NEW BUSINESS REFERENL 10-29-19.

# PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE



October 24, 2019

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

Re: Stone Soap Brownfield Redevelopment Plan

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Stone Soap 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 18, 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 excerpt of the minutes of the CAC meeting pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On October 9, 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

Banyan Investments, LLC is the project developer (the "Developer") for the Plan which entails the demolition of the buildings located at 1460 and 1490 Franklin Street and partial demolition, renovation and expansion of the building located at 1450 Franklin. The proposed redevelopment includes the partial renovation of 1450 Franklin Street and new construction that will feature a theater, wine bar, market, and office space on the first and second floor. The theater is anticipated to house the highly anticipated Shakespeare in Detroit. Approximately 48 residential units are proposed to occupy floors 3 through 8, including 42 condominium units and 6 for-lease apartments. The apartments are anticipated to be available as affordable units at 80% of the Area Median Income (AMI). An onsite parking garage will also be available for residents.

The total investment is estimated to be \$38.4 million. The Developer is requesting \$8,126,685.00 in TIF reimbursement.

Honorable City Council October 24, 2019

There will be 200 temporary construction jobs and 2 FTE jobs. The 2 FTE jobs will be related to property management.

# Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located in the Rivertown neighborhood east of downtown Detroit and is bounded by Franklin Street to the north, Riopelle Street to the east, a vacant lot to the south, and an alleyway to the west.

# Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 and a "site" under Part 213.

# Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation, and preparation and implementation of a Brownfield Plan and/or Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. 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

Environmental Assessment Activities	\$42,500.00
Department Specific Activities	\$640,000.00
3. Demolition	\$827,752.00
4. Asbestos, Mold, and Lead Activities	\$176,740.00
Infrastructure Improvements (including Parking)	\$3,243,596.00
6. Site Preparation	\$417,823.00
7. Brownfield Plan & Work Plan Preparation and Implementation	\$60,000.00
8. Contingency (15%)	\$795,887.00
9. Interest	\$1,922,387.00
Total Reimbursement to Developer	\$8,126,685.00
10. Authority Administrative Costs	\$1,723,669.00
11. State Brownfield Redevelopment Fund	\$595,194.00
12. Local Brownfield Revolving Fund	\$3,351,717.00
TOTAL Estimated Costs	\$13,797,265.00

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 a Commercial Facilities Exemption PA 255 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

# **DBRA's Request**

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

# a.) October 29, 2019

City Council adoption of the Resolution (Exhibit D), setting the Stone Soap Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for November 14, 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.) November 14, 2019, 10:20 AM

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

# c.) November 14, 2019, 10:40 AM

Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Stone Soap Brownfield Redevelopment Plan.

# d.) November 19, 2019

City Council adoption of the Resolution approving the Stone Soap 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

# CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

# BROWNFIELD PLAN FOR THE PROPOSED STONE SOAP REDEVELOPMENT PROJECT

# Prepared by:

Banyan Investments, LLC PO Box 15096 Detroit, Michigan 48215 Contact Person: Aamir Farooqi Phone: 313-449-8237

aamirfarooqi@banyandirect.com

PM Environmental 4080 West Eleven Mile Road Berkley, Michigan 48072 Contact Person: Elizabeth Masserang

Phone: 248-414-144 masserang@pmenv.com

September 3, 2019 Revised September 20, 2019

# CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY BROWNFIELD PLAN

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# I. INTRODUCTION

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. 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 consists of three (3) parcels. All three parcels commonly known as, "1450, 1460, and 1490 Franklin Street" are considered a "facility". The parcels and all tangible personal property located thereon will comprise the eligible property and are collectively referred to herein as the "Property."

Attachment A includes a site map of the Property. The Property is located in the Rivertown neighborhood east of downtown Detroit and is bounded by Franklin Street to the north, Riopelle Street to the east, a vacant lot to the south, and an alleyway to the west.

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

Address	Tax ID	Owner
1450 Franklin Street	07000027.	City of Detroit – Planning &
		Development
1460 Franklin Street	07000026.	City of Detroit
1490 Franklin Street	07000025.	City of Detroit

An entity to be formed on behalf of Banyan Investments, LLC will be the project developer ("Developer") and proposed future owner of the Property. The project entails demolition of the buildings located at 1460 and 1490 Franklin Street and partial demolition, renovation and expansion of the building located at 1450 Franklin. The proposed redevelopment includes the partial rehabilitation of 1450 Franklin and new construction that will feature a theater, wine bar, market, and office space on the first and second floor. The theater is anticipated to house the highly anticipated Shakespeare in Detroit. The total office, commercial, and theater space will occupy approximately 23,000 square feet. Approximately 48 residential units are proposed to occupy floors 3 through 8, totaling approximately 58,000 square feet. Units are proposed as approximately 42 condos and 6 apartments. The apartments are anticipated to be marketed as affordable units (i.e. 80%) Area Mean Income (AMI)). In addition, the development will provide an on-site parking garage for residents. It is currently anticipated that construction will begin in the spring of 2020 and eligible activities will be completed in 2022, which is the estimated construction period. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations 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.

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

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

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for industrial, commercial and residential purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a "facility" as defined by Act 381 and a "site" under Part 213.

The Property is an open Leaking Underground Storage Tank (LUST) site with one gasoline release (C-0016-10) reported in January 2010 based on the in-place closure of one 1,000-gallon and one 2,500-gallon gasoline USTs in the southeastern portion of the subject building.

Additionally, based on current and previous site investigation activities contaminant concentrations identified in soil and groundwater on the Property indicate exceedances of the Part 201/213 Residential and Nonresidential Drinking Water Protection/Drinking Water (DWP/DW), Groundwater Surface Water Interface Protection/Groundwater Surface Water Interface (GSIP/GSI), Soil Volatilization to Indoor Air Inhalation (SVII) and Direct Contact (DC) cleanup criteria/Risked Based Screening Levels (RBSLs).

Groundwater analytical results identified concentrations of various metals collected from the Property above the Part 201/213 Residential and Nonresidential DW and GSI cleanup criteria/RBSLs.

A concentration of carbon tetrachloride was identified above the Part 201 Residential and Nonresidential DWP cleanup criteria. Concentrations of 1,2-dichloropropane were identified above the Part 201 Residential and Nonresidential DWP cleanup criteria. Concentrations of tetrachloroethylene (PCE) were identified in the soil samples above the Part 201 Residential and Nonresidential DWP and/or GSIP cleanup criteria. Concentrations of trichloroethylene (TCE) were identified in the soil samples above the Part 201 Residential and Nonresidential DWP, GSIP, and/or SVII cleanup criteria. Concentrations of mercury were identified in the soil samples above the Part 201 Residential and Nonresidential DWP and/or GSIP cleanup criteria.

Therefore, based on the soil and groundwater concentrations and the open LUST status, the Property is considered a facility under Part 201 and a site under Part 213.

# 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 Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation and preparation and implementation of Brownfield Plan and/or 381 Work Plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not

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

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

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

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

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

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

All School Taxes	TOTALS	Reimk costs	oursement of	DBRA	Admin. Costs	State	Redev. Fund	200000	Brownfield ring Fund	Surplus Capture Returned
School Operating	\$4,144,292	s	2,723,678	s		\$	595,194	\$	588,472	\$236,948
State Education Tax	\$1,381,431	192	1,257,872			\$		\$	84,067	\$39,491
Total	\$5,525,722	\$	3,981,550	\$		\$	595,194		\$672,539	\$276,439
City Non-School Taxes	Telfora Novem	4.0								
City Operating	\$4,395,026	s	2,286,239	\$	825,568			S	1,283,219	
Library	\$1,020,051	\$	530,618	\$	191,608			S	297,825	
County Non-School Taxes		\$						\$	*	
Wayne County Operating-Summer	\$1,244,207	\$	647,221	\$	233,714	\$	19	\$	363,272	
Wayne County Operating-Winter	\$218,011	\$	113,407	\$	40,952	\$		\$	63,653	
Wayne County Parks-Winter	\$54,167	5	28,177	\$	10,175	\$	34	\$	15,815	
Wayne County Jail-Winter	\$206,645	5	107,494	\$	38,816	\$	72	\$	60,334	
Huron Clinton Metropolitan Authority (HCMA)	\$48,655	\$	25,310	\$	9,139	\$	59	\$	14,206	
Wayne County ISD (RESA)	\$791,716	\$	411,841	\$	148,717	\$	39	\$	231,158	
Wayne County Special ISD/RESA	\$457,071	\$	237,763	\$	85,857	\$	72	\$	133,451	
Wayne County Community College	\$740,638	\$	385,271	\$	139,123	\$		\$	216,245	
Total Incremental Local Taxes Paid	\$9,176,188	\$	4,773,341	\$	1,723,669	\$	-		\$2,679,178	\$ ==
Total Schools and Non-Schools Capturable Miliage		5	8,754,890	\$	1,723,669	\$	595,194		\$3,351,717	\$276,439

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

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

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

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

# G. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the 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 currently estimated at \$3,351,717. 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 fifty percent 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 fifty percent 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 fifty percent of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

# K. Developer's Obligations, Representations and Warrants

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

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

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

Exhibit A Proposed Stone Soap Redevelopment Brownfield Redevelopment Plan

Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

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

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

#3708938 v9

Exhibit A Proposed Stone Soap Redevelopment Brownfield Redevelopment Plan

III. ATTACHMENTS

# ATTACHMENT A

Site Map



September 4, 2018

1:2,257 0 0.02 0.04 0.08 mi 0 0.03 0.07 0.13 km

SEMOOG, Esi Canada, Esi, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, AAFC, NRCan

# ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

# Legal Description 1450 Franklin Street, Detroit, Wayne County, Michigan:

Parcel: 07000027

S FRANKLIN W 1/2 14 EXC S 30 FT PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3 27.16 X 101.96A

# Legal Description 1460 Franklin Street, Detroit, Wayne County, Michigan:

Parcel: 07000026

S FRANKLIN W 27.29 FT ON N LINE BG W 27.62 FT ON S LINE 24 EXC S 30 FT SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, WCR 7/2 13 E 1/2 14 EXC S 30 FT PLAT OF GUOIN FARM L11 P596 DEEDS, W C  $\bar{\text{R}}$  7/3 108.77 IRREG

# Legal Description 1490 Franklin Street, Detroit, Wayne County, Michigan:

Parcel: 07000025

S FRANKLIN 22-23 E 22.79 FT ON N LINE BG E 22.46 FT ON S LINE 24 EXC S 30 FT OF SAID LOTS SUB OF RIOPELLE FARM L15 P394-5 CITY RECORDS, W C R 7/2122.95 IRREG

Exhibit A Proposed Stone Soap Redevelopment Brownfield Redevelopment Plan

ATTACHMENT C

**Project Description** 

# Stone Soap Development 1450, 1460, and 1490 Franklin Street

# PROJECT DESCRIPTION

# **Development Team and Company Synopsis**

Banyan Investments, LLC (Banyan) is the project developer ("Developer") and proposed owner of the Property. Banyan is a local property development and management firm that restores, renovates and manages real estate in and around Detroit. The group focuses on single family homes, multi-units, and mixed-use buildings in target areas of the city. Banyan is guided by a simple philosophy that good ethics is good business and its success is founded on the belief that we will "do well by doing good."

Since inception, Banyan has grown a rich portfolio of properties in various parts of Greater Detroit, several of which are in historic districts of the city such as the Boston-Edison area, the Historic Indian Village and West Village. These properties speak of a bygone era and reflect Detroit's former grandeur. Banyan seeks to identify and acquire properties that enable the delivery of their mission and intends to ensure each property is carefully restored.

Banyan is led by Chief Executive Officer (CEO) Aamir Farooqi, a Chartered Accountant (CPA) and a Member of the Institute of Chartered Accountants in England & Wales. Before starting Banyan Investments, Aamir spent 25 years with Cargill, Incorporated in the United States, South America, Europe and Asia. Cargill, Inc. (headquartered in Minneapolis, Minnesota) is one of the world's largest corporations involved in agriculture and global food and commodities.

The development team has selected O'Brien Construction Company, Inc. as the General Contractor and VolumeOne Design Studio as the architect.

# **Project Synopsis**

The Developer intends to complete a partial rehabilitation and redevelopment of the Property which is composed of three adjoining three and four-story buildings. Located in Detroit's Rivertown neighborhood east of downtown, the three buildings have been vacant for approximately twenty years. Previous uses include a variety of residential, industrial, and retail purposes, most notably Stone Soap Company, Inc. from which the Development gained its name.



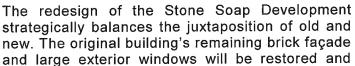
The western building (1450 Franklin Street) was constructed between 1884 and 1897. The central building (1460 Franklin Street) totals 32,644 square feet and was constructed in approximately 1907. The eastern building (1490 Franklin Street) totals approximately 40,992 square feet and was constructed between 1927 and 1929.

The project entails the demolition of the two eastern buildings (1460 and 1490 Franklin Street) and renovation and expansion of the third building (1450 Franklin Street). When completed, the multistory building will function as residential and commercial space, totaling approximately 132,000 square feet. The addition features a slopping, wedge-like roof, connecting the eight-story section to the original, four-story 1450 Franklin building. The Stone Soap Development will feature commercial spaces on the



first and second floors of the existing building, which include a theater, wine bar, market, and office space. The total office, commercial, and theater space will occupy approximately 23,000 square feet. The theater space is anticipated to house Shakespeare in Detroit. Approximately 48 residential units are proposed to occupy floors 3 through 8, totaling approximately 58,000 square feet. The apartment units will be reserved as affordable units at 80% Area Median Income (AMI).

In addition, floors one and two will be partially utilized as an internal parking structure to serve residents. Other residential facilities include a gym, pool, rooftop gardens, storage, and bike stations.





replaced to withhold historical accuracy. The contemporary L-shaped addition will be minimalistic and industrial, sporting a galvanized metal panel façade. Floor to ceiling windows will be installed to mimic the original architecture, creating a unifying and contemporary composition.

Upon completion, this project will bring a vacant and underutilized property back to productive use, addressing the growing demand for residential and commercial space within Rivertown and will further catalyze economic development in the area.



# **Project Investment Estimates**

Capital Cost	To	tal Cost
Acquisition Cost	\$	725,000
Renovation/Rehabilitation	\$	31,000,000
Soft Costs	\$	6,675,000
Total Capital Costs	\$	38,400,000

# Additional Financing Incentives Associated with the Redevelopment

Substantial investment is necessary to rehabilitate the existing building. In efforts to grow this project into a viable, long-term redevelopment, the Developer will also apply for secured a Michigan Community Revitalization Program (CRP) Ioan, Neighborhood Enterprise Zone (NEZ) tax abatements, and a Public Act 255 Commercial Redevelopment Act Tax Abatement for the project.

# **Cost/Benefit Analysis**

The proposed project will help meet demand for commercial and housing stock in Detroit's Rivertown neighborhood. The Stone Soap redevelopment is part of the city's larger East Riverfront framework plan, designed to return the riverfront back to the citizens of Detroit. The development works under the East Riverfront area plan, transforming a former blighted, industrial Property into a contemporary multiuse building. Investment such as the Stone Soap Development will help create an integrated and vibrant waterfront for all Detroiters.

The additional commercial and residential housing within the City will contribute to new income tax for Detroit as a result of the creation of private investment. The project will provide a retail and entertainment destination and increase the density of the Rivertown neighborhood to further catalyze economic development in the surrounding area. Local businesses in the area will benefit from an influx of new jobs into the area and an increase in spinoff consumer spending.

On a short-term basis, approximately 200-250 construction jobs will be created during the estimated two-year construction period. On a long-term basis the proposed redevelopment associated with the project will create approximately 2 full time equivalent (FTE) jobs directly by the developer. It is estimated that future tenants will create an additional 10 FTE jobs. The development team will solicit bidders and garner opportunities to employ Detroit residents and Detroit-based businesses.

The increase in tenant-based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters.

Over time, successful redevelopment will have a significant impact on the Rivertown neighborhood

Exhibit A Proposed Stone Soap Redevelopment Brownfield Redevelopment Plan

ATTACHMENT D

**Supportive Letters** 



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

July 22, 2019

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

RE: Stone Soap 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 Stone Soap Brownfield Redevelopment Plan (the "Plan").

Banyan Investments, LLC is the project developer ("Developer"). The property in the Plan is located on three parcels located in Detroit's Rivertown neighborhood east of downtown and is roughly bounded by Franklin Street to the north, Riopelle Street to the east, an alleyway to the south, and commercial properties to the west. Previous uses include a variety of residential, industrial, and retail purposes, most notably Stone Soap Company, Inc. from which the Development gained its namesake.

The Plan consists of the partial rehabilitation and redevelopment of three existing adjoining three and four-story buildings. The project entails the demolition of the two eastern buildings (1460 and 1490 Franklin Street) and renovation and expansion of the third building (1450 Franklin Street). When completed, the multistory building will function as residential and commercial space, totaling approximately 132,000 square feet. The addition features a sloping, wedge-like roof, connecting the eight-story section to the original, four-story 1450 Franklin building. The Stone Soap Development will feature commercial spaces on the first and second floors of the existing building, which include a theater, wine bar, market, and office space. The total office, commercial, and theater space will occupy approximately 23,000 square feet. Approximately 48 condominium and apartment units are proposed to occupy floors 3 through 8, totaling approximately 58,000 square feet. The apartment units will be reserved as affordable units at 80% Area Median Income (AMI).

The development will renovate and fully reactivate a significant building in the Rivertown neighborhood of Detroit. Total investment is estimated at \$38 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

August 22, 2019

Board of Directors

Matthew P. Cullen Chairman

Mark C. Wallace President & CEO

Larry Alexander Penny Bailer Sandy K. Baruah Marvin W. Beatty Hon. Alisha Bell Rachel A. Bendit John K. Blanchard David Blaszkiewicz Kyle Burleson John C. Carter Mary Culler Peter Cummings Patrick J. Devlin Robert L. Dewaelsche **Bradley Dick** Daniel Elchinger Carol Friend Hon. Garlin Gilchrist II Steve K. Hamp John Hartig Jennifer Hudson-Parke Wendy L. Jackson Arthur Jemison Kevin D. Johnson Eric B. Larson Hon, Carl Levin Robert W. Marans Jeff Mason Sarah H. McClure Mitchell A. Mondry Mariam C. Noland Sandra E. Pierce Reimer Priester Khalil Rahal Pamela Rodgers Maria Elena Rodriguez Nettie H. Seabrooks Hon. Mary Sheffield John W. Stroh, III

Frank Venegas, Jr.

Beverly J. Watts Susan White Scott A. Wickens Alexis Wiley Brian Vosburg, Manager Detroit Brownfield Redevelopment Authority 500 Griswold, Suite 2200 Detroit, MI 48226

RE: Letter of Support for the 1450 Franklin Road Mixed Use Development

Dear Mr. Vosburg:

The Detroit Riverfront Conservancy (DRFC) would like to express our full support for this mixed use development here on the east riverfront. The DRFC has been working diligently to develop public space along the riverfront to bring people to this natural resource. Through our efforts we have seen the private investment in this area flourish – our 2013 Economic Impact Study identified \$1 billion of investment to this area.

The mixed use development being proposed by Banyan Investments will be another illustration of economic investment that will uplift and improve the visitor experience here in Rivertown. This is the kind of real estate and economic developments that will enhance this district and provide much needed amenities and services.

We are committed to building, operating, programming and maintaining the Detroit RiverWalk so that all feel welcome.

If you need any additional information, please feel free to contact me.

Sincerely.

Mark C. Wallace President and CEO



August 25,2019

Mr. Brian Vosburg
Detroit Brownfield Redevelopment Authority
500 Griswold
Detroit, MI 48226

Dear Mr. Vosburg:

Please accept this Letter of Support for the Stone Soap project at 1450 Franklin which is being developed by Banyan Investments. This project is an exciting and critical development that will help the continuing re-vitalization of the Rivertown Detroit area.

Over the past 10 years we have seen the Rivertown area begin to flourish again. The vision and direction of Aamir Farooqi and the Banyan Investment team to bring the Stone Soap building back to life is a welcome addition to our area. I know Aamir and his staff personally and I could not think of a better organization to lead this transformation.

The Rivertown residents and businesses who we represent are thrilled with this new addition and are excited to see the work begin.

Should you need any added information, please feel free to contact me.

Sinterely

President

Rivertown Detroit Association, A 501(c)(3) Non-Profit Corporation

2711 E. Jefferson Ave Detroit, MI 48207

1-313-259-1010

# ATTACHMENT E

**Estimated Cost of Eligible Activities Table** 

tem/Activity	т	otal Request		MSF Act 381 Eligible Activities	EGI	LE Act 381 Eligible Activities
Pre-Approved Activities						
Phase I ESAs	\$	7,500	\$	¥	\$	7,500
Phase II ESA/BEA/DDCC	\$	20,000	\$	¥	\$	20,000
Hazardous Materials Survey	\$	15,000	\$	£ .	\$	15,000
Pre Approved Activities Sub-Total	\$	42,500	\$	1	\$	42,500
Department Specific Activities						
Vapor Barrier Mitigation	\$	400,000	\$	-	\$	400,000
Soil transport, and disposal	\$	110,000	\$	0	\$	110,000
UST Removal	\$	70,000	\$		\$	70,000
Sampling, reporting, and oversight	\$	60,000	\$	Ŷ.	\$	60,000
Department Specific Activities Sub-Total	\$	640,000	\$	3	\$	640,000
Demoiltion						
Building/Site Demolition Activities	\$	560,472		560,472	\$	
Sheeting and Shoring Related to Demolition	\$	79,500		79,500	\$	8
Removal of Abandoned Utilities	\$	21,200		21,200	\$	
Backfill Related to Site Demolition Activities	\$	151,580		151,580	\$	<u> </u>
Demolition Surveys	\$	15,000		15,000	\$	· ·
Demolition Sub-Total	\$	827,752	\$	827,752	\$	
Asbestos, Mold, and Lead Activities						
Asbestos Abatement	\$	176,740	\$	176,740	\$	3
Asbestos and Lead Activities Sub-Total	\$	176,740	\$	176,740	\$	- 8
Infrastructure Improvements						
Multi-level Parking Structure	\$	3,076,519	\$	3,076,519	\$	5
Sidewalk Improvements	\$	21,200	\$	21,200		
Curbs and Gutters	\$	8,077	\$	8,077	\$	-
Stormsewer Repairs/Installations	\$	106,000	\$	106,000	\$	3
Landscaping	\$	31,800	\$	31,800		
Infrastructure Sub-Total	\$	3,243,596	\$	3,243,596	\$	
Site Preparation						
Temporary Construction Access/Roads	\$	16,295	\$	16,295	\$	3
Temporary Traffic Control	\$	19,080	\$	19,080	\$	=
Temporary Site Control (fencing, gates, signage and/or lighting)	\$	37,100	\$	37,100	\$	
Temporary Facility	\$	100,700	\$	100,700		
Temporary Sheeting and Shoring	\$	53,000	\$	53,000	\$	
Relocation of Active Utilities (Electric, Gas, Water, Sewer)	\$	31,800	\$	31,800		
Geotechnical Engineering Including Investigating Existing Subsurface Conditions, Soil Sampling, Assessing Risks Posed by Site Conditions, Designing Earthworks and Structure Foundations	\$	7,950	\$	7,950	\$	12
Excavation for Unstable Material (urban/historic fill) and related backfill	\$	151,898	\$	151,898	\$	2
Site Preparation Sub-Total	\$	417,823	\$	417,823	\$	
Preparation of Brownfield Plan and Act 381 Workplan			_			
Brownfield Plan/381 Work Plan	\$	30,000	\$	15,000	\$	15,000
Brownfield Plan Implementation	\$	30,000	\$	15,000	\$	15,000
Brownfleid Plan and Act 381 Workplan Sub-Total	\$	60,000	\$	30,000	\$	30,000
Eligible Activities Sub-Total	\$	5,408,411	5	4,695,911	5	712,500
15% Contingency*	\$	795,887	\$	699,887	\$	96,000
Interest	\$	1,922,387	\$	:•	\$	15
Developer Eligible Relmbursement Total	\$	8,126,685	\$	5,395,798	\$	808,500
TIF Capture for Local Brownfield Revolving Fund (LBRF)	\$	3,351,717	\$	- E	\$	545
Administrative Fee	\$	1,723,669	\$		\$	_ (#)
State Brownfield Fund	\$	595,194	\$	/W	\$	12:
Total	2	13,797,265	3	5,395,798	2	808,500

# ATTACHMENT F

**TIF Tables** 

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St. Carlotte	COLOR   COLO						
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Sec. 10   Sec. 250	147,541   540,534   540,555   540,	1217.00)	181,222	\$226,631	161 1623	\$226,787	
FOR 100   FOR	100   100	300.00	951,588	\$42.599	353,651	954,724	
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Construction   Cons	######################################	\$10.20	\$10,447	610,656	\$70,868	\$11,086	
STACK   STAC	#### 1	PG8.23	125.571	\$2,418	52.467	815.02	
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	SECTION   SECT	155 NO	\$480.174	\$460,377	\$478.765	\$5.84.789 \$488.340	PALTER STATES
100   100	### \$12.00 ###################################	5713.778	5727.440	6741.300	STS4.028	5771.985	510.000.007
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#### BF18459 W57,754 S984,990 S977,202 S964,96 F1,564,690 F1,564,6	Fig. 178-458 (1773-48) SPR-200	SHIME	SHELIS	227.52	1 N	SALLS	
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	Connected Local Theory Parts (Schools and Non-Schools Continuable				41 2227		14,132	14,132	14,132	M,132									H	M5,035	622348	138,867	107,701
State   Stat	Miler				84227.5		16,532	M,532	16,532	16,532	25578								\$40,458	\$12,007	190,108	116,416	1207'014
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101	9			8	SI 28	8	8	<b>នា</b> ទ	នេះ	2 62	88	SI 8	22		9 9	হ গ্র	08	MUSIN MUSIN			8779,350		\$14,026	\$18,784	\$15,950	\$4,402	\$17.1	\$108	\$1,269	20 20 SOC 502	696,909	\$7.014	\$10,122	805,718				563 613	\$21.204 \$34,817	\$70 \$11		53,486	\$10.03	\$12.243	11.53
0 858		n 10		25	SI S	2	8	8 5	នេះ	2 8	88	SI S	8		og og	8 8	90 90	M.100			\$764,086		24.584	918,139	\$15,245	\$4,316	\$756 \$188	\$117	\$1,528	20.15 CR.157	110,011	718,84	\$2,820 \$150	577,000 577,000				\$62.401	\$20.600 \$17,281	\$16,053		\$19.561 \$2.421	25 25 CS	\$12,010	527113
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state :				06	되 유	S	B	8 6	1 2 8	2 8	8 8	8 8	8		<u> </u>	3 S	98	502MS M2MS			S734,380		\$13.219 \$4.408	217,028	\$14,653	\$4,148	\$127	\$150 \$150	51,400	250.347 520.347	CUE/201	\$8,610	\$9,547	me,m				260 047	\$10 005 CSO 005	\$66.559 \$15.446		\$18.842	\$21.03 \$3,129	\$11.557	210.817
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2019																					2																	8	젊						
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<b>101</b>		** annual increase in TV		chool Taxes	Academ Tax	City Ham School Taxon	County Nan-School Taxes	County Operating Summer	County Parts, Winter	Committee Matropolitan Authority (HCMA)	County HID (PESS)	Court Community College	of Schools and Hen-Schools Capturable	Non-Capturable Tores	Į.		Total Dake Millages Tenal Mila	Note: Reins Saves without abstracts Note: Inc sevings from result PA 255			Heat Framer's Taxable Value Land (1981 com.	oof Zinnes	Survey Operating These Education Tax	CC City New School Fares	Rappin	Wayne County Committy Systems	or County Particularies	me Carte Metopolian Amonty (HCMA)	County Stymole SECARESIA	ajno Cuarty Community Cultege de homometal Local Team Park	of Petronis and Rise-Petroon Capture	New Continuation Tearest		Total Date Million		TOTALS OF ABOVE	Tribuni Zares	hos Operang	Academ Tare Task	Chy Chambro John y	County Nam Labour Taxes	The Wayne Court Operating Method	County Juditions	County DD (HESA)	County Community College Tremental Local Taxes Paid
4	+	1 Assume	9	THE Sensed Country	111 Sam Eo	III City Has	III Comp	Wage C	Tal Wayne	New Control	At Wayne	M Wayner	Ten.	Ti Non-Cap	ST Course	ST TON THE	No.	els.	TAND	12	NAME OF TAXABLE PARTY.	CI AS SING	H Scrool C	C City Non	Library III	Number of	Manage	2.5	O MARKAGE	Townson or other Persons or other Person	# # # #	AL CO Date	10		20 20	S. TOTALS	O All Tribe	- 65	2 4 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	an Chray	139 County	N STATE	The state of	Manual Community	Transfer

	EC SE	2040	2041	2942	280	2044	2045	3946 T	Todah
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		12	Ħ	23	34	20	Ħ	8	
Assumed annual increase in TV									
School Operang	\$11.412	\$11.542	\$11.873	\$12,111	\$12.253	\$12,600	\$12,852	\$13.109	278,975
Name Ethorston Tax	NOB CS	23 680	हरत	54 00 Z	\$4.118	N 200	H 284	\$4.370	151,856
City Non-School Takes	\$15,216	1821	107'513	\$16,148	\$10,471	514,880	\$17,136	\$17.478	X
Day Committee	\$12,650	\$12,900	\$13.161	\$13,424	\$13.693	\$13,985	\$14.246	\$14,531	1175,420
County Horn School Taxes	94,350	765 30	8	2	2			4	
	13561	\$3 653	57.CB	000 03	53.876	13,954	\$4,003	20.114	151,796
Wayne County Operating-Hydrae	\$158	\$156	2312	\$165	\$160	\$172	\$176 \$176	\$179	E211
and addition	9653	2007	9619	103	2644	2657	\$670	\$663	1670
Wayne County In Cite Id.	\$2,196	22.00	\$2,265	200	22 377	52,425	E 474	\$2.523	131,155
Nayoo Coorty Special ISCHESA	\$1,268	\$1,793	\$1318	\$1.346	\$1,373	51,400	51,428	\$1.457	27,386
Milcold Terret Part	\$26 198	£76,723	\$27.258	\$27 803	\$28.359	228 976	229,504	\$20,003	117,516
Yeard Schools and Hon-Schools Capatronia	141,445	\$42.244	943, DBS	543,950	871,129	\$45,726	546,640	SATATA	1507,451
	\$5 706	15 620	\$5 937	\$6 050	\$6.176	96 300	\$6 476	\$6,565	SACAN
Control Deci	59 542	\$8.407	58 575	58,747	220 922	\$9,100	\$9.282	\$9,468	2116,810
Jon The	160	265	366	26.16 1867	203	27.0	773	\$72	100
Total Octal Alliages	374,738	\$14,021	\$14,710	815,084	315,304	315,610	\$15,922	\$10,241	3200,548
More: Recal tures without abatement	155.534	100,003	817,718	118,254	100,133	261,336	162,343	11.114	11,270,786
LAND	2	22	æ	a	#	#	gt.	2	1411,784
Asimonthis.									
And Property Teacher Wales Land Life? arres.					1	2		17760000	
\$46,000 TOV, \$22,500 limit TV)	\$950,024	\$969,024	\$666 4DS	571 800,12	11 02 130	11,545,903	\$1,080,661	1001278	
Aff School Taxes									
School Operating	\$17,100	\$17,442	187,718	518.147	\$18.510	\$18,860	\$19,258	\$18.60	tanam.
Design	122.88m	157.03	22/03	E34,188	124,680	115,174	THE	SA,101	1353,177
Chy Sun-School Taxes (Chy Country)	\$18,965	\$18.334	\$19,721	\$20,115	220.517	\$20 BZ6	121,346	577,152	HEALTH
(Day)	\$4,399	\$4.467	54.577	54,969	\$4,762	\$4.00 A	\$4,054	\$4,053	1104,733
Wayne County Operating Sumbar	\$5,386	25,473	25,580	\$5,094	\$5,808	\$5,625	98,040	\$6.164	1130,187
Mayne County Operating Winter	9 1	9501	87.00	8003	\$1,016	51 038	81,050	\$1,080	12,313
Water County Jak Writer	2001	9063	2 23	9 95	100	1 10	S1 000	\$1,024	DYC
Furn Clean Mercodian Authory (HCMA)	2003	\$208	01.03	\$215	\$218	5223	8228	222	14,307
Majore Charts Bio (RESA)	1975	120,357	53.624	\$3,483 12,016	20,502	20 CZ	20, 03	197,03	\$48,000
Wayne County Comments College	200	20100	27.70	707.03		607.12	23 401	125	174.007
Total Personnents Lices Times Print Total Technology and Read Schools Committee	\$29,258	\$40,043	\$40,644	241,660	\$42,484	\$43,344	\$44,210	\$46,095	1952,444
100	FF2,058	962,239	684,365	10,04	\$17,174	\$40,517	240,042	671,265	11.500.513
Nin-Capturades Farms									
City Debt	28 580	\$4,721	58,096	39.074	\$9,255	\$29,440	\$19,629	FO.822	2207,449
Santos Datify	\$12.350	812,597	\$12,049	613,106	813,368	909,018	\$13,806	\$14.187	22,632
	2	757	23	1013			107	2012	17.205
Total Dubl Allingue	621,188	827,509	112,541	CD774D	522,923	100	SPER	62423	111.691
COUNTY MANAGEMENT			man.	HIT	MAC/MI	III/III	181,745	125.04	HATTER STATES
TOTALS OF ASOVE									
All School Tores									
								2	2003
School Operating Page This social Tea	\$43.960	\$45,6979	\$47.373	569 120	\$272,706	\$27.8 162	\$283,725 \$78 MR	2269 400	MAHAN MAHAN
Treat	\$135,920	\$342,638	1549,495	\$356,481	119,042	\$370,883	8378,300	2305,006	\$5.525,725
City Nath School Tares	20,000	200	77000	736.0064	5000	111	700	200,000	A 100 AND
Loren	\$64.814	\$66 111	\$67.433	\$68,782	570 157	271500	\$72.991	\$74.451	11,020,051
Caumty Nac-School Tarns									
Wayne County Operating Somes	579,057	\$60 639	\$42,251	363 698	\$85 574	\$87,286	100,992	\$30 812	11,344,397
Wagner County Operating-Window Mayore County Fame Window	\$13,652	\$14,130	\$14.412	\$14.700	\$14.094	\$15.294	\$15 600	\$15.912	1219,871
coulty Jak-Winter	\$13 130	\$13.383	\$13,561	\$13 934	\$14.213	\$14 497	\$14.787	\$15.043	1700,54
Marie Clima Metropolism Authority (HCMA)	\$2,960	5000	\$3,100	20 tot 20	\$3226	\$3.590	25 25 26 25 26 25	\$3.423	224.74
Mayor County Special EDITION	\$27.993	\$28 553	120 124	107 828	100,003	106 003	20122	\$21.258	3417,117
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	0 1 2				*				1														-
-1			Teer		2018	9 2020	2021	2022	2000	2034	200	2026	22.52	2078	2020	2030	2031 2	2032 20	2003 2004	2002	2012 2013	(CDZ	2038
			Plen Capture	. 5		74		,	S	119	19	9		•	•							3	
1 Assumed unmust increase in TV	5%		NEZ Year				· -	2 - 12	- 10 14	e escer	0 W 0		0 O F	n ~ a	2 =0 ⊙n	- 6 2	2 P E	2 = 2	5 2	2 2	9		à
Total Schools and Not-Schools Capturable	S.	122230	127.50	21,5000 31,5000	8	111,814	1989	158,905	5 5205,722	\$200,706	1213,768	\$217,814	\$222,442	1576,454	5230,852	822,238	\$14,4022	24,583	M SHOULD	75 122,0034	5750,000	\$813,745 SBT	SETATO SESSEST
200 211 Mon-Capachable Taress 244 Cay Check	š	0000	70	2000		997.98					129,453	P20'0C3	\$09'007	431.200	506 103	12,434	\$20,055						
214 Dat Tae	20	3 2000	0 0	0000		877 93 5150			0095		442,543	\$43,368	144.209	445.067	\$45 942 \$707	676,835	347,746 8735					2 638 £2 691	
Tandon Marie Tandon Marie Mari	여성	22,3000	어리철	0,0000 0,4000 24,0000		876 814,772 1115400	577 CMLT/2 S17.443	5 58/30	- 7	1717 871,580	\$72,077 \$72,077	\$74,312 1112,336	\$75,000	744, 102,772	\$78,408 \$78,408	09C7	100,000	207.406	1438 107.578 147.7211	51,768 5282,782 53	11,292 52,022 21,0475 324,022		345 11.377 805 1134.685 111 17.514.771
Th DEFA Authoritation Fee						S7 370	57,467	7 E23 836	500 858	231.456	50.03	299 003	120	820.886	524.626	100 901	\$35.967	236 687	\$ /00 975	\$100,000 \$1	\$100,000 \$10	200 000 11100 0015	20020015 000
222 SSN 3ET to litture Scientists Finderetainment Fund Substant Zerbard Paramet Not-Street Handl						82.28	\$ \$2,296	87.788	8 \$9,448	129 63	816 62	\$10.008	\$10,202	\$10,400	\$10,602	\$10.908	\$11,018	\$11,233	\$17,381	\$ 200,002	20,002	H 995'863	\$40.25
223 Thurst						\$23,710				•	\$100.164	\$105,164	\$107.204	\$109,265	\$111,408			\$118,034 \$	3 056 2715	2285.068	SCS 695/04/CS	107 TOS	\$455.621 \$467.538
Activities Articular Company School Taxes (SET) <sup>2</sup>						957.28					59 816	\$10,008	\$10,202	\$10,400	\$10,602	\$10,500	\$11,018						540,945 \$41,942
235 (beet)* 300 Adherine Annest Total Incremental Taxon						\$13 538 \$38 663	513,773	743.767 177.771	7 \$56.000	257 768	208 900	\$40,047	\$61.212	\$62,401 \$187 and	\$63,613	\$64,849	\$66,110	\$ 960,796	\$10A.266	\$226.190 S2	22 P2 75 20 20 20 20 20 20 20 20 20 20 20 20 20	121.409 \$242.157	\$242.157 \$1447000
THE RESIDENCE MIP Expenses						120,027					\$1422.KB	\$150 JB04	SYSEEDA	5161,807	\$1455,052								
Section Non-School Thorn						125 528	525,974	4 S82,575	5 \$106,904	\$106.975	\$111.086	\$113,240	\$115,437	\$117.678	\$119,963	\$122.296		\$127.038	\$164.579 S	S134 129 S1	\$148 686 \$10 \$395.596	\$163,760 \$173 \$425,705 \$473	\$179.300 11111.4C
211 Unwentured US Cours				\$5,395,798		173 096 52	B				\$4 761 468	FM 605.667	SM 446 843				23,780,083	•	**			•	
212 press 7.	200	g					\$121.678	8 \$121 065	5 \$118 482	\$115,138	\$111,729	\$106.254	\$104.712	\$101,101	597,420	\$20 668	S89 642	246 545	581 967	576 818 \$	365 655	553,281 586	567,000 364,002
211 Sperim						2	\$121.876	16 \$242 943	3 5361425	\$476 563	222 9953	\$680 546	\$201258	\$902 X59	\$ 007,000	\$1 080 447 \$1	\$1 163,269 \$	\$1209232 \$1	S1351198 S1	\$1 428 017 \$14	\$1,493,672 \$1.54	\$1546 053 \$1604 155	155 31,698.023
CII Amend fact on MSF Expense from Saferal Tax						6		9	s		3	\$	į	\$	4	1		E	8	į	\$		8 6
Atlant Pag of MSF Expenses from Non-Subsol										2 1			k j		1	2	2	<b>3</b>	3	2	3	3	R
						61					2	2	2	R	R	2	g	R	9	2	Si .	R	8
222 In Mile Expenses						3	\$ 5121 678	B \$242.943	3 \$361.475	\$406303	1500 312	\$60,000	1001 223	SMIT NO	\$ 007,846	\$1 093 447 \$1	\$1 163,289 \$	\$1,269.232 \$1	\$1.351,198 \$1.	\$1 428 017 \$14	\$1400.672 \$154	\$1 546 953 \$1 634 156	155 \$1 686.52
228 Animiserand Eff.L. Court. Specific Expenses.						84,378					STROG	679,410	\$19,784	820,170	172,052	220,670	E21,570	M21784	127 127				18 CON, 182
This Part from School Terror						\$1.18	51217				\$13.845	\$5.304	\$5.407	\$5,512	\$5619	85729	\$5.840 \$15.539				\$18 531 52	220 410 52	572,365 E32,863 640,478 G00,874
241 Streenfarmer EULE/Dept. Number Coats				\$872,539	2	191 9995		77 \$649 548	8 5531216	\$612 530	200,482	\$574,08H	\$554.769	\$534,091	\$513,520						•		
显派	ř.	4									\$13,926	\$13 483	\$13 052	\$12,602	\$12 143	\$11,675							
24 hipman 24 hinvi Putan EGLE Equino						3 8	\$15	02	281 \$45,048	H H	900 CT-2	306 619	\$89 870	\$112,472	\$124.615	\$136,293	\$147,465	\$158.201 \$	\$168417 #	\$177.963 S1	\$106.177 \$12	\$192.819 \$200 80	203 686 \$710 444
-three Paid on EGLE Expenses from School						ឆ			8	S	s	5	s	5	5	6	S	ន	į	ş		٤	E
- drawed Past as EQ.E Expenses from Non-Solous 236 Taxes						\$					1 8	5			1 1	1 8	} [			<b>8</b> 1	8	2 1	a ;
Remaining Balance of Accrued and Unitated Internet.						5	\$15	063	3	250	£ 5	000	20082	212.43	124845								
California Faris																							
249 Deport to Land Experted Resident Press																							
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372	Fund 25 year											_		1000	The same of the same of	to the second second second second second second second							
A Speciment for DOPA approximatives free which is \$100,000 should put in latest three representation														a profess	and second	manage and management in	A	-					
272 Barner 2016.  The Physics of Control of	of in raise saids.											- 6		TOTAL	SCHOOL	LOCAL	В	forced op General		52428	878	0,875	i de l
Name and Address of the Owner of the Owner of the Owner of the Owner, where the Owner of the Owner, where the Owner of the Owner, where the Owner, which is the Owner												100	EULECHII SEE	\$50.00 CER.	\$100.2.10	ESPANOTE .							

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	R	12	N	52	×	22	92	11	
Assumed annual increase in TV Test Schools and Men-Schools Controls	3914,300	385,C288	SEC. 758	COE MARK	and cars	125,000,12	11,021,530	\$1,850,243	154,721,910
Controlls Tores									
1	\$125,970	\$128,489	6131 059	\$132.680	5136,154	\$139,081	5141,863	6144,700	H,CH,CH
1975	002.03	20.00	62.842	42 071	27.010	1900	10.150	17.276	245.765
	\$1,400	\$1,428	\$1,456	\$1,485	\$1515	\$1 545	\$1,578	\$1,609	211711
Test Door Support	1312,126	2514,342	100,735	2131,230	25,722	FL 354 MT2	121.111.15	TLOSETT	\$15,102,734 \$15,000,754
									0.000
221 DORA Aprendition Fee	\$100,000	\$100,000	\$100,000	\$100.000	\$100 000	\$100,000	\$100,000	\$100,000	31,721,468
50%, SET to Gues Branchett Proprestigment Fund	241 990	\$42 600	20 686	244 560	\$45,451	\$46,360	8	8	\$115,134
Annual Annual Legisler of Lines (Local)	\$478,380	\$450.946	\$201,747	\$513,781	\$529,057	\$538,578	\$561,350	\$564,377	37,452,513
the Artural Captured School Taxes (SET)	241,980	S42 830	969 CPS	344.560	\$45,451	\$46,360	\$34,975	236,467	THEFT
Open)	\$251.940	ST56,979	SPE 118	196,7902	\$272,706	\$276,162	52,632	\$269,400	M,144,312
Adjusted Annual Tutal Incremental Taxes	\$772,310	3718,736	105,7962	54Z5.742	\$344,216	101,0362	\$928,650	\$1050,243	112,383,647
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Stone Soap Brownfield Plan Rev. 09/19/19

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# ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents



COLEMAN A. YOUNG MUNICIPAL CENTER 2 WOODWARD AVE., FOURTH FLOOR DETROIT, MICHIGAN 48226 (313) 224-0484 • TTY:711 WWW.DETROITMI.GOV

August 12, 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 on the Stone Soap Project located at 1450-1490 Franklin Street for Banyan Investments LLC.

The review of a Phase I Environmental Site Assessment (ESA) and Baseline Environmental Assessment was completed on July 12, 2019 and Invoice #5691927 in the amount of \$1,000.00 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,

Paul T. Max

General Manager

**PTM** 

Enclosure

cc: Brian Vosburg

#### Attachment B

TO:	THE

THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM:

DETROIT, BUILDINGS, SAFETY ENGINEERING, AND

ENVIRONMENTAL DEPARTMENT

PROJECT:

Stone Soap Project, Banyan Investments LLC

DATE:

August 12, 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 Banyan Investments, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Stone Soap Project.

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

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

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

By: Paul J. max

Its: General Manager

# ATTACHMENT H

**Eligibility Documentation** 

# **Ginny Dougherty**

From:

Elizabeth Masserang

Sent:

Friday, August 23, 2019 2:59 PM

To:

Ginny Dougherty

Subject:

Fwd: Stone Soap Project - Detroit Brownfield

For the attachment on eligibility on Stone Soap

Elizabeth Masserang PM Environmental, Inc. 248-414-1441

## Begin forwarded message:

From: "Owens, Paul (EGLE)" < <a href="OWENSP@michigan.gov">OWENSP@michigan.gov</a>>

Date: August 23, 2019 at 2:02:36 PM EDT

To: Elizabeth Masserang <masserang@pmenv.com>
Cc: "Bakun, Michelle (EGLE)" <BAKUNM@michigan.gov>
Subject: RE: Stone Soap Project - Detroit Brownfield

Hi Elizabeth,

All three parcels (1450, 1460 and 1490 Franklin) are considered to be facilities as defined by Part 201 of Act 451

## Paul Owens

Warren District Supervisor
Remediation and Redevelopment Division (RRD)
Michigan Department of Environment, Great Lakes, and Energy
586-235-6990 owensp@michigan.gov
Follow Us | Michigan.gov/EGLE

From: Elizabeth Masserang < masserang@pmenv.com >

Sent: Thursday, August 22, 2019 11:59 AM

To: Owens, Paul (EGLE) < OWENSP@michigan.gov > Cc: Bakun, Michelle (EGLE) < BAKUNM@michigan.gov > Subject: FW: Stone Soap Project - Detroit Brownfield

Hi Paul,

In Michelle's absence would you be able to assist in confirming the attached parcels meet the definition of a facility based on the reports completed? Figures are also attached for ease of reference.

Please let me know if you'd need anything further.

#### Thank you,

# **Elizabeth Masserang** | *Regional Manager – Economic Incentives* **PM ENVIRONMENTAL, INC.**

4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com p: 248-414-1441 | f: 877-884-6775 | Masserang@pmenv.com Environmental & Engineering Services Nationwide

From: Elizabeth Masserang

Sent: Thursday, August 22, 2019 11:49 AM

To: bakunm@michigan.gov

Subject: RE: Stone Soap Project - Detroit Brownfield

Hi Michelle,

We spoke on this project a month or so ago. I'm finalizing the Brownfield Plan. Can you please confirm the status of the attached parcels as meeting the definition of a "facility" for eligibility purposes?

I've attached links to the reports here documenting the contamination found:

- Phase I ESA
- Phase II and BEA

We're looking to send this in to DEGC tomorrow, so you're assistance is appreciated!

Thank you,

**Elizabeth Masserang** | *Regional Manager – Economic Incentives* **PM ENVIRONMENTAL, INC.** 

4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com p: 248-414-1441 | f: 877-884-6775 | Masserang@pmenv.com Environmental & Engineering Services Nationwide Corporate Headquarters Lansing, Michigan 3340 Ranger Road, Lansing, MI 48906 f: 877.884.6775 t: 517.321.3331 Michigan Locations
Berkley Bay City
Grand Rapids Chesterfield
Lansing

February 7, 2019

District Clerk
Michigan Department of Environmental Quality
Southeastern Michigan District Office
27700 Donald Court
Warren, Michigan 48092

Re: Baseline Environmental Assessment for the Industrial Warehouse Property

Located at 1450-1490 Franklin Street, Detroit, Michigan

Parcel IDS: 07000027, 07000026, and 07000025
PM Environmental, Inc. Project No. 01-10433-0-0002

Dear District Clerk:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

If you have any questions regarding the information in this report, please contact our office at (800) 313-2966.

Sincerely.

PM ENVIRONMENTAL, INC.

Tonia Hack Staff Geologist Jennifer Ritchie, CPG

Regional Manager - Site Investigation Services

**Enclosure** 

Corporate Headquarters Lansing, Michigan 3340 Ranger Road, Lansing, MI 48906 f: 877.884.6775 t: 517.321.3331 Michigan Locations
Berkley Bay City
Grand Rapids Chesterfield
Lansing

February 7, 2019

Mr. Aamir Farooqi Banyan Investments, LLC PO Box 15096 Detroit, Michigan 48215

RE:

Baseline Environmental Assessment for the Industrial Warehouse Property

Located at 1450-1490 Franklin Street, Detroit, Michigan

Parcel IDs: 07000027, 07000026, and 07000025 PM Environmental, Inc. Project No. 01-10433-0-0002

Dear Mr. Faroogi:

Enclosed is a copy of the Baseline Environmental Assessment prepared for the above referenced subject property in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

THIS BASELINE ENVIRONMENTAL ASSESSMENT WAS PERFORMED FOR THE EXCLUSIVE USE OF <u>BANYAN INVESTMENTS</u>, <u>LLC</u>, WHO MAY RELY ON THE REPORT'S CONTENTS.

If you have any questions regarding the information in this report, please contact our office at (800) 313-2966.

Sincerely,

PM ENVIRONMENTAL, INC.

Tonia Hack Staff Geologist Jennifer Ritchie, CPG

Regional Manager - Site Investigation Services

**Enclosure** 

## **TABLE OF CONTENTS**

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Appendix A: Phase I ESA, January 25, 2019, PM

Appendix B: Analytical Figures and Tables from 2010 and 2013 Previous Site Investigations

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## 1.0 INTRODUCTION AND DISCUSSION

PM Environmental, Inc. (PM) has completed a Baseline Environmental Assessment (BEA) for the Industrial Warehouse Property (Parcel IDs #07000027, #07000026, and #07000025) located at 1450-1490 Franklin Street in Detroit, Wayne County, Michigan (hereafter referred to as the "subject property") in accordance with Section 20126(1)(c) of Part 201, Environmental Remediation, and Section 21323a(1)(b)(i) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act (NREPA), P.A. 451 of 1994, as amended.

The subject property consists of three parcels of land totaling 0.66 acres and is located on the southwest corner of the Franklin Street and Riopelle Street intersection in Detroit, Wayne County, Michigan (Figure 1). The subject property is developed with three connected buildings between three and four-stories with a partial basement containing a total of 64,145 square feet that is currently unoccupied with no current business operations. The western portion of the subject building (1450 Franklin Street) contains four stories and a full basement totaling 26,737 square feet. The fourth floor was inaccessible due to unsafe conditions (floor/roof collapse). The central portion of the subject building (1460 Franklin Street) contains two stories and a partial crawl space totaling 12,724 square feet. No access point to the crawl space was observed; therefore, PM could not access that portion of the subject building. The eastern portion of the subject building (1490 Franklin Street) contains three stories totaling 24,684 square feet and is slab on grade. Portions of the building slab appear to have been removed, resulting in exposed soil.

In general, interior finish materials include wood floors, painted and unpainted brick walls, poured concrete floors, walls, and ceilings, concrete block walls, plaster walls and ceilings, wood deck ceilings, and one-foot by one-foot glue-on ceiling tiles. The observed materials were in generally poor condition. The concrete floors were in fair condition, with residual staining, but no significant cracking, pitting, or damage observed.

Asphalt and concrete pavement are present throughout the remainder of the subject property.

Standard and other historical sources document that the subject property was developed prior to 1884 with ten dwellings and several detached garages. All former dwellings, except two located in the central portion, were demolished between 1884 and 1897, when a northwestern building. northeastern building, additional dwelling, and western portion of the current building were constructed. The remaining dwellings and former northeastern building were demolished between 1897 and 1922, when an additional western building was constructed as an addition to the previously identified northeastern building and another building was constructed in the eastern portion of the property. The concrete pad in the southwestern portion was constructed in 1922. The eastern building and a portion of the northern addition to the western building were demolished between 1922 and 1927, when an addition was constructed to the eastern portion of the current building to join the three buildings into one. A third story was constructed to the eastern portion in 1929. The northwestern building was demolished between 1950 and 1952. Historical occupants consisted of residential tenants prior to 1884 until 1922; storefront operations in at least 1897; blacksmith operations in 1897; Detroit Screw Works and exterior steel storage in 1922; various chemical and dye storage, warehouse, mixing, and production operations; and Stone Soap Co. consisting of liquid and powder soap manufacturing operations from approximately 1972 to 1997.

The subject property is an open Leaking Underground Storage Tank (LUST) site with one gasoline release (C-0016-10) reported in January 2010 based on the in-place closure of one 1,000-gallon and one 2,500-gallon gasoline USTs in the southeastern portion of the subject building. The responsible part is identified as Former Stone Soap Co., and LUST closure activities have not been conducted.

#### 1.1 Owner/Operator Information

Banyan Investments, LLC purchased the subject property on January 2, 2019.

## 1.2 Intended Use of the Subject Property

Banyan Investments, LLC intends to redevelop the subject property for mixed residential and general commercial use.

The subject property is currently zoned SD-4 Special Development District/Riverfront Mixed Use. The intended use and zoning are consistent with a mixed Residential/Nonresidential property use.

Municipal water, sanitary sewer, storm sewer, natural gas, electrical, and telecommunications utilities and connected to or are available to the subject property. No water wells are present on the property.

#### 1.3 Summary of All Appropriate Inquiry Phase I Environmental Site Assessment

PM performed a Phase I Environmental Site Assessment (ESA) for the subject property dated January 25, 2019, in conformance with the scope and limitations of ASTM Practice E 1527-13 (i.e., the 'ASTM Standard'). A copy of the Phase I ESA, including photographs of the subject property, is included in Appendix A.

PM's January 2019 Phase I ESA identified the following onsite recognized environmental conditions (RECs):

- The subject property is an open LUST site with one release (C-0016-10) reported in 2010. Additionally, historical operations at the subject property consisting of chemical mixing and soap factory operations with known bulk chemical storage. Previous site assessment activities completed between 1997 and 2013 to assess the release and historical operations document that soil and groundwater contamination exist on-site above the current Michigan Department of Environmental Quality (MDEQ) Part 201 generic cleanup criteria and Part 213 Risk Based Screening Levels (RBSLs). Based on these analytical results and its open LUST status, the subject property meets the definition of a "site" and would also be classified as a "facility", in accordance with Part 201 and Part 213. Additionally, based on the concentrations of contaminants identified, the potential for vapor intrusion exists at the subject property.
- PM recommends the further assessment of the previously reported release (C-0127-07), located south of the subject property, identified during 2013 previous site assessments.
   Although the previously identified suspect underground storage tanks (USTs) and known release were not located within the subject property boundaries; the suspect USTs were

likely installed associated with historical operations on the subject property. The potential exists for contamination from the known release to also exist on the subject property.

• PM observed four sumps throughout the subject building. The westernmost basement sump was adequately assessed during previous site investigations; however, the remaining three were not assessed during the previous site assessment since they were not observed (likely due to interior limitations such as storage). The structural integrity of the three sumps is unknown, and based on the age of the subject building (at least 90 and up to 135 years), the potential exists for failure of the systems (i.e., cracks, leaks) to have occurred over time. The historical waste management practices associated with the sumps and former high risk operations (discussed above) are unknown and may be a source of subsurface contamination.

No adjoining and/or nearby RECs were identified.

# 1.3.1 Phase I ESA Exceptions or Deletions

During the completion of the January 2019 Phase I ESA, there were no exceptions or deletions from the Federal All Appropriate Inquiry Rule under 40 CFR 312, or the ASTM Standard. To the best of PM's knowledge, no special terms or conditions applied to the preparation of the Phase I ESA.

#### 1.3.2 Phase I ESA Data Gaps

PM did not identify any significant data gaps during the completion of the January 2019 Phase I ESA.

## 1.4 Summary of Previous Site Investigations

PM reviewed the following previous environmental reports for the subject property. Due to the size and volume, only relevant portions of the 2013 site investigations are included in Appendix C of PM's January 2019 Phase I ESA (Appendix A). The BEAs listed below are available on file with the MDEQ. In addition, relevant figures and tables from 2013 site investigations are included Appendix B.

Name of Report	Date of Report	Company that Prepared Report
Phase I ESA	2-12-1997	ASTI
Phase II ESA	2-26-1997	Atwell-Hicks, Inc. (AH)
Phase I ESA	8-23-2006	ESA1
Phase II ESA	11-14-2006	ESA1
BEA	3-23-2007	ESA1
BEA	9-8-2008	El
Phase I ESA	11-16-2009	PM
Phase II ESA/BEA	2-12-2010	PM
Phase I ESA	3-5-2013	Environmental Testing & Consulting, Inc. (ETC)
Ground Penetrating Radar (GPR) and Electromagnetic Induction Survey	7-2013	ETC

Name of Report	Date of Report	Company that Prepared Report
Phase II ESA (Interior Areas)	10-2013	Hands & Associates, Inc. (HANDS) and ETC
Phase II ESA (Exterior Areas)	10-2013	HANDS and ETC

#### Phase I ESA and Phase II ESA (ASTI and Atwell, 1997)

At the time of the 1997 site investigations, the subject property was occupied by Stone Soap Co. (liquid and powder soap manufacturing company). The 1997 Phase I ESA identified RECs associated with the following:

- Suspect asbestos containing materials (ACMs);
- Current and potential orphan USTs;
- Onsite aboveground storage tank (AST); and
- Current and former high risk operations.

Suspect ACMs are not considered RECs, but non-ASTM considerations, and therefore are not discussed further in site investigation summaries discussed in this report.

AH conducted a subsurface investigation to assess the above RECs, as well as a suspect gasoline UST and two onsite drains. Site investigation activities consisted of the advancement of nine soil borings (SB-1 through SB-6, B1, B2, and F1), the installation of two temporary groundwater monitoring wells (TW1 and TW2), and the collection of soil and groundwater samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic hydrocarbons (PNAs), and Michigan 10 Metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, zinc). No geophysical survey was conducted to verify the presence of orphan USTs.

concentrations of cis-1,2-dichloroethylene analytical results identified tetrachloroethylene (PCE), and/or trichloroethylene (TCE) in the soil sample collected from SB-6 (8.0 feet below ground surface [bgs]) above the Part 201 Residential and Nonresidential Drinking Water Protection (DWP) cleanup criteria. Concentrations of fluoranthene, naphthalene, and phenanthrene were identified in the soil sample collected from F1 (3.0 feet bgs) above the Part 201 Groundwater Surface Water Interface Protection (GSIP) cleanup criteria. Concentrations of arsenic were identified in the soil samples collected from SB-3 (7.0 feet bgs), SB-4 (7.0 feet bgs), B1 (4.0 feet bgs), and B2 (4.0 feet bgs) above the Part 201 Residential and Nonresidential DWP, GSIP, and/or Residential Direct Contact (DC) cleanup criteria, but below the Nonresidential DC cleanup criteria. Concentrations of total chromium were identified in the soil samples collected from SB-6 (8.0 feet bgs) and B2 (4.0 feet bgs) above the Part 201 GSIP cleanup criteria. Concentrations of selenium were identified in each of the soil samples collected from the subject property above the Part 201 GSIP cleanup criteria. No other concentrations of target analytes were identified in the soil samples collected from the subject property above laboratory method detection limits (MDLs), Statewide Default Background Levels (SDBLs, applicable to metals only), and/or the most restrictive Part 201 Residential cleanup criteria.

The cis-1,2-DCE, PCE, and TCE concentrations identified in soil may be indicative of a vapor intrusion condition.

Concentrations of fluorene, naphthalene, phenanthrene, and 2-methylnaphthalene were identified in the groundwater sample collected from TW2 above the Part 201 Groundwater Surface Water Interface (GSI) cleanup criteria. Concentrations of arsenic, cadmium, total chromium, copper, lead, and zinc were identified in the groundwater sample collected from TW2 above the Part 201 Residential and Nonresidential Drinking Water (DW) and/or GSI cleanup criteria. No other concentrations of target analytes were identified in the groundwater samples collected from the subject property above laboratory MDLs and/or the most restrictive Part 201 Residential cleanup criteria.

Based on the limited, perched, discontinuous nature of groundwater encountered, lack of potable water wells at the subject property, and lack of surface water bodies at the subject property, AH concluded that the groundwater ingestion and drinking water pathways were not complete. Based upon this information, AH determined the subject property did not meet the definition of a "facility" as defined by Part 201.

# Phase I ESA, Phase II ESA, and BEAs (ESA1 and El, 2006-2008)

At the time of the site investigations conducted between 2006 and 2008, the subject property was occupied by the current building, which was vacant. The 2006 Phase I ESA identified the following RECs:

- Former and historical long term high risk operations;
- Current and potential orphan USTs; and
- General hazardous material storage and an onsite AST.

Subsequent site investigation activities included the completion of a geophysical survey using GPR, advancement of six soil borings (SB1 through SB6), installation of two temporary groundwater monitoring wells (GW-1 and GW-2), and collection of soil and groundwater samples for laboratory analysis of gasoline VOCs, PNAs, cadmium, chromium, and lead. All of the soil borings were advanced south of the subject building. Review of reasonably ascertainable information indicated that site investigation activities were conducted on a south adjoining easement parcel and not the subject property parcel. Additionally, a 2009 survey documented that the subject property consists of the subject building footprint and small area between the subject building and west adjoining building (Figure 2).

Three anomalies consistent with orphan USTs were identified south of the subject building.

Soil analytical results identified concentrations of various gasoline range VOCs in the soil sample collected from SB4 (9.0-10.0 feet bgs) above the Part 201/213 Residential and Nonresidential DWP cleanup criteria/RBSLs. No other concentrations of target analytes were identified in the soil samples collected from the subject property above laboratory MDLs, SDBLs (applicable to metals only), and/or the most restrictive Part 201/213 Residential cleanup criteria/RBSLs.

Concentrations of benzene and 2-methylnaphthalene were identified in the groundwater sample collected from GW-2 above the Part 201/213 Residential and Nonresidential DW and/or GSI cleanup criteria/RBSLs. Concentrations of various PNAs were identified in the groundwater sample collected from GW-2 above the Part 201/213 Residential and Nonresidential DW and/or GSI cleanup criteria/RBSLs and Water Solubility screening levels. Concentrations of cadmium, chromium, and lead were identified in each of the groundwater samples collected from the subject

property above the Part 201/213 Residential and Nonresidential DW and GSI cleanup criteria/RBSLs. No other concentrations of target analytes were identified in the groundwater samples collected from the subject property above laboratory MDLs and/or most restrictive Part 201/213 Residential cleanup criteria/RBSLs.

Based on these analytical results, BEAs were submitted on behalf of various previous owners in 2007 (BEA ID: 3530) and 2008 (BEA ID: 4069). Additionally, based on these analytical results, the MDEQ assigned the subject property a facility ID (50005619) and reported a release (C-0127-07); however, this release and facility status are not identified in the regulatory database reviewed as part of the January 2019 Phase I ESA, and are not listed on the MDEQ LUST database. Based upon this information, the assessments conducted south of the subject property should not be considered associated with the subject property.

#### Phase I ESA and BEA (PM, 2009-2010)

At the time of the 2009 Phase I ESA, the subject property was occupied by the current building, which was vacant. PM identified multiple RECs associated with the following:

- Unknown historical heat source;
- Historical and former high risk onsite operations associated with Eaton Chemical, Detroit Screw Works, and Stone Soap Co., including the storage, use, and/or mixing of various oils, acids, chemicals, and dyes;
- Multiple potential orphan USTs;
- Onsite AST;
- Onsite floor drains and sumps with unknown historical waste management practices;
- Suspect former pits;
- Elevator shafts and associated leaking;
- Long term high risk operation at the northwest adjoining property (1424-1461 Franklin Street);
- Open LUST status and documented contamination at the southeast adjoining property (no current address), with contamination not delineated towards the subject property; and
- Former long term high risk operations at the west adjoining property (1440 Franklin Street).

Subsequent site investigation activities completed in December 2009 and January 2010 included the completion of a geophysical survey using GPR, advancement of 16 soil borings (SB-1 though SB-16), and collection of 16 soil samples for laboratory analysis of VOCs, PNAs, polychlorinated biphenyls (PCBs), and Michigan 10 Metals, or some combination thereof. Groundwater was not encountered to a depth of 20.0 feet bgs (maximum depth explored). The 2009/2010 soil boring locations and analytical results are depicted on Figure 3A. PM's January 2010 laboratory analytical reports are available on file with the MDEQ.

PM encountered debris piles, miscellaneous storage, elevator shafts, and a crawl space as limitations during the GPR survey in December 2009. Two anomalies consistent with orphan USTs were identified in the southeastern portion of the subject building. No other anomalies consistent with orphan USTs were identified. In January 2010, PM oversaw site investigation activities that consisted of the exposure of the top of the anomalies discussed above, which confirmed the presence of two orphan USTs. Due to their location, it was determined that the USTs, consisting of one 1,000-gallon and 1 one 2,500-gallon gasoline USTs, would have to be

closed in place (Figure 2). The USTs were opened and approximately 1,250 gallons of gasoline and/or water were removed from the USTs, which was transported offsite by a licensed waste hauler. The USTs were then cleaned and filled with concrete.

The onsite AST was determined to be empty.

Soil analytical results identified concentrations of various petroleum and/or chlorinated VOCs in the soil samples collected from SB-1 (3.0-4.0 feet bgs), SB-2 (1.0-2.0 feet bgs), SB-4 (1.0-2.0 feet bgs), SB-5 (2.0-3.0 feet bgs), SB-6 (7.0-8.0 feet bgs), SB-7 (4.0-5.0 feet bgs), SB-9 (2.0-3.0 feet bgs), SB-11 (3.5-4.5 feet bgs), SB-13 (3.0-4.0 feet bgs), SB-15 (7.0-8.0 feet bgs), and/or SB-16 (8.0-9.0 feet bgs) above the Part 201/213 Residential and Nonresidential DWP, GSIP, and Soil Volatilization to Indoor Air Inhalation (SVII) cleanup criteria/RBSLs. Concentrations of phenanthrene, naphthalene, and 2-methylnaphthalene were identified in the soil samples collected from SB-6 (7.0-8.0 feet bgs), SB-9 (2.0-3.0 feet bgs), SB-15 (7.0-8.0 feet bgs), and/or SB-16 (8.0-9.0 feet bgs) above the Part 201/213 GSIP cleanup criteria/RBSLs. Concentrations of mercury, selenium, and/or zinc were identified in the soil samples collected from SB-1 (3.0-4.0 feet bgs), SB-2 (1.0-2.0 feet bgs), and/or SB-4 (1.0-2.0 feet bgs) above the Part 201 Residential and Nonresidential DWP and GSIP cleanup criteria. No other concentrations of target analytes were identified in the soil samples collected from the subject property above laboratory MDLs, SDBLs (metals) and/or the most restrictive Part 201/213 Residential cleanup criteria/RBSLs.

Based on these analytical results, a release was reported to the MDEQ on January 25, 2010 (C-0016-10). Additionally, a BEA was submitted on behalf of the former owner (BEA ID: 4415). Closure is not currently being pursued.

#### Phase I ESA, GPR, and Phase II ESA (ETC, 2013)

At the time of the 2013 Phase I ESA, the subject property was occupied by the current building, which was vacant at that time. The 2013 Phase I ESA RECs associated with the following:

- Potential orphan USTs;
- Open LUST status;
- Historical long term high risk operations; and
- Documented facility status.

Subsequent site investigations included the completion of a geophysical survey using electromagnetic induction (EM), advancement of nine soil borings (GP-1 through GP-5 and HA-1 through HA-4), installation of two temporary monitoring wells (GP-1 and GP-2), and collection of nine soil samples and two groundwater samples for laboratory analysis of VOCs, semi-volatile organic compounds (SVOCs), and Michigan 10 Metals, or some combination thereof.

Four anomalies potentially indicative of orphan USTs were identified south of the subject building. However, additional investigation was recommended to verify the source of the anomalies, which were potentially identified as buried rail road tracks or utility lines/vaults.

Soil analytical results identified concentrations of various petroleum and chlorinated VOCs in the soil samples collected from GP-1 (5.0 feet bgs), GP-2 (3.0 feet bgs), HA-1 (3.0 feet bgs), HA-2 (3.0 feet bgs), HA-3 (3.0 feet bgs), and HA-4 (3.0 feet bgs) above the Part 201/213 Residential and Nonresidential DWP and/or GSIP cleanup criteria/RBSLs. Concentrations of various PNAs

were identified in the soil samples collected from HA-2 (3.0 feet bgs), HA-3 (3.0 feet bgs), and/or HA-4 (3.0 feet bgs) above the Part 201/213 GSIP and Residential and Nonresidential DC cleanup criteria/RBSLs. Concentrations of various metals were identified in all of the soil samples collected from the subject property above the Part 201/213 Residential and Nonresidential DWP, GSIP, and/or DC cleanup criteria/RBSLs.

Groundwater analytical results identified concentrations of various metals in both of the groundwater samples collected from the subject property above the Part 201/213 Residential and Nonresidential DW and GSI cleanup criteria/RBSLs.

The soil and groundwater sample locations and analytical results are depicted on ETC's Figure 2 – Phase II Boring Locations and listed in ETC's Soil Sample Results table included in Appendix B.

Based on these analytical results, ETC recommended additional investigation of the anomalies identified south of the subject building, and completion of a BEA and Due Care Plan.

## 1.5 Summary of Current Site Investigation

On January 14, and 15, 2019, PM completed a subsurface investigation at the subject property that consisted of the advancement of seven soil borings (SB-17 through SB-23) to a maximum depth of 10.0 feet bgs, the installation of seven temporary sub-slab soil gas sampling points (SG-1 through SG-7), and the collection of 14 soil samples and seven soil gas samples for laboratory analysis of VOCs, PNAs, PCBs, cadmium, chromium, lead and mercury, or some combination thereof. It should be noted that the crawl space in the central portion of the subject building was inaccessible and, therefore, PM could not investigate the sump in that area.

Groundwater was not encountered to the maximum explored depth of 10.0 feet bgs; therefore, no groundwater samples were collected for laboratory analysis.

Figures 3B and 4 depict the soil borings and soil gas sample locations advanced by PM. Boring logs, which depict site-specific geology, PID readings, and soil and soil gas sample intervals are included within Appendix C.

The table below summarizes the site investigation activities including total boring depth, sample depth, analysis, objective of the soil borings, and sample justification:

#### **Description of Soil Boring/Soil Gas Sample Locations**

Location (feet bgs)	Sample Interval (feet bgs)	Analysis	Objectives	Soil and Soil Gas Sample Selection (justification)
SB-17	<b>Soil:</b> 3.0-4.0	VOCs	Further assess the former long term	Soil: In the absence of field evidence of impact, samples
(10.0)	<b>Soil:</b> 8.0-9.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	high risk operations and open LUST release	were collected at likely depths of product lines and USTs.  Groundwater: Not encountered.

Location (feet bgs)	Sample Interval (feet bgs)	Analysis	Objectives	Soil and Soil Gas Sample Selection (justification)
SB-18 (10.0)	<b>Soil:</b> 1.0-2.0 and 3.0-4.0	VOCs	Further assess the former long term high risk operations in the area of SB-1 and SB-3	Soil: Samples were collected from the interval exhibiting the highest PID reading (3.2 ppm) and from the sandy clay/clay interface below.  Groundwater: Not encountered.
SB-19 (10.0)	<b>Soil:</b> 1.0-2.0 and 3.0-4.0	VOCs	Further assess the former long term high risk operations in the area of SB-2 and SB-4	Soil: In the absence of field evidence of impact, samples were collected from the sand/sandy clay interface and below for vertical delineation.  Groundwater: Not encountered.
SB-20 (10.0)	<b>Soil:</b> 1.0-2.0 and 3.0-4.0	VOCs, PNAs, PCBs, and mercury	Further assess the former long term high risk operations in the area of SB-1	Soil: In the absence of field evidence of impact, samples were collected from the sand/clay interface and below to replicate SB-1 sample interval Groundwater: Not encountered.
SB-21 (10.0)	<b>Soil:</b> 1.5-2.5 and 8.0-9.0	VOCs	Further assess the former long term high risk operations in the area of SB-1, SB-2, and SB-8	Soil: In the absence of field evidence of impact, samples were collected from the sand/clay interface at the interval similar to SB-1 and SB-2 and below from a deeper interval similar to SB-8.  Groundwater: Not encountered.
SB-22 (10.0)	<b>Soil:</b> 2.0-3.0 and 4.0-5.0	VOCs, PNAs, PCBs, cadmium, chromium, and lead	Further assess the former long term high risk operations in the area of SB-7	Soil: Samples were collected from a shallow interval and below from a deeper interval similar to SB-7 exhibiting the highest PID reading (10.4 ppm).  Groundwater: Not encountered.
SB-23 (8.0)	<b>Soil:</b> 2.0-3.0 and .0-5.0	VOCs, PNAS, PCBS, cadmium, chromium, and lead	Further assess the former long term high risk operations in the area of SB-8 and SB-9 and the sump	Soil: Samples were collected from an interval similar to SB-9 exhibiting an elevated PID reading (3.3 ppm) and a interval below exhibiting the highest PID reading (4.6 ppm).  Groundwater: Not encountered.
SG-1	<b>Soil Gas:</b> Sub-slab	VOCs	Assess for a potential vapor intrusion condition in the area of open LUST release	<b>Soil Gas:</b> Sub-slab sample collected
SG-2	<b>Soil Gas:</b> Sub-slab	VOCs	Assess for a potential vapor intrusion condition near SB-5/ easternmost sump	<b>Soil Gas:</b> Sub-slab sample collected

Location (feet bgs)	Sample Interval (feet bgs)	Analysis	Objectives	Soil and Soil Gas Sample Selection (justification)
SG-3	Soil Gas: Sub-slab	VOCs	Assess for a potential vapor intrusion condition at SB-2	Soil Gas: Sub-slab sample collected
SG-4	Soil Gas: Sub-slab	VOCs	Assess for a potential vapor intrusion condition at SB-4	Soil Gas: Sub-slab sample collected
SG-5	Soil Gas: Sub-slab	VOCs	Assess for a potential vapor intrusion condition at SB-1	Soil Gas: Sub-slab sample collected
SG-6	Soil Gas: Sub-slab	VOCs	Assess for a potential vapor intrusion condition at SB-13	Soil Gas: Sub-slab sample collected
SG-7	Soil Gas: Sub-slab	VOCs	Assess for a potential vapor intrusion condition at SB-11	Soil Gas: Sub-slab sample collected

bgs = below ground surface ppm = parts per million PID = photoionization detector

## 1.5.1 Subsurface Investigations Techniques and QA/QC Procedures

The soil borings were advanced to the desired depth using a hand auger equipped with a stainless steel bucket. Soil sampling was performed for soil classification, verification of subsurface geologic conditions, and for investigating the potential and/or extent of soil and/or groundwater contamination at the subject property. Soil samples were generally collected on a continuous basis using a hand auger equipped with a stainless-steel bucket.

During drilling operations, the drilling equipment was cleaned to minimize the possibility of cross contamination. These procedures included cleaning equipment with a phosphate free solution (i.e., Alconox®) and rinsing with distilled water after each sample collection. Drilling and sampling equipment was also cleaned in this manner prior to initiating field activities.

Soils collected from discrete sample intervals were screened using a photoionization detector (PID) to determine if VOCs were present. Soil from specific depths was placed in plastic bags, sealed, and allowed to volatilize. The headspace within each bag was then monitored with the PID. The PID is able to detect trace levels of organic compounds in the air space within the plastic bag. The PID utilizes a 10.6 electron volts (eV) lamp. Soil samples were collected from the soil borings based upon the highest PID reading, visual/olfactory evidence of impact, a change in geology, and/or surficial soil.

The soil samples for VOC analysis were preserved with methanol in accordance with United States Environmental Protection Agency (USEPA) Method 5035 modified. The soil samples were placed in appropriately labeled containers with Teflon<sup>®</sup> lined lids and/or sanitized glass jars,

placed in an ice-packed cooler, and transported under chain of custody procedures for laboratory analysis within applicable holding times to Merit Laboratories, Inc. in East Lansing, Michigan.

The soil gas samples were collected in one liter sample canister supplied by the laboratory using dynamic flux chamber methods in accordance with the May 2013 MDEQ Guidance Document for the Vapor Intrusion Pathway. Prior to collecting the soil gas samples, the sampling apparatus was determined to be leak free utilizing the flux chamber which encompassed the sample tubing and associated connections as well as the sampling point. The chamber was charged with helium prior to purging the sampling point of a maximum of three volumes. A helium detector was then applied to the sampling line to ensure no leaks had occurred. The sample canister was regulated with a flow rate of 200 ml/minute, which was pre-set at the laboratory. The soil gas samples were collected in appropriately labeled canisters and then transported under chain of custody procedures for laboratory analysis within applicable holding times.

Upon completion of the investigation, the soil borings were abandoned by removing the temporary soil gas sample materials, placing the soil cuttings back into the borehole, filling the void with bentonite chips, hydrating the chips, resurfacing and returning the area to its pre-drilling condition.

#### 1.6 Geology and Hydrogeology

Based on review of PM's 2019 soil boring logs, the site-specific geology generally consists of sand, clayey sand, or sandy clay to between 1.0 and 4.5 feet bgs, underlain by clay to a depth of at least 10.0 feet bgs, the maximum depth explored. Groundwater was not encountered by PM to a depth of 10.0 feet bgs, the maximum depth explored.

The geology encountered by PM in 2019 is generally consistent with previous site investigations completed in 2010 and 2013, which encountered sand and clay to approximately 3.0 feet bgs, underlain by clay to a depth of at least 20.0 feet bgs, the maximum depth explored. Groundwater was not encountered to 20.0 feet bgs in 2010; however, limited, perched, and discontinuous groundwater was reportedly encountered in shallow intervals in 2013.

The 2019 soil boring logs are included in Appendix C, which consist of site specific geology, PID readings, soil gas sampling point diagrams, and sample intervals.

#### 2.0 Location of Contaminated Media on the Subject Property

PM compared the soil groundwater analytical results from site investigation activities with the MDEQ Part 201 Generic Cleanup Criteria dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential cleanup criteria/RBSLs.

PM compared soil gas analytical results to the USEPA Vapor Intrusion Screening Levels (VISLs) calculated using the November 2018 VISL calculator.

The 2019 soil and soil gas analytical results are presented in Tables 1 and 2 and on Figures 3B and 4. The complete January 2019 laboratory analytical reports are included in Appendix D.

Soil and groundwater analytical results from previous site investigation are summarized in Section 1.4. PM's January 2010 analytical results are summarized on PM's Figure 3A and in PM's 2010

Tables included in Appendix B. ECT's August 2013 analytical results are including in ETC's Figure 2 – Phase II Boring Locations Soil Sample Results table included in Appendix B, and the laboratory analytical report is included in Appendix D. The remaining previous laboratory analytical reports are on file with the MDEQ in previously submitted BEAs.

## 2.1 Summary of January 2019 Analytical Results

#### 2.1.1 Soil Analytical Results

The 2019 soil analytical results are summarized in Table 1 and on Figure 3B.

A concentration of carbon tetrachloride was identified in the soil sample collected from SB-18 (3.0-4.0 feet bgs) above the Part 201 Residential and Nonresidential DWP cleanup criteria. Concentrations of 1,2-dichloropropane were identified in the soil samples collected from SB-19 (1.0-2.0 feet bgs) and SB-22 (4.0-5.0 feet bgs) above the Part 201 Residential and Nonresidential DWP cleanup criteria.

Concentrations of PCE were identified in the soil samples collected from SB-18 (1.0-2.0 and 3.0-4.0 feet bgs) and SB-19 (1.0-2.0 and 3.0-4.0 feet bgs) above the Part 201 Residential and Nonresidential DWP and/or GSIP cleanup criteria.

Concentrations of TCE were identified in the soil samples collected from SB-18 (1.0-2.0 and 3.0-4.0 feet bgs), SB-22 (2.0-3.0 and 4.0-5.0 feet bgs), and SB-23 (2.0-3.0 and 4.0-5.0 feet bgs) above the Part 201 Residential and Nonresidential DWP, GSIP, and/or SVII cleanup criteria.

No other concentrations of VOCs were identified in any of the remaining soil samples collected from the subject property above laboratory MDLs and/or the most restrictive Part 201 Residential cleanup criteria.

No concentrations of PNAs and PCBs were identified in any of the select soil samples collected analyzed from the subject property above laboratory MDLs.

Concentrations of cadmium, chromium, and/or lead were identified in each of the select soil samples collected from the subject property above laboratory MDLs, but below the SDBLs and the most restrictive Part 201 Residential cleanup criteria.

Concentrations of mercury were identified in the soil samples collected from SB-20 (1.0-2.0 and 3.0-4.0 feet bgs) above the Part 201 Residential and Nonresidential DWP and/or GSIP cleanup criteria.

#### 2.1.2 Soil Gas Analytical Results

The soil gas analytical results are summarized in Table 2 and on Figure 4.

Concentrations of various VOCs were identified in the soil gas samples collected from the subject property above laboratory MDLs, but below the USEPA VISLs.

#### 2.2 Subject Property Facility/Site/Property Status

A location where a hazardous substance is present in excess of the concentrations, which satisfy the requirements of subsection 20120a(1)(a) or (17), is a facility pursuant to Part 201. Section 20120a(1)(a) requirements are the cleanup criteria for unrestricted residential usage.

Contaminant concentrations identified in soil and groundwater on the subject property indicate exceedances of the Part 201/213 Residential and Nonresidential DWP/DW, GSIP/GSI, SVII and DC cleanup criteria/RBSLs. Therefore, based on the soil and groundwater concentrations and the open LUST status, the subject property is considered a <u>facility</u> under Part 201 and a <u>site</u> under Part 213.

#### 3.0 PROPERTY INFORMATION

#### 3.1 Legal Description of Subject Property

A copy of assessing information with the legal description is included in Appendix E.

## 3.2 Map of Subject Property

Figure 1, Property Vicinity Map; and Figure 2, Generalized Diagram of the Subject Property and Adjoining Properties, depict the subject property/parcel boundaries.

## 3.3 Location and Analytical Summary Maps

Figures 3A, 3B, and 4 provide scaled maps of the subject property with sampling locations and soil and soil gas analytical results from PM's January 2010 and 2019 site investigations.

## 3.4 Subject Property Location Map

Figure 1 provides a scaled area map depicting the subject property location in relation to the surrounding area.

#### 3.5 Subject Property Address

As indicated in Section 1.0, the subject property is located at 1450-1490 Franklin Street, Detroit, Wayne County, Michigan (Figures 1 and 2).

#### 3.6 Subject Spatial Data

As depicted in Figure 1, the subject property (Parcel IDs #07000027, #07000026, and #07000025) is located in the Township 2 South (T2S), Range 12 East (R12E) in Detroit, Wayne County, Michigan.

According to the MDEQ GeoWebFace website, the center of the subject property is located at latitude 42.3329 north and a longitude of -83.0302 west.

## 4.0 FACILITY/SITE/PROPERTY STATUS OF SUBJECT PROPERTY

As indicated in Section 2.2, based upon documented soil and groundwater exceedances of the Part 201/213 Residential and Nonresidential DWP/DW, GSIP/GSI, SVII, and DC cleanup criteria/RBSLs and the open LUST status, the subject property is a <u>facility</u> under Part 201 and a site under Part 213.

#### 4.1 Summary Data Tables

PM compared the soil and groundwater analytical results from site investigation activities with the MDEQ Part 201 Generic Cleanup Criteria dated December 30, 2013 entitled "Cleanup Criteria Requirements for Response Activity", in accordance with Section 20120a(1) using the Residential and Nonresidential cleanup criteria/RBSLs.

PM compared the soil gas analytical results with the USEPA VISLs calculated using the November 2018 VISL calculator.

The 2009/2010 and 2019 soil and soil gas analytical results are summarized in Tables 1 and 2. CAS numbers associated with each target analyte identified above the laboratory MDLs are also presented in Tables 1 and 2.

ECT's August 2013 analytical figures and tables are included in Appendix B, and the laboratory analytical report is included in Appendix D.

# 4.2 Laboratory Reports and Chain of Custody Documentation

The soil and soil gas samples collected by PM in January 2019 were submitted for chemical analysis under chain of custody procedures and within applicable holding times to Merit. Appendix D includes the laboratory analytical reports and associated chain of custody documentation.

The laboratory analytical report from ETC's August 2013 site investigation is included in Appendix D. The remaining previous laboratory analytical reports are on file with the MDEQ in previously submitted BEAs.

#### 5.0 IDENTIFICATION OF BEA AUTHOR

This BEA was conducted by Ms. Tonia Hack, Staff Consultant, and reviewed by Ms. Jennifer Ritchie, Regional Manager of Site Investigation Services, PM Environmental, Inc., on February 7, 2019, which is prior to or within 45 days of property ownership or occupancy. Qualification statements are provided as Appendix F.

I declare that, to the best of my professional knowledge and belief, I meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312 and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

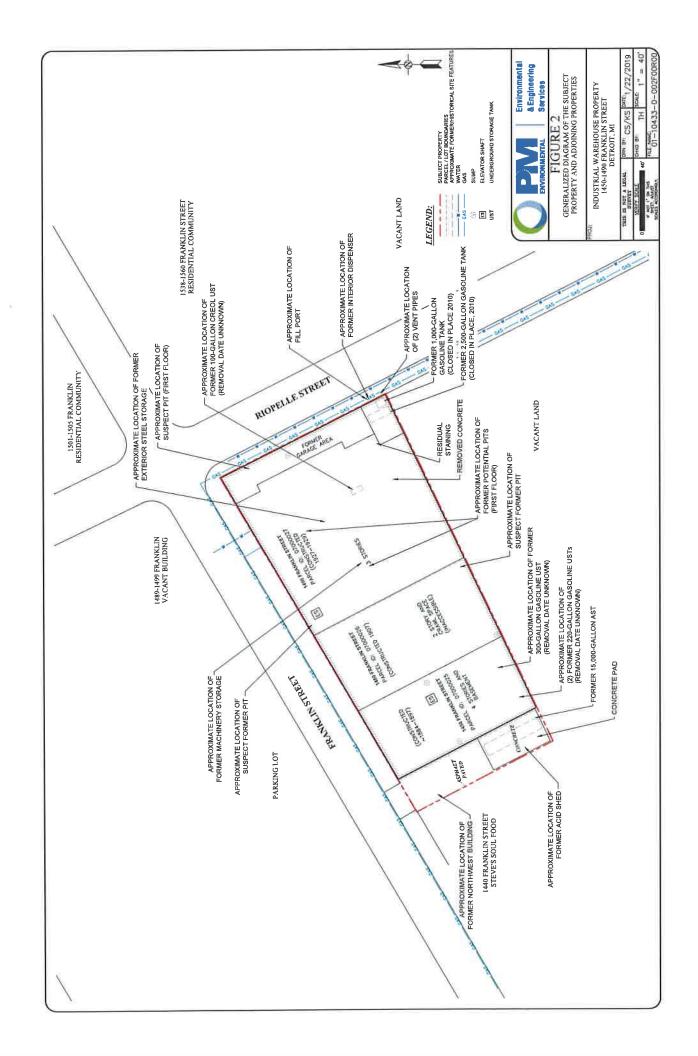
Jennifer L. Ritchie, CPG

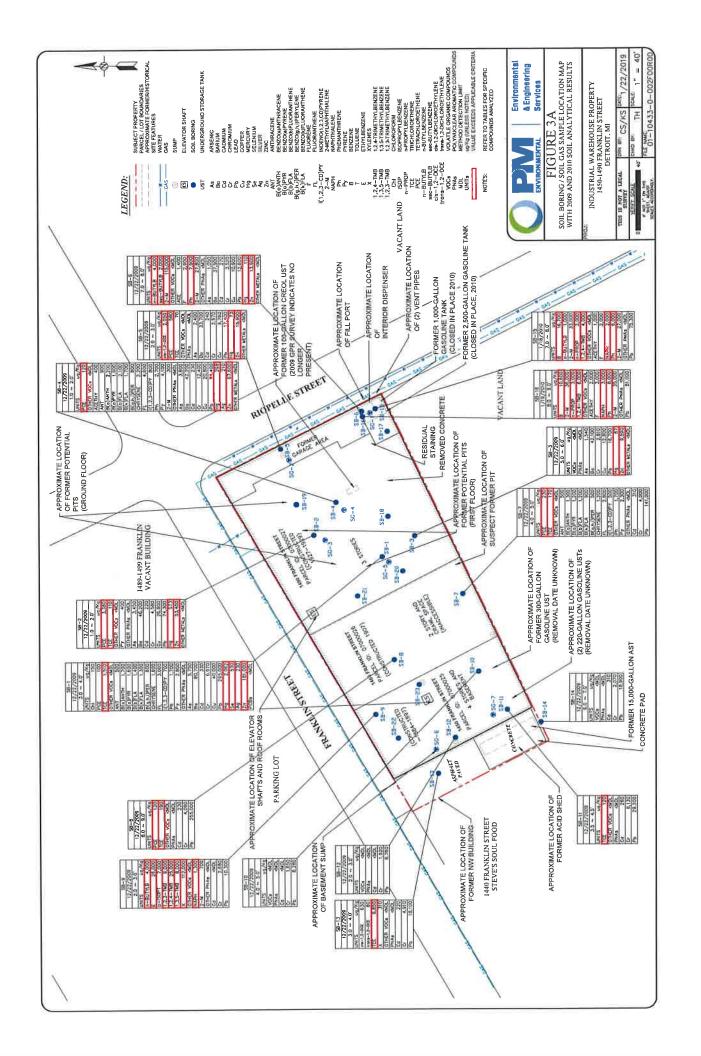
Regional Manager - Site Investigation Services

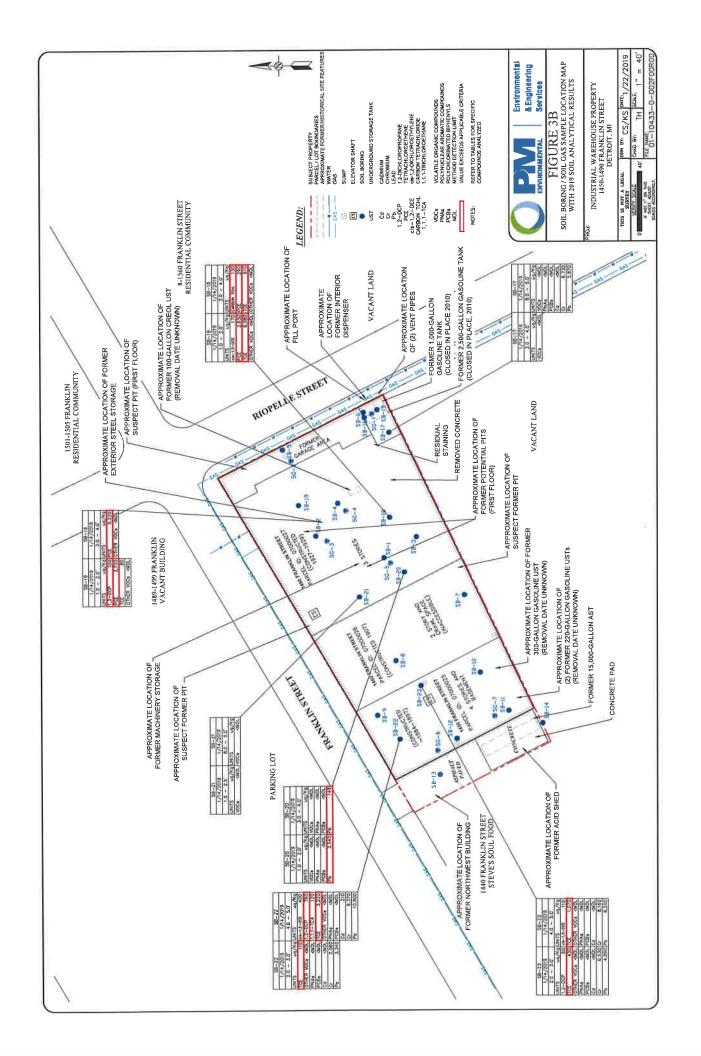
#### 6.0 AAI REPORT OR ASTM PHASE I ESA

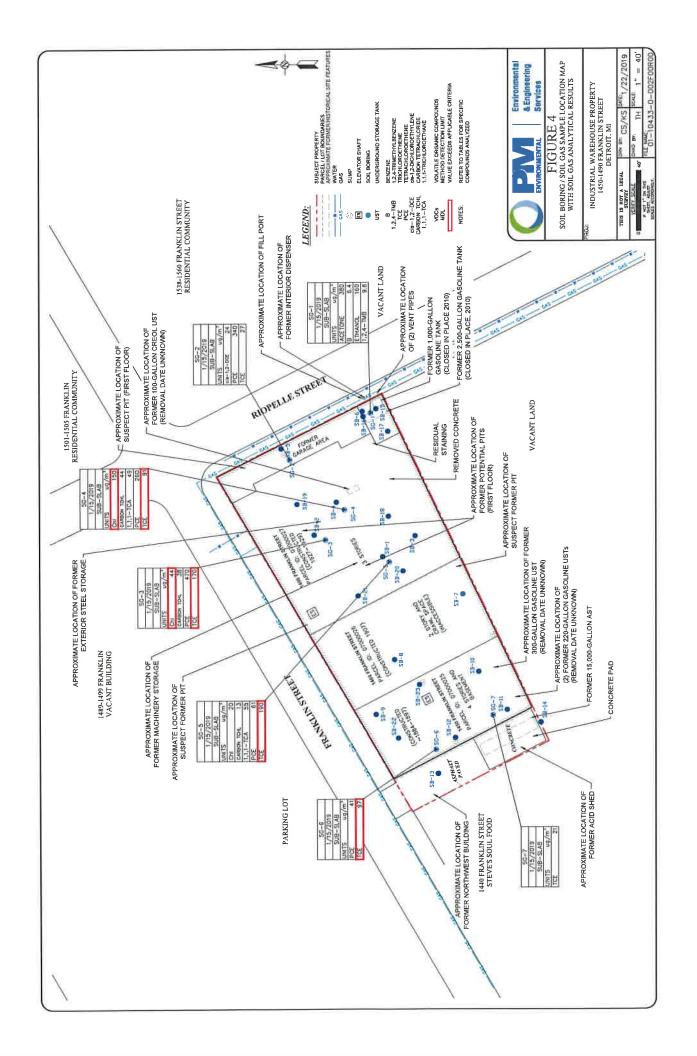
As indicated in Section 1.3, PM performed a Phase I ESA of the subject property dated January 25, 2019, in conformance with the scope and limitations of ASTM Practice E 1527-13 of the Industrial Warehouse Property located at 1450-1490 Franklin Street, Detroit, Wayne County, Michigan. The scope of the Phase I ESA included consideration of hazardous substances as defined in Section 20101(1)(x) of P.A 451 of 1994, as amended, and constituted the performance of an All Appropriate Inquiry in conformance with the standards and practices set forth in 40 CFR Part 312.

A copy of the January 25, 2019, Phase I ESA is included in Appendix A.









# ATTACHMENT I

**Incentive Information** 



COUNCIL PRESIDENT BRENDA JONES

#### Incentive Information Chart: 1450, 1460, 1490 Franklin Street, Detroit

Project Type	Incentive Type	Investment Amount	District		
Commercial/Residential –	Brownfield TIF,	\$31 Million Hard Cost	East Riverfront		
Mixed Use	PA255, and NEZ	Investment			

	Jobs Available											
	Const	ruction		Post Construction								
1 10100010		Skilled Labor	Non-Skilled Labor		Non- Professional	Skilled Labor	Non-Skilled Labor					
0	0	200	0	0	2	0	0					

#### 1. What is the plan for hiring Detroiters?

The development team will present at local trades sessions to solicit bidders and garner opportunities to employ Detroit residents. If the D2D program is available within the necessary timeframes, the developer will utilize this as an additional procurement source as needed.

Banyan Investments, LLC has a policy of non-discrimination in its hiring practices, as is required by prevailing non-discrimination laws. As long as Banyan remains in compliance with these policies and laws, Detroit-based worker hiring will be encouraged, both permanent and temporary.

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

Available construction jobs include demolition, asbestos abatement, underground storage tank removal, earthwork, site utilities, concrete, masonry, carpentry, steel work, architectural woodwork, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing and HVAC and electrical.

The Developer anticipates the creation of 2 full time equivalent permanent jobs at the new project associated with property maintenance. Additional tenant created jobs are anticipated to include opportunities in property management, retail/food & beverage outlets and the new theatre employees.



#### COUNCIL PRESIDENT BRENDA JONES

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

The development is anticipated to create an estimated 48 new residential units in the City of Detroit.

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

Yes. Both the Detroit River Front Conservancy and the Rivertown Business Association are supportive of this project. Written letters of support are being obtained and will be provided as soon as possible.

5. When is construction slated to begin?

Construction is slated to commence in spring 2020

6. What is the expected completion date of construction?

Approximately two years following project commencement.



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 Stone Soap 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 Stone Soap 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 Stone Soap 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 STONE SOAP BROWNFIELD REDEVELOPMENT PLAN

Wednesday, September 18, 2019 2751 E. Jefferson Ave. Detroit, MI 48207 5:30 PM

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Aamir Farooqi (Banyan)
Frank Arvan (Banyan)
Mike D'Agostino (Banyan)
Achea Gist (Banyan)
Erica White (Banyan)
Dan Cannon-Wilson (Banyan)
Elizabeth Masserang (PM Environmental)
Karen Slaughter-DuPerry (Detroit Riverfront Conservancy)
Constance Bailey (Rivertown)
John Stroh (The Stroh Companies)
Christopher Stroh (200 River Place Condos)

Mr. Vosburg called the meeting to order at 5:40 PM.

Mr. Vosburg 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. Farooqi provided details regarding the redevelopment plan for the project location and answered questions regarding the anticipated retail tenants, the size and operation of the planned theater, the number of residential units and their size, configuration, and availability for sale or lease, the architect for the project, VolumeOne, the anticipated start of construction and construction timeline, the history of the existing structures and their past uses, parking to be available to the future residents and the public, the infrastructure planned for potential commercial tenants, and the potential and existing developments surrounding the project location.

Mr. John Stroh stated that he is excited for the project and is eager for construction to begin.

Ms. Slaughter-DuPerry stated that she would like to see a pedestrian plaza between the project location and the riverfront, and that she is very excited for the project.

Mr. Christopher Stroh stated that he is excited for the project and eager for more infill development along the East Riverfront.

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



One person 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 6:22 PM.



# DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY MINUTES OF THE REGULAR COMMUNITY ADVISORY COMMITTEE MEETING WEDNESDAY, SEPTEMBER 11, 2019 -- 5:00 PM AT DEGC OFFICES 500 GRISWOLD, SUITE 2200 DETROIT, MI

**COMMITTEE MEMBERS** 

PRESENT:

Rick Blocker Kamal Cheeks Dr. Regina Randall

Allen Rawls
Rico Razo
Simone Sago

Simone Sagovac

**COMMITTEE MEMBERS** 

ABSENT:

Michelle Lee Brad Lutz Sandra Stahl

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA) Brian Vosburg (DEGC/DBRA) Cora Capler (DEGC/DBRA) Benecia Cousin (URGE)

George N'Namdi (N'Namdi Holdings)

Aamir Farooqi (Banyan)

Elizabeth Masserang (PM Environmental)

Peter Procida (Procida) Mario Procida (Procida)

Kate Humphrey (City of Detroit, HRD)

Jared Fleisher (Bedrock) Richard Barr (Honigman) Gage Minkley (Bedrock) 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

Pre-Approved Activities	\$42,500.00
Department Specific Activities	\$640,000.00
3. Demolition	\$827,752.00
4. Asbestos, Mold, and Lead Activities	\$176,740.00
Infrastructure Improvements (including Parking)	\$3,243,596.00
6. Site Preparation	\$417,823.00
7. Brownfield Plan & Work Plan Preparation and Implementation	\$60,000.00
8. Contingency (15%)	\$795,887.00
9. Interest	\$182,615.00
Total Reimbursement to Developer	\$6,386,913.00
10. Authority Administrative Costs	\$11,612,556.00
11. State Brownfield Redevelopment Fund	\$548,834.00
12. Local Brownfield Revolving Fund	\$3,389,100.00
TOTAL Estimated Costs	\$21,937,403.00

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 a Commercial Facilities Exemption PA 255 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Farooqi provided information on his background as a developer and his prior project in the City of Detroit, and more information on this project including that it was an RFP through the City of Detroit, the Developer worked with the Planning and Development Department on the design of the development since the Property is in a prominent location, the Property has existing structures and space is limited to include green features but there will be greenery on the rooftop of the development, the project will have stormwater infrastructure, there will be high-efficiency appliances and mechanical systems, the limited residential properties around the Property, the cooperation between the Developer and the Riverfront Business Association and the Detroit Riverfront Conservancy, and the Shakespeare in Detroit theater to be included in the development.

Mr. Razo asked how much of the existing structures will be demolished for the development. Mr. Farooqi stated that two of the three structures will be demolished and the third will be partially deconstructed, that none of the existing structures are designated as historic or in a historic district, and that some work will need to be done to stabilize the structures in preparation for the winter months.

Mr. Cheeks asked how the Developer will try to mitigate the challenges of going over budget or the construction period taking longer than expected. Mr. Farooqi stated that there were unique challenges with his last project, St. Charles, and that O'Brien Construction has provided an estimate for a construction period of 20 months and he is confident that the project will be completed in that timeframe and that he has a good idea on the costs for the project.

Mr. Razo asked what the main reason was for the cost overruns and extension in construction period for the St. Charles project. Mr. Farooqi stated that St. Charles was a historic renovation and it was important to preserve the historic look and feel of the building and that during the course of construction there was a change in the contractor.

Mr. Rawls asked for the estimated costs of the condominium units for the project. Mr. Farooqi stated that the estimated cost for the condominium units is \$480 per square foot.

Mr. Rawls asked how many seats will be in the proposed theater. Mr. Farooqi stated that there will be approximately 120 seats in the theater.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for Stone Soap.

Mr. Cheeks motioned to recommend approval of the Brownfield Plan for Stone Soap without a CAC public hearing and without appointing special members. Mr. Blocker seconded the motion. DBRA-CAC Resolution Code 19-09-218-01, recommending approval of the Brownfield Plan for Stone Soap was unanimously approved.



#### Call to Order

Mr. Rawls, Chairperson, called the meeting to order at 5:12 p.m.

#### <u>General</u>

#### **Approval of Minutes**

Mr. Rawls called for approval of the minutes of the August 28, 2019 (resolution) DBRA-CAC meeting. The Committee took the following action:

On a motion by Mr. Blocker, seconded by Mr. Razo, DBRA-CAC Resolution Code 19-09-02-144, approving the August 28, 2019 CAC minutes, as presented, was unanimously approved.

#### **Projects**

#### **Brownfield Plan for Stone Soap**

Mr. Vosburg introduced the Brownfield Plan for Stone Soap to the CAC members present.

Banyan Investments, LLC is the project developer (the "Developer") for the Plan which entails the demolition of the buildings located at 1460 and 1490 Franklin Street and partial demolition, renovation and expansion of the building located at 1450 Franklin. The proposed redevelopment includes the partial renovation of 1450 Franklin Street and new construction that will feature a theater, wine bar, market, and office space on the first and second floor. The theater is anticipated to house the highly anticipated Shakespeare in Detroit. Approximately 48 residential units are proposed to occupy floors 3 through 8, including 42 condominium units and 6 for-lease apartments. The apartments are anticipated to be available as affordable units at 80% of the Area Median Income (AMI). An onsite parking garage will also be available for residents.

The total investment is estimated to be \$38.4 million. The Developer is requesting \$6,386,913.00 in TIF reimbursement.

There will be 200 temporary construction jobs and 2 FTE jobs. The 4 FTE jobs will be related to property management.

#### Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located in the Rivertown neighborhood east of downtown Detroit and is bounded by Franklin Street to the north, Riopelle Street to the east, a vacant lot to the south, and an alleyway to the west.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 and a "site" under Part 213.

#### Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Pre-Approved Activities, Department Specific Activities, Demolition, Asbestos Activities, Infrastructure Improvements, Site Preparation, and preparation and implementation of a Brownfield Plan and/or Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible



CODE DBRA 19-10-218-05

#### STONE SOAP 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 **Stone Soap 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 **Stone Soap 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.

October 9, 2019

## RESOLUTION CALLING A PUBLIC HEARING REGARDING APPROVAL OF THE BROWNFIELD PLAN OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE STONE SOAP REDEVELOPMENT

	The	following	preamb	le and	resolutio	n were	offered	by	Memb	er
		and	supported	d by Mem	nber					
	WHEI	REAS, the	City of	Detroit,	County of	Wayne,	Michigan	(the	"City")	is
autho	rized b	y the provi	sions of A	Act 381,	Public Acts	s of Mich	igan, 1996	("Act	381"),	to
create	a hrov	wnfield rede	velonme	nt authori	tv <sup>.</sup> 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 Stone Soap 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 14<sup>th</sup> day of November, 2019 at 10:40 AM, prevailing Eastern Time, in the Council Chambers, 13<sup>th</sup> 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 reso	olutions	and	parts	of	resolutions	insofar	as	they	conflict	with	the
prov	isions o	f this res	olution a	are re	scinde	ed.							
•													
	4.	The Ci	ty Clerk	is r	eques	ted	to submit	three (3	3) c	ertifie	ed copie	s of	this
reso	lution to						t. Suite 220						

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 STONE SOAP 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 Stone Soap 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 18, 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 October 9, 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 November 14, 2019.

#### NOW, THEREFORE, BE IT RESOLVED, THAT:

1. <u>Definitions</u>. 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. <u>Public Purpose</u>. The City Council hereby determines that the Plan constitutes a public purpose.
- 3. <u>Best Interest of the Public</u>. 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. <u>Review Considerations</u>. 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. <u>Approval and Adoption of Plan</u>. 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.
  - 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. <u>Establishment of Project Fund; Approval of Depositary</u>. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary 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. <u>Use of Moneys in the Project Fund</u>. 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. <u>Return of Surplus Funds to Taxing Jurisdictions</u>. 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. <u>Disclaimer</u>. 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. <u>Repealer</u>. 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		
RESOLUT	ION DECLARED ADOPTED		
		Janice Winfrey, City Clerk City of Detroit County of Wayne, Michigan	

WAIVER OF RECONSIDERATION IS REQUESTED

adopted by the City Council of the a regular meeting held on and public notice of said meeting Open Meetings Act, being Act 267	regoing is a true and complete copy of a resolution City of Detroit, County of Wayne, State of Michigan, at, 2019, and that said meeting was conducted was given pursuant to and in full compliance with the Public Acts of Michigan, 1976, as amended, and that e kept and will be or have been made available as
- <u>-</u>	Janice Winfrey, City Clerk
	City of Detroit County of Wayne, Michigan



October 24, 2019

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

Re: Midtown West Brownfield Redevelopment Plan

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Midtown West 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 24, 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 excerpt of the minutes of the CAC meeting pertaining to the plan and the minutes 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.

#### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel located at 931 Selden in the western portion of the Midtown neighborhood of Detroit and is bounded by Selden Street to the north, the proposed Fourth Avenue to the east, the proposed Tuscola Avenue to the south, and the John C. Lodge Service Drive to the west.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 due to the presence of arsenic, benzo(a)pyrene, benzo(b)flouranthene and dibenzo(a,h)anthracene in soil and fill.

#### 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, department specific activities, additional response activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, brownfield plan implementation. 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 4 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

Environmental Assessment Activities	\$65,000.00
Environmental Reporting and Compliance	\$50,000.00
Department Specific Activities	\$246,296.00
Vapor Mitigation System	\$750,000.00
Environmental Response Activities and Oversight	\$50,000.00
No Further Action Report	\$25,000.00
Infrastructure Improvements (including Parking)	\$1,809,635.00
8. Site Preparation	\$121,326.00
Storm Water Management	\$50,000.00
10. Brownfield Plan & Work Plan Preparation and Implementation	\$60,000.00
11. Contingency (15%)	\$475,088.00
12. Interest	\$548,683.00
Total Reimbursement to Developer	\$4,251,029.00
13. Authority Administrative Costs	\$1,205,852.00
14. State Brownfield Redevelopment Fund	\$389,197.00
15. Local Brownfield Revolving Fund	\$2,431,635.00
TOTAL Estimated Costs	\$8,277,713.00

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 a Commercial Rehabilitation Act PA 210 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

#### **DBRA's Request**

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

#### a.) October 29, 2019

City Council adoption of the Resolution (Exhibit D), setting the Midtown West Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for November 14, 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.) November 14, 2019, 10:20 AM

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

c.) November 14, 2019, 10:25 AM

Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Midtown West Brownfield Redevelopment Plan.

d.) <u>November 19, 2019</u>

City Council adoption of the Resolution approving the Midtown West 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 MIDTOWN WEST REDEVELOPMENT PROJECT

#### Prepared by:

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

#### Developer:

PDH Development Group LLC Attn: Peter Procida 456 E. 176<sup>th</sup> Street Bronx, NY 10457 Phone: (203) 561-5217

#### 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 consists of one parcel of land containing approximately 2.162 acres of land. The parcel is a facility. The property and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the "Property."

Attachment A includes a site map of the Property. The Property is located in the western portion of Midtown, bounded by Selden Street to the north, the proposed Fourth Avenue to the east, the proposed Tuscola Avenue to the south and the John C. Lodge Service Drive to the west.

Parcel information is outlined below.

Address	931 Selden (Parcel 1; currently vacant land)
Parcel ID	04000759.005
Owner	City of Detroit
	LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:
Legal Description	PARCEL 1 PART OF LOTS 3 THROUGH 7, ALL OF LOTS 8 THROUGH 11, PART OF LOT 12, FORSYTH CONNOR ESTATES AS RECORDED IN LIBER 1 OF PLATS, PAGE 219, WAYNE COUNTY RECORDS, PART OF LOTS 1 THROUGH 9, AND ADJACENT VACATED ALLEYS AND PART OF VACATED TUSCOLA AVENUE, BONSWOR & SCOTT'S SUBDIVISION BLOCK 3 AS RECORDED IN LIBER 3 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 OF BONSWOR & SCOTT'S SUBDIVISION BLOCK 3, THENCE S67°13'00"W 1.50 FEET TO A POINT; THENCE S22°47'00"E 3.00 FEET TO THE POINT OF BEGINNING; THENCE S22°47'00"E ALONG THE WESTERLY RIGHT OF WAY LINE OF FOURTH AVENUE (58 FEET PROPOSED RIGHT OF WAY), 272.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TUSCOLA AVENUE (58 FEET PROPOSED RIGHT OF WAY); THENCE S67°13'00"W ALONG SAID RIGHT OF WAY, 361.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JOHN

C LODGE DRIVE (VARIABLE WIDTH RIGHT OF WAY); THENCE N20°45'40"W ALONG SAID RIGHT OF WAY, 67.54 FEET TO A POINT; THENCE N67°13'00"E 29.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 11, FORSYTH CONNOR ESTATES; THENCE N23°26'45"W ALONG SAID EASTERLY LINE OF LOT 11. 82.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S67°13'00"W ALONG THE SOUTHERLY LINE OF SAID LOT 3, 18.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID JOHN C LODGE DRIVE; THENCE N20°15'52"W ALONG SAID RIGHT OF WAY, 123.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SELDEN STREET (53 FEET PROPOSED RIGHT OF WAY); THENCE N67°13'00"E ALONG SAID RIGHT OF WAY, 344.13 FEET TO THE POINT OF BEGINNING.

PDH Development Group LLC, the project developer ("Developer"), is acquiring the Property from the City of Detroit. The project is a mixed-use residential and commercial development. It is currently anticipated construction will begin in the Spring of 2020 and eligible activities will be completed within 36 months. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations 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.

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

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

The Property is considered "eligible property" as defined by Act 381, Section 2, because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 due to the presence of arsenic, benzo(a)pyrene, benzo(b)flouranthene and dibenzo(a,h)anthracene in soil and fill.

#### 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 baseline environmental assessment activities, department specific activities, additional response

activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, brownfield plan implementation and interest.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with Tax Increment Revenues from the Property are shown in the table attached hereto as Attachment E. The eligible activities include response activities to properly manage contaminated soils on the Property; geotechnical evaluations; removal and replacement of fill material; construction of an enclosed parking level with approximately 149 parking spaces; storm water management features; and improvements in the rights of way of adjacent streets. 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.

Eligible activities began in 2018 with environmental response activities including Phase I and later Phase II and baseline environmental assessment activities; however, in no event shall the commencement of eligible activities begin later than eighteen months after the date the governing body approves this Plan, unless otherwise agreed to in writing by DBRA. All eligible activities will be completed within four (4) years of the date the governing body approves this Plan; provided however, 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 and interest thereon as described below. Activities may commence prior to the adoption of this Plan and be reimbursable to the full extent permitted by Act 381. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (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.

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

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

			Reim	bursement of	DBRA	Admin.			Loca	l Brownfield
School Capture	TOT	ALS	costs	& interest	Costs		State	Redev. Fund	Revo	olving Fund
State Education Tax (SET)	\$	778,394	\$	250,721	\$		\$	389,197	\$	138,476
School Operating Tax	\$	2,335,181	\$	1,504,327	\$	2	\$		\$	830,854
School Total	\$	3,113,575	\$	1,755,048	\$	9	\$	389,197	\$	969,330
Local Capture										
City Operating	\$	2,467,277	\$	1,192,508	\$	576,122	\$		\$	698,647
Library	\$	572,635	\$	276,772	\$	133,713	\$		\$	162,150
Wayne County Operating	\$	967,273	\$	467,512	\$	225,863	\$		\$	273,898
Huron Clinton Metropolitan Authority	\$	27,620	\$	13,350	\$	6,449	\$		\$	7,821
Wayne County ISD	\$	449,432	\$	217,224	\$	104,945	\$	-	\$	127,263
Wayne County ENH	\$	259,465	\$	125,407	\$	60,586	\$		\$	73,471
Wayne County Community College	\$	420,436	\$	203,209	\$	98,174	\$		\$	119,053
Local Total	\$	5,164,138	\$	2,495,981	\$	1,205,852	\$	2	\$	1,462,305
Total Captured School and Local Taxes	\$	8,277,713	\$	4,251,029	\$	1,205,852	\$	389,197	\$	2,431,635

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

Non-Capturable	e Millages	
City Debt		\$ 1,154,565
School Debt		\$ 1,667,705
Wayne County	DIA	\$ 25,657
Wayne County	Zoo	\$ 12,829
	Total Non-Capturable Taxes	\$ 2,860,756

In no event shall the duration of this Plan exceed thirty-five years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five years after the date of the governing body's resolution approving this Plan. The beginning date of the capture of tax increment revenues shall be the 2021 tax year (commencing with the Summer 2021 property taxes).

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

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

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

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

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with school taxes, interest shall not be paid under this Plan from school taxes with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal

rate of return to the Developer does not exceed twenty percent (20%), as more specifically stated in the Reimbursement Agreement.

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

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

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the 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 Detroit City Council.

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

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$2,431,635. 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 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

#### K. Developer's Obligations, Representations and Warrants

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed or will be 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.

Exