000	\$ 229
W C DIA	0.2000	\$ 457
DEBT SERVICE	7.0000	\$ 16,005
SCHOOL DEBT	13.0000	\$ 29,723
0.0000	\$ -	
20.3000	\$ -	
Total Non-Capturable Taxes	20.3000	\$ -

Total Tax Incremental Revenue (TIR) Available for Capture	\$ 162,263	\$ 163,956	\$ 165,666	\$ 167,392	\$ 169,136	\$ 170,898	\$ 186,416	\$ 188,356	\$ 190,315	\$ 192,294	\$ 194,293	\$ 196,311	\$ 248,692	\$ 251,274	\$ 253,882	\$ 256,515
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Footnotes:

FINANCIAL ANALYSIS **Jefferson Van Dyke**
August 7, 2019

Table 1 - Total Brownfield Tax Capture

School Capture	Plan Year												TOTAL		
	17	18	19	20	21	22	23	24	25	26	27	28		29	30
Calendar Year	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	
*Base Taxable Value \$	145,048	145,048	145,048	145,048	145,048	145,048	145,048	145,048	145,048	145,048	145,048	145,048	145,048	145,048	
Estimated New TV \$	4,112,659	4,153,786	4,195,324	4,237,277	4,279,650	4,322,446	4,365,671	4,409,327	4,452,421	4,497,955	4,542,935	4,588,364	4,634,248	4,680,590	
Incremental Difference (New TV - Base TV) \$	3,967,611	4,008,738	4,050,276	4,092,229	4,134,602	4,177,398	4,220,623	4,264,279	4,308,373	4,352,907	4,397,887	4,443,316	4,489,200	4,535,542	
School Capture															
School Operating Tax	18.0000	71,417	72,157	72,905	73,660	74,423	75,193	75,971	76,757	77,551	78,352	79,162	79,980	80,806	81,640
State Education Tax (SET)	6.0000	23,806	24,052	24,302	24,553	24,808	25,064	25,324	25,586	25,850	26,117	26,387	26,660	26,935	27,213
School Total	24.0000	95,223	96,209	97,207	98,213	99,231	100,257	101,295	102,343	103,401	104,468	105,545	106,630	107,721	108,813
Local Expenditure															
WAYNE COUNTY	0.9897	3,927	3,967	4,009	4,050	4,092	4,134	4,177	4,220	4,264	4,308	4,353	4,398	4,443	4,489
W C JAILS	0.9381	3,722	3,761	3,800	3,839	3,879	3,919	3,959	4,000	4,042	4,083	4,126	4,168	4,211	4,255
W C PARIS	0.2459	976	986	996	1,006	1,017	1,027	1,038	1,049	1,059	1,070	1,081	1,093	1,104	1,115
W C HCMA	0.2128	845	853	862	871	880	889	899	908	917	927	936	946	956	966
W C RESA	0.0965	383	387	391	395	399	403	407	412	416	420	424	429	433	438
W C RESA SP ED	3.3678	13,382	13,501	13,641	13,782	13,925	14,069	14,214	14,361	14,510	14,660	14,811	14,964	15,119	15,275
W C COMM COLLEGE	3.2408	12,858	12,992	13,126	13,262	13,399	13,538	13,678	13,820	13,963	14,107	14,253	14,400	14,549	14,699
GENERAL CITY	19.9520	79,162	79,982	80,811	81,648	82,494	83,347	84,210	85,081	85,961	86,849	87,747	88,653	89,569	90,493
LIBRARY	4.6307	18,373	18,563	18,756	18,950	19,146	19,344	19,544	19,747	19,951	20,157	20,365	20,576	20,788	21,003
W COUNTY TAX	5.6483	22,410	22,643	22,877	23,114	23,353	23,595	23,839	24,086	24,335	24,587	24,841	25,097	25,356	25,618
W C RESA ENH	2.0000	7,935	8,017	8,101	8,184	8,269	8,355	8,441	8,529	8,617	8,706	8,796	8,887	8,978	9,071
Local Total	41.3227	161,862	163,175	164,575	166,000	167,450	168,925	170,425	171,950	173,505	175,090	176,705	178,340	180,000	181,680
Non-Capturable Millages															
W C ZOO	0.1000	397	401	405	409	413	418	422	426	431	435	440	444	449	454
W C DIA	0.2000	784	802	810	818	827	835	844	853	862	871	880	889	898	907
DEBT SERVICE	7.0000	27,773	28,061	28,352	28,646	28,942	29,242	29,544	29,850	30,159	30,470	30,785	31,103	31,424	31,749
SCHOOL DEBT	13.0000	51,579	52,114	52,654	53,199	53,750	54,306	54,864	55,424	56,000	56,588	57,173	57,763	58,360	58,962
Total Non-Capturable Taxes	20.3000	83,533	84,578	85,629	86,686	87,750	88,820	89,896	90,978	92,066	93,160	94,260	95,366	96,478	97,596
Total Tax Incremental Revenue (TIR) Available for Capture		259,175	261,862	264,575	267,315	270,083	272,879	275,702	278,554	281,435	284,344	287,282	290,249	293,247	296,274
Total Tax Incremental Revenue (TIR) Available for Capture		259,175	261,862	264,575	267,315	270,083	272,879	275,702	278,554	281,435	284,344	287,282	290,249	293,247	296,274

Footnotes:

FINANCIAL ANALYSIS
Table 2 - Brownfield Plan Reimburs

	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Total State Incremental Revenue	\$ 96,210	\$ 97,207	\$ 98,213	\$ 99,230	\$ 100,258	\$ 101,295	\$ 102,343	\$ 103,401	\$ 104,470	\$ 105,549	\$ 106,640	\$ 107,741	\$ 108,853	\$ 109,976	\$ 111,109	\$ 112,261	\$ 113,432	\$ 2,744,128
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 17,016	\$ 17,151	\$ 17,287	\$ 17,424	\$ 17,562	\$ 17,701	\$ 17,841	\$ 17,982	\$ 18,125	\$ 18,269	\$ 18,415	\$ 18,562	\$ 18,711	\$ 18,861	\$ 19,012	\$ 19,165	\$ 19,319	\$ 449,016
State TIR Available for Reimbursement	\$ 84,183	\$ 85,056	\$ 85,937	\$ 86,827	\$ 87,725	\$ 88,635	\$ 89,550	\$ 90,479	\$ 91,411	\$ 92,356	\$ 93,300	\$ 94,253	\$ 95,216	\$ 96,188	\$ 97,169	\$ 98,159	\$ 99,157	\$ 2,405,112
Total Local Incremental Revenue	\$ 165,652	\$ 167,368	\$ 169,102	\$ 170,853	\$ 172,621	\$ 174,408	\$ 176,212	\$ 178,034	\$ 179,874	\$ 181,733	\$ 183,610	\$ 185,506	\$ 187,421	\$ 189,356	\$ 191,310	\$ 193,283	\$ 195,275	\$ 4,296,508
85A Administrative Fee	\$ 39,279	\$ 39,686	\$ 40,097	\$ 40,513	\$ 40,932	\$ 41,355	\$ 41,783	\$ 42,215	\$ 42,651	\$ 43,090	\$ 43,533	\$ 43,980	\$ 44,431	\$ 44,886	\$ 45,345	\$ 45,808	\$ 46,275	\$ 1,044,885
Local TIR Available for Reimbursement	\$ 126,373	\$ 127,682	\$ 129,005	\$ 130,340	\$ 131,690	\$ 133,052	\$ 134,428	\$ 135,818	\$ 137,222	\$ 138,643	\$ 140,072	\$ 141,516	\$ 142,974	\$ 144,446	\$ 145,932	\$ 147,432	\$ 148,946	\$ 3,250,623
Total State & Local TIR Available	\$ 210,556	\$ 212,218	\$ 213,941	\$ 215,677	\$ 217,415	\$ 219,165	\$ 220,918	\$ 222,678	\$ 224,453	\$ 226,244	\$ 228,049	\$ 229,868	\$ 231,699	\$ 233,542	\$ 235,399	\$ 237,270	\$ 239,155	\$ 5,641,524
DEVELOPER																		
DEVELOPER Reimbursement Balance	\$ 1,816,324	\$ 1,623,546	\$ 1,430,643	\$ 1,193,479	\$ 972,083	\$ 750,278	\$ 526,389	\$ 301,105	\$ 71,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MIR Non-Environmental Costs	\$ 463,896	\$ 465,594	\$ 467,292	\$ 468,991	\$ 470,691	\$ 472,391	\$ 474,091	\$ 475,791	\$ 477,491	\$ 479,191	\$ 480,891	\$ 482,591	\$ 484,291	\$ 485,991	\$ 487,691	\$ 489,391	\$ 491,091	\$ 1,000,000
State Fee Reimbursement	\$ 65,528	\$ 66,207	\$ 66,887	\$ 67,567	\$ 68,247	\$ 68,927	\$ 69,607	\$ 70,287	\$ 70,967	\$ 71,647	\$ 72,327	\$ 73,007	\$ 73,687	\$ 74,367	\$ 75,047	\$ 75,727	\$ 76,407	\$ 1,599,212
Local Fee Reimbursement	\$ 99,308	\$ 99,367	\$ 99,426	\$ 99,485	\$ 99,544	\$ 99,603	\$ 99,662	\$ 99,721	\$ 99,780	\$ 99,839	\$ 99,898	\$ 99,957	\$ 100,016	\$ 100,075	\$ 100,134	\$ 100,193	\$ 100,252	\$ 2,117,306
Total NSF Reimbursement Balance	\$ 2,479,036	\$ 2,192,710	\$ 1,960,362	\$ 1,682,957	\$ 1,451,061	\$ 1,178,672	\$ 906,871	\$ 635,070	\$ 363,269	\$ 97,811	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MIRG Eligible (Net) Costs	\$ 46,621	\$ 47,144	\$ 47,667	\$ 48,190	\$ 48,713	\$ 49,236	\$ 49,759	\$ 50,282	\$ 50,805	\$ 51,328	\$ 51,851	\$ 52,374	\$ 52,897	\$ 53,420	\$ 53,943	\$ 54,466	\$ 54,989	\$ 1,000,000
State Fee Reimbursement	\$ 18,656	\$ 18,819	\$ 18,982	\$ 19,145	\$ 19,308	\$ 19,471	\$ 19,634	\$ 19,797	\$ 19,960	\$ 20,123	\$ 20,286	\$ 20,449	\$ 20,612	\$ 20,775	\$ 20,938	\$ 21,101	\$ 21,264	\$ 455,291
Local Fee Reimbursement	\$ 28,005	\$ 28,325	\$ 28,645	\$ 28,965	\$ 29,285	\$ 29,605	\$ 29,925	\$ 30,245	\$ 30,565	\$ 30,885	\$ 31,205	\$ 31,525	\$ 31,845	\$ 32,165	\$ 32,485	\$ 32,805	\$ 33,125	\$ 702,715
Total MIRG Reimbursement Balance	\$ 406,941	\$ 399,797	\$ 392,653	\$ 385,509	\$ 378,365	\$ 371,221	\$ 364,077	\$ 356,933	\$ 349,789	\$ 342,645	\$ 335,501	\$ 328,357	\$ 321,213	\$ 314,069	\$ 306,925	\$ 299,781	\$ 292,637	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Fee Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 210,556	\$ 212,218	\$ 213,941	\$ 215,677	\$ 217,415	\$ 219,165	\$ 220,918	\$ 222,678	\$ 224,453	\$ 226,244	\$ 228,049	\$ 229,868	\$ 231,699	\$ 233,542	\$ 235,399	\$ 237,270	\$ 239,155	\$ 4,774,000
LOCAL BROWNFIELD REVOLVING FUND																		
Local Developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Fee Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Fee Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

ATTACHMENT G

BSEED Acknowledgement and Other Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: Jefferson Van Dyke Project

DATE: August 21, 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 ASTI Environmental on behalf of Jefferson Van Dyke 2 LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Jefferson Van Dyke Project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 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 a Phase II Environmental Site Assessment is recommended and has determined that the documents received for this project satisfy the DBRA Guidelines.

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

By: Paul Max

Its: General Manager

ATTACHMENT H

Incentive Chart

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Rehabilitation/ New Construction	OPRA/ Brownfield TIF	\$20,800,000	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-skilled Labor	Professional	Non-Professional	Skilled Labor	Non-skilled Labor
7	2	35	40	6		10	20

1. What is the plan for hiring Detroiters?

On the Permanent Jobs side, the developer is working closely with Detroit Motor City match and ProsperUS Detroit who provide enterprises and entrepreneurs career development, motivational engagement, orientation and on-boarding and Turnover Reduction/Morale-Building services.

We will hold 4 local hiring halls with local job placement firms and partner with at least 3 union training facilities: Laborers, Carpenters, Electricians and Plumbers. The union labor will span many of the skilled and unskilled trades with a specific focus on the larger trade specialties: painting, demolition, electrical, masonry.

The General Contractor, O'Brien Construction has managed successful projects with high levels of Detroit Labor Participation. O'Brien will develop in conjunction with the city of Detroit Human Rights Department and Detroit Economic Growth Corporation an Apprenticeship and Training Plan. We will work closely with the several skilled trades

who operate local workforce training centers - Laborers, Electricians, Carpenters and others to facilitate placement of qualified candidates into apprenticeships.

The General Contractor will work with the Skilled Trades Task Force, the Detroit Contractors Network, Michigan Works!, Detroit Employment Training Network, Detroit Economic Growth Corporation, Booker T. Washington Business Association, The Hispanic Contractors Board of the Michigan Hispanic Chamber of Commerce and others to recruit Minority-Based and Women-Based Enterprises, with a focus on those firms based in the city of Detroit - Detroit-Based Enterprises.

All project hiring and employment opportunities will be published in The Michigan Chronical and Latino in Detroit.

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

Construction positions will be created for the completion of the project and will include the following:

- Professional: planning, architecture and engineering, management;
- Non-Professional: engineering aides, drafters;
- Skilled Labor: restaurant front of the house, electricians, painters, supervisors
- Non-skilled Labor: general construction laborers, kitchen and wait staff

The Temporary Design and Construction jobs will be very large and will sustain 84 temporary jobs over a substantial period of construction of 18 months. The employment estimates of design, engineering, construction and administration have been developed with General Contractor- O'Brien Construction and Architects – Berardi Detroit. We also utilized data from the Detroit Building Trades Council, Association of General Contractors, US Department of Labor and others.

Post Construction positions will be created by companies that lease the space and will vary based on the needs of the company. The following are the anticipated positions that will be created:

- Professional: restaurant management, chef, building management, retail management
- Skilled Labor: maintenance, craftsmen;
- Non-skilled Labor: retail staff, restaurant staff (cooks, servers, bartenders, cleaning staff, etc.)

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

The buildings at the site are currently vacant. This project will bring six former apartments back on-line and create an additional 36 units of mixed-income housing.

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

The developer has met with Council Member Sheffield and her staff; has met with District 5 Area Manager Melia Howard; has met with West Village Association, Detroit Historic District Commission – endorsed the project, and with city staff. We hosted in late May an event

at Butzel Community Center, three blocks north of the development, that was attended by 50 residents. Ms. Howard and her outreach team helped mobilize this 2-hour informational meeting. The project was very well-received and additional contacts with several community leaders is on-going.

5. When is construction slated to begin?

Plans are to start construction January 2020, as soon as the Brownfield Work Plan is approved by the Michigan Strategic Fund.

6. What is the expected completion date of construction?

This project is expected to take 18 months to complete, through July 2021.

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



August 28, 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 Jefferson Van Dyke Brownfield Redevelopment Plan

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

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of August 28, 2019, adopted a resolution approving the proposed Brownfield Plan for the Jefferson Van Dyke 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 Jefferson Van Dyke 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
JEFFERSON VAN DYKE
BROWNFIELD REDEVELOPMENT PLAN**

**Tuesday, September 10, 2019
Metro Church of Christ
1511 Van Dyke
Detroit, MI 48214
5:30 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Michael Higgins (Jefferson Van Dyke)
John Heiss (Jefferson Van Dyke)
Luis Ramirez (Jefferson Van Dyke)
Sara Jo Shipley (ASTI)
Bryan Cook (Berardi)
Roger Saylor
Lisa Linn
Mark Davis
Byron Osbern
Mark Owens
Curtis Cameron
Frances Howard
Menuette Cooley
Torianno Thomas

Mr. Vosburg called the meeting to order at 5:35 PM.

Mr. Vosburg and Ms. Capler informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, and answered questions regarding the activities to be reimbursed through tax increment financing.

Mr. Higgins and Mr. Heiss provided details regarding the redevelopment plan for the project location and answered questions regarding the existing and planned parking structure and its availability to residents and the public, anticipated rental rates, affordable housing and the levels of affordability of the residential units, environmental cleanup and related review and oversight, the plans for employment of Detroit residents and contractors in accordance with Executive Orders, potential tenants for the retail spaces, the plans for the pedestrian plaza on Jefferson Avenue, the construction timeline, ownership of adjacent properties, and engagement with community groups.

Mr. Osbern suggested the developer make a strong effort to pursue hiring minorities and minority contractors to work on the project.

Ms. Howard suggested that there be meeting spaces available in the development for local nonprofits and community groups to utilize.



Paper copies of the Brownfield Plan and renderings for the project were provided.

Nine people present indicated their support for the project on the sign-in sheet. There were no comments received in opposition of the project.

Citing no further public comments, Mr. Vosburg closed the public hearing at 6:07 PM.



CODE DBRA 19-09-273-02

JEFFERSON VAN DYKE 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 **Jefferson Van Dyke 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 **Jefferson Van Dyke 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.

September 11, 2019

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE JEFFERSON VAN DYKE 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 Jefferson Van Dyke 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 17th day of October, 2019 at 10:40 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 JEFFERSON VAN DYKE 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 Jefferson Van Dyke Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on August 28, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on September 10, 2019 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on August 28, 2019; and

WHEREAS, the Authority approved the Plan on September 11, 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 October 17, 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

K:\Art's And Wills\Arts DBRA Backup\Correspondence\City Council Resolutions\2019 City Council Resolutions\Jefferson Van Dyke TIF CC resolution.docx



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

47

September 27, 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 6001 Cass, LLC in the area of 6001 Cass Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 (Petition #282).

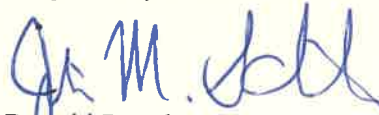
Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **6001 Cass, 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,


for Donald Rencher
Director

DR/vf

cc: S. Washington, Mayor's Office
K. Trudeau, 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, 6001 Cass, 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

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II
Deputy City Clerk

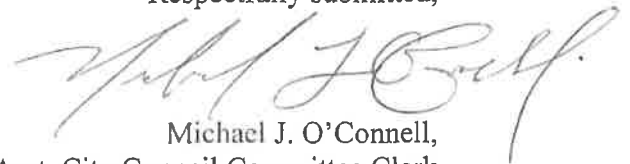
September 25, 2019

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

Re: 6001 Cass, LLC

Please find attached an *amended* application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 6001 Cass Ave, Detroit, MI 48202.
(RELATED TO PETITION #282)

Respectfully submitted,



Michael J. O'Connell,
Jr. Asst. City Council Committee 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) 6001 Cass LLC		
Company Mailing address (No and street, P.O. Box, City, State, ZIP Code) 3011 W Grand Blvd, Suite 2300		
Location of obsolete facility (No and street, City, State, ZIP Code) 6001 Cass Avenue, Detroit, MI 48202		
City, Township, Village (indicate which) Detroit		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) 11/1/2018	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 12/22/20	School District where facility is located (include school code) 82010
Estimated Cost of Rehabilitation \$24,600,000.00	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 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 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) Dietrich Knoer	Telephone Number 313-446-8782	Fax Number
Mailing Address 3011 W Grand Blvd Suite 2300, Detroit, MI 48202		Email Address dknoer@thepatform.city
Signature of Company Officer (no authorized agents) <i>Dietrich Knoer</i>		Title President

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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Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

November 20, 2018

AMENDMENT

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

Re: 6001 Cass Owner LLC

Please find attached a transfer application for Obsolete Property Rehabilitation Exemption Certificate for the property located at 6001 Cass Avenue, Detroit, MI 48202.
(RELATED TO PETITION #511)

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)		
6001 Cass Owner LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code)		
3011 W Grand Blvd Suite 2300		
Location of obsolete facility (No. and street, City, State, ZIP Code)		
6001 Cass Avenue, Detroit, MI, 48202		
City, Township, Village (indicate which)		County
Detroit		Wayne
Date of commencement of Rehabilitation (mm/dd/yyyy)	Planned date of Completion of Rehabilitation (mm/dd/yyyy)	School District where facility is located (include school code)
Fall 2018	Fall 2019	82010
Estimated Cost of Rehabilitation	Number of years exemption requested	Attach Legal description of Obsolete Property on separate sheet
\$24,600,000.00	12	
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 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 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)	Telephone Number	Fax Number
Dietrich Knoer	313-446-8782	
Mailing Address	Email Address	
3011 W Grand Blvd Suite 2300, Detroit, MI 48202	dknoer@thepatform.city	
Signature of Company Officer (no authorized agents)	Title	
	President	

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

**6001 Cass Owner LLC
Cass & York – Detroit
October 9, 2018**

Project Summary

Project Name:	Cass & York – Component 1
Project Location:	6001 Cass Avenue, Detroit, MI 48202
Project Applicant:	6001 Cass Owner LLC
Parcel Number:	02002158
Legal Description:	W CASS LOTS 5 THRU 1, E 12 FT OF S 57.50 FT OF 8 & E 12 FT OF 11 ALSO VAC ALLEYS ADJ BLK 11 CASS FARM CO LTD SUB L19 P35 PLATS W C R 2/27 39,813 SQ FT COMB OF PART OF ITEMS 02001069. & 02002158. LK 12/26/03
Estimated Timeline:	This Component is anticipated to begin in the fall of 2018 and be completed in fall 2019.
Project Description:	<p>This project is part of a portfolio that is currently under review for a Transformational Brownfield Plan. The project will be completed in correlation with the other components of the Cass & York project.</p> <p>Component 1 consists of 6001 Cass. The existing parcel will remain intact. The property includes one historic six-story building which will be rehabilitated for retail, event, and office space. The existing building was originally constructed by Cadillac as a sales and service building in the 1920s. Cadillac continued to operate until the 1970s, when the building was acquired by Wayne State University. The majority of the building is currently vacant, with only a geology lab and maintenance storage occupying a portion of the first floor.</p>
Estimated Total Investment:	\$24,600,000
Estimated Job Creation:	For all components of Cass & York a total of 855 jobs are estimated to be. Positions will include: 297 construction jobs, 450 FTE office jobs, 7 FTE maintenance and management positions, and 101 FTE retail and event positions.

Obsolete Property Rehabilitation Tax Abatement

Included Property: Component 1

Basis for Eligibility: Rehabilitation of an existing structure that is functionally obsolete, blighted, and an historic resource.

Abatement Period: 12 years, plus optional school tax capture for six years

Current Taxable Value: \$49,601 (actual current taxable value is \$0, but this evaluation assumes the assessed land value is the current taxable value)

Estimated Future Taxable Value: \$6,000,000

Estimated Tax Abatement Amount: \$4,500,000 (Assumes optional school tax capture for six years)

Estimated Tax Abatement Amount: \$3,100,000

Contact Information: *Melissa Weber*
ASTI Environmental
313-910-4415 (c) 313-910-5766 (w)
mweber@asti-env.com

ATTACHMENT A – Project Information for OPRA Certificate Application

Cass & York Project, Component 1, 6001 Cass Avenue

October 9, 2018

A. Description of Obsolete Facility

The project is located at 6001 Cass Avenue, in Detroit. There is one existing historic building on the property that will be rehabilitated. The building was constructed in the early 1920s and consists of six-stories and approximately 140,000 square feet of vacant space. The building was most recently used by Wayne State University.

B. Proposed Use of Rehabilitated Facility

Once the project is complete, the rehabilitated structure will be utilized for office, retail, and event space.

C. Description of Planned Rehabilitation

The exterior of the structure will be restored and the interior will be renovated for retail, office and event space.

D. Fixed Building Equipment List

Existing mechanical equipment will be updated and replaced.

E. Schedule

This Component is anticipated to begin in the fall of 2018 and be completed in fall 2019.

F. Economic Advantages

Rehabilitation of this historic building is only one part of this project that will revitalize the neighborhood and provide extensive new job opportunities. The retail and event space will also attract visitors to the area and increase economic activity.



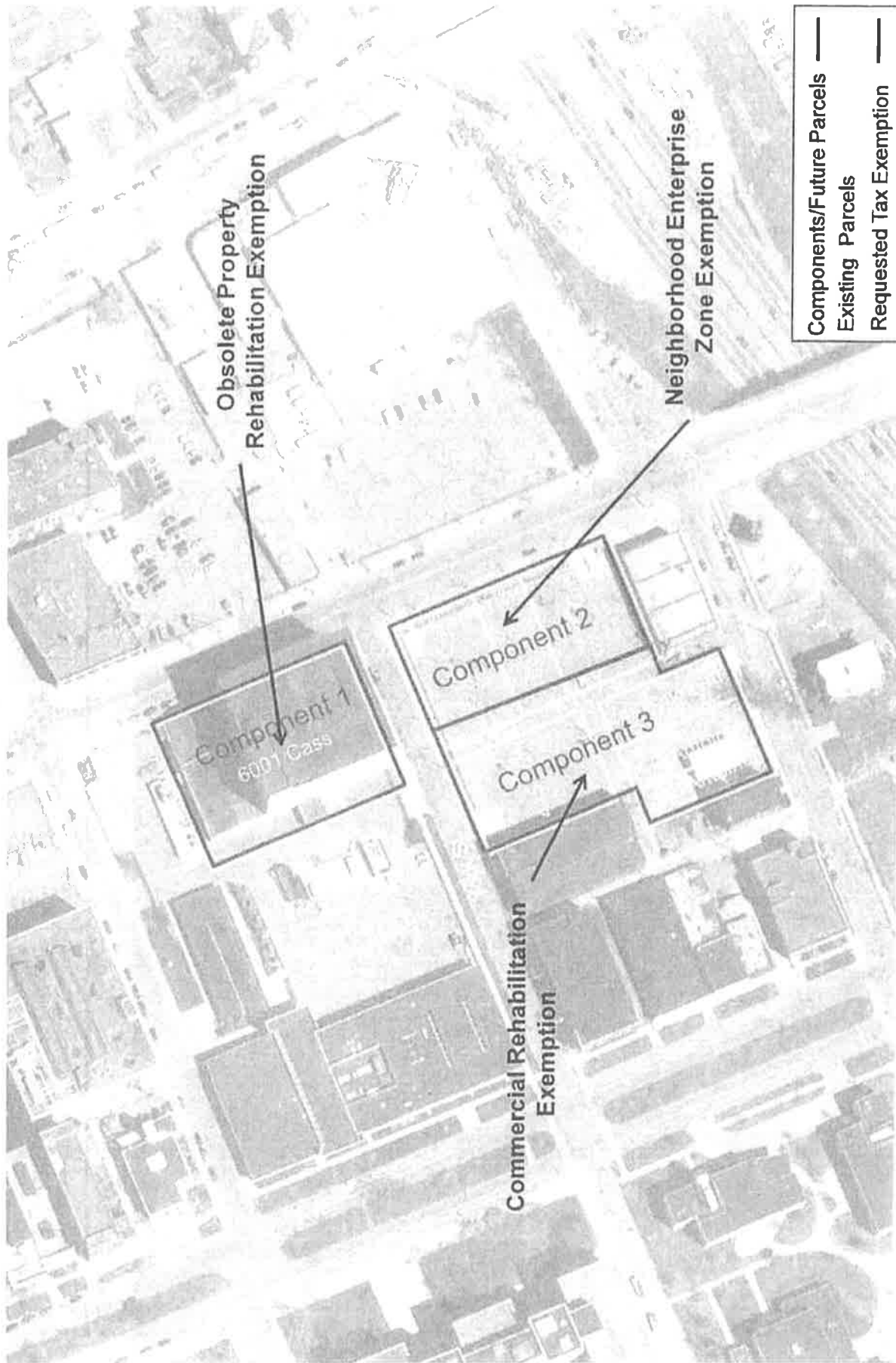
Detroit, MI

Figure 1: Site Location Map

Cass & York

Created by The Platform, LLC
Created by MAW, February 28, 2017





Cass & York
 Detroit, MI



Created for: The Platform, LLC
 Created by: MAW, September 27, 2017



Figure 2: Cass & York Property Map



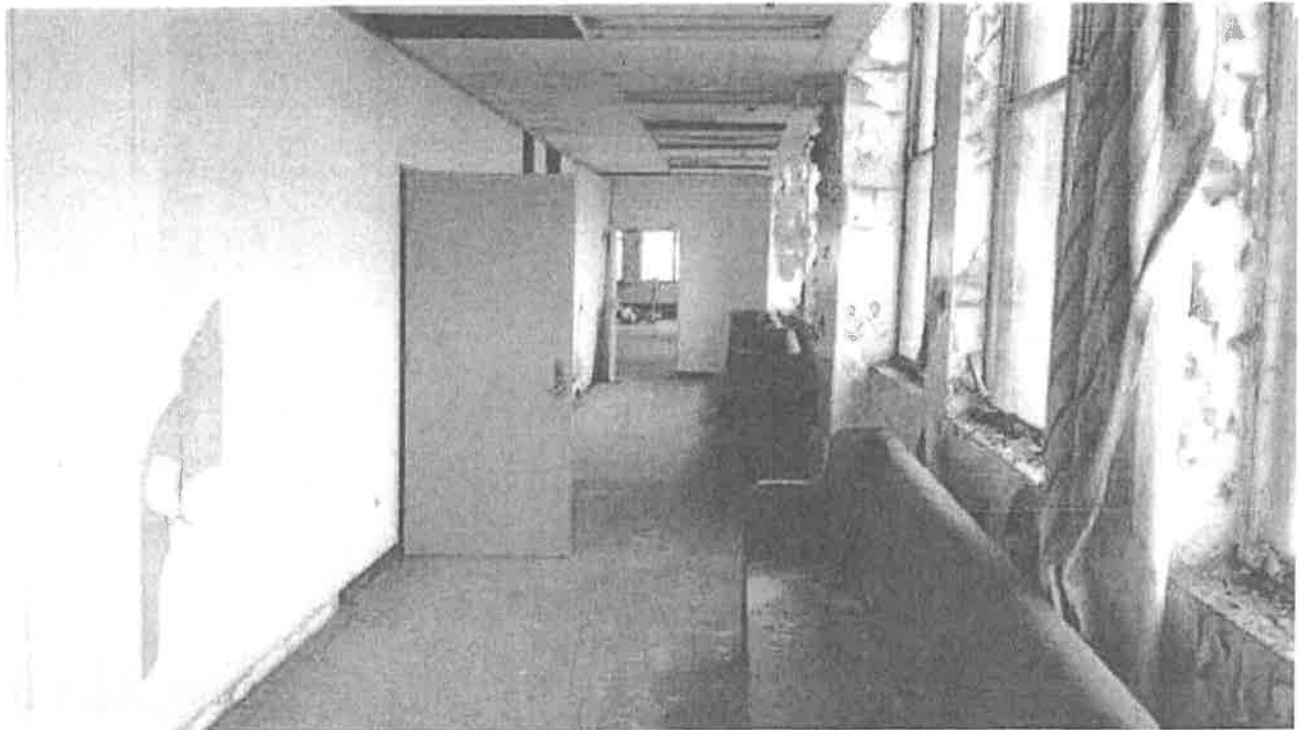
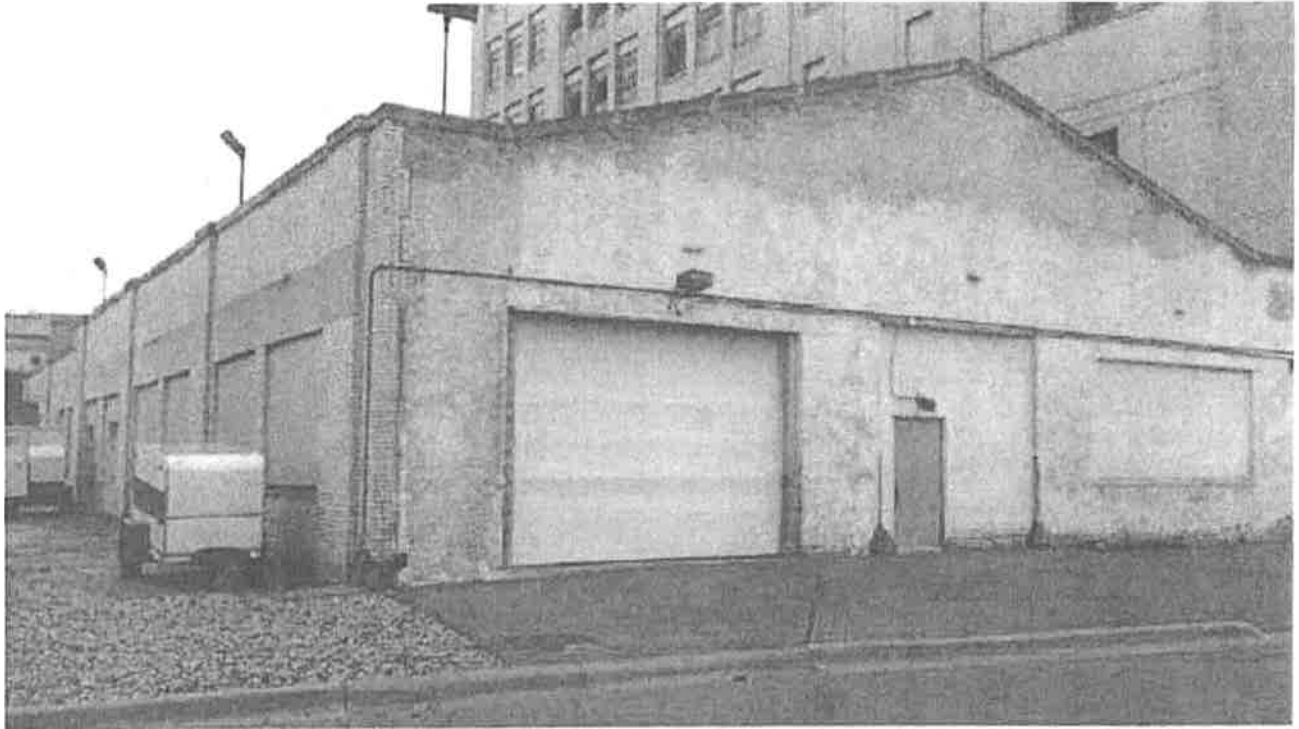
Cass & York – Component 1

Detroit, MI



Created for: The Platform, LLC
Created by: MAW November 15, 2017

Figure 3: Property Current Conditions



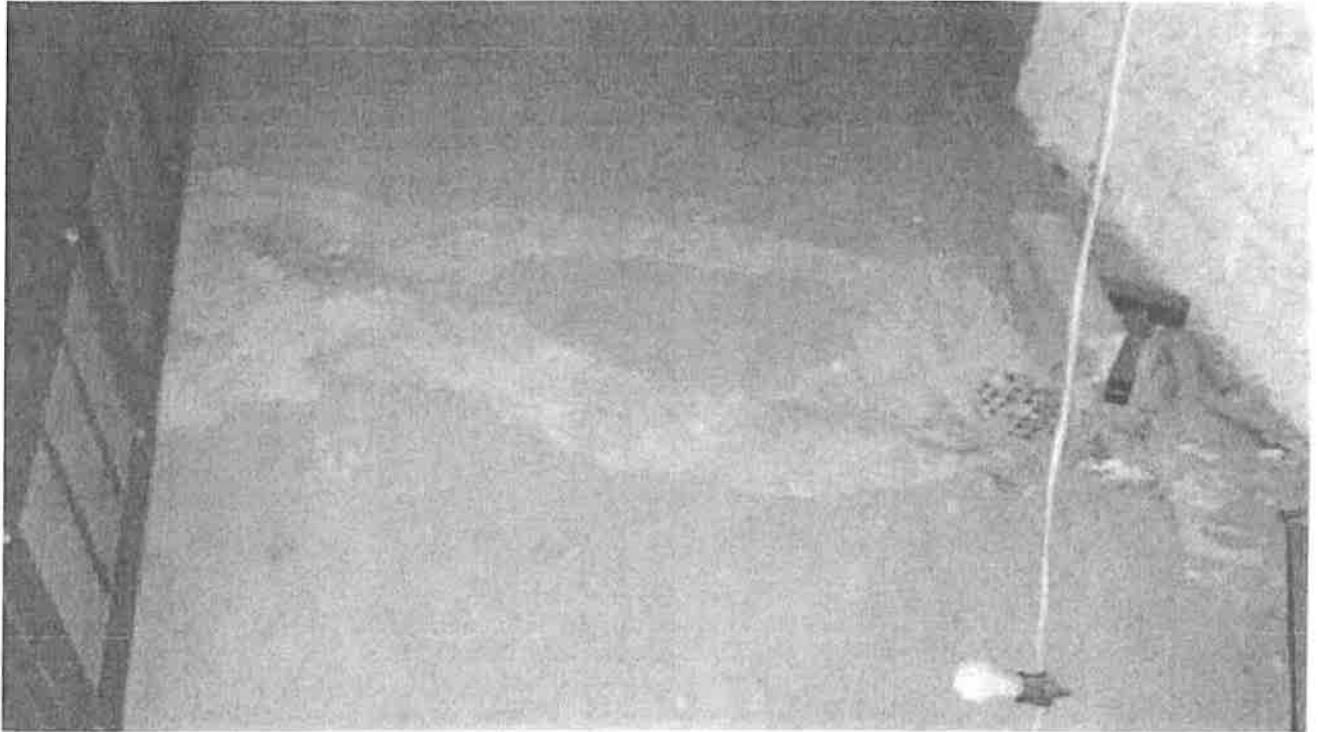
Cass & York – Component 1

Detroit, MI



Created for: The Platform, LLC
Created by: MAW November 15, 2017

Figure 3: Property Current Conditions



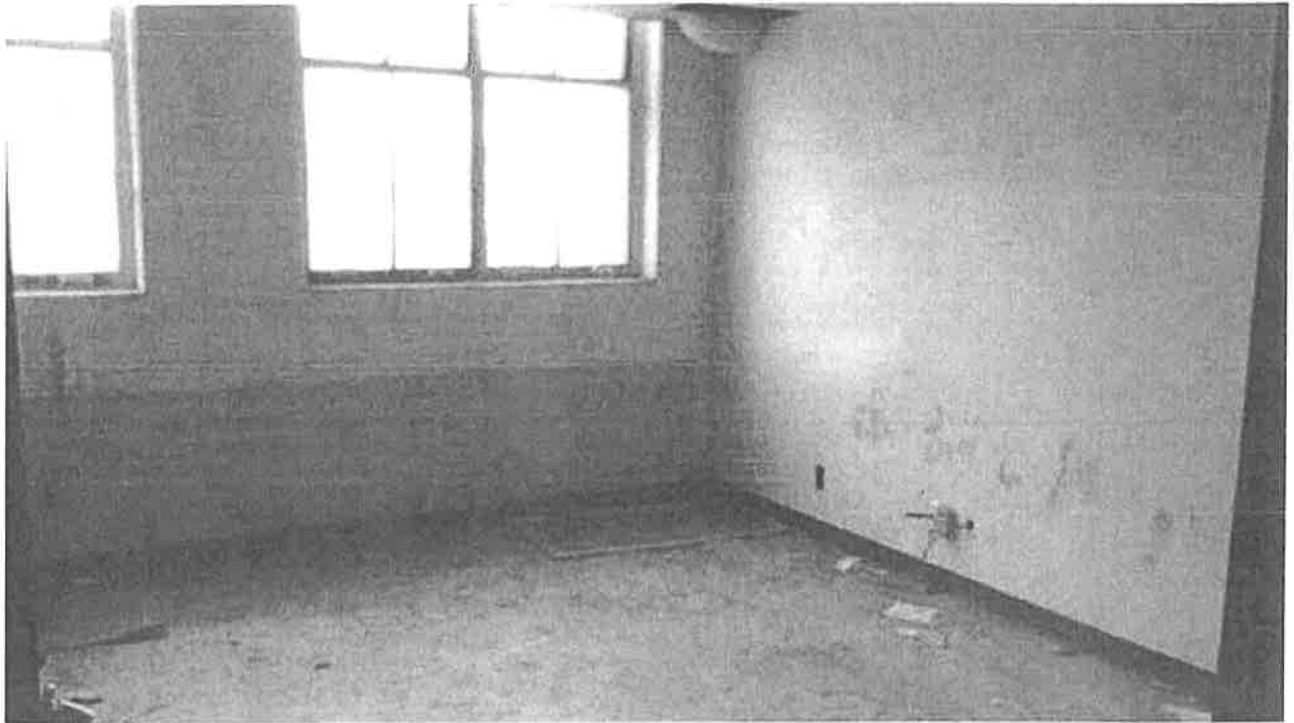
Cass & York – Component I

Detroit, MI



Created for: The Platform, LLC
Created by: MAW November 15, 2017

Figure 3: Property Current Conditions



Cass & York – Component 1

Detroit, MI



Created for: The Platform, LLC
Created by: MAW November 15, 2017

Figure 3: Property Current Conditions



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

September 9, 2019

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

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

RE: **Obsolete Property Rehabilitation Certificate – 6001 Cass Owner LLC**

Property Address: 6001 Cass Avenue

Parcel Number: 02002158.

Dear Ms. Trudeau:

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 **6001 Cass Avenue** near the **New Center** area of 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.

6001 Cass LLC plans to rehabilitate the building for retail, event and office space. The majority of the building is currently vacant with only a geology lab and maintenance storage space occupying the first floor. The six-story building is a 142,035 square foot office building with an attached 9,478 square foot garage built in 1930 on .914 acres of land. Rehabilitation will include restoring the existing structure that is functionally obsolete, blighted and a historical resource by restoring the exterior structure, renovating the interior for retail, office and event space and updating and replacing mechanical equipment.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
02002158.	6001 Cass	\$ 688,000	\$ 688,000	\$ 416,300	\$ 416,300

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 property is located near the **New Center** area and is expected to increase commercial activity, create employment and revitalize an urban area.

A field investigation indicated that the property located at **6001 Cass Avenue** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
 Assessor, Board of Assessors

mmp



Obsolete Property Rehabilitation Certificate
6001 Cass Owner LLC
Page 2

Property Address: 6001 Cass
Parcel Number: 02002158.
Legal Description: W CASS LOTS 5 THRU 1, E 12 FT OF S 57.50 FT OF 8 & E 12 FT OF 11 ALSO VAC ALLEYS ADJ BLK 11 CASS FARM
CO LTD SUB L19 P35 PLATS W C R 2/27 39,813 SQ FT COMB OF PART OF ITEMS 02001069. & 02002158. LK 12/26/03

The legal description on the petition for the PA 146 application matches the assessment roll.



City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Rehabilitation	OPRA	\$44,600,000	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-skilled Labor	Professional	Non-Professional	Skilled Labor	Non-skilled Labor
30	10	50	20	525	10	5	10

1. What is the plan for hiring Detroiters?

We estimate our total permanent job creation will be approximately 100 FTE. We encourage all partner general contractors to employ Detroiters and also work to connect local hiring organizations and programs to these partners. We have attended several D2D sessions and will continue to use it as a resource to hire Detroit-based contractors. During post construction our development will employ approximately 2 FTE. We also anticipate that our office tenants will create approximately 500 FTE and ground-floor retail businesses will create up to approximately 25 FTE.

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

Construction positions will be created for the completion of the project and will include the following:

The employment estimates of design, engineering, construction and administration have been developed with our General Contractor, PCI, and architect, Farr Associates. The professional jobs available will include architects, designers, engineers, consultants, and construction management. We anticipate the design and construction team will staff the majority of these positions internally and will hire out on an as needed basis. The non-professional jobs available will mostly be to support staff for architect and general contractors. The remaining professional and non-professional jobs will be staffed within 6001 Cass LLC via a property management company and include project management, business administration and maintenance.

The general contractor will be responsible for hiring skilled and non-skilled labor by using their own staff and hiring sub-contractors. These positions are typical construction jobs experience in site management, demolition, concrete finishing, carpentry, MEP installation, and other specialties. A site manager will also be needed. Post construction professional jobs will include property management and maintenance.

Each of the retail spaces will need a business owner, a manager, and a few non-skilled employees. Retail spaces occupied by the food service industry could have chefs, restaurant managers, servers, and bussers.

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

With the estimated creation of over 500 office jobs by prospective tenants the development may attract new residents filling those positions. Also, the retail spaces could attract businesses from outside the city looking to relocate into Detroit. These businesses employees could also relocate to Detroit in order to be closer to work.

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

Over the past two years, the developer has been working with community groups and residents to introduce the project and discuss potential jobs including the Midtown Detroit, D2D and DESC. The developer has also hosted numerous community meetings with invites to local residents in order to introduce the project. zx

5. When is construction slated to begin?

Construction began in 2019.

6. What is the expected completion date of construction?

This project was completed in 2020

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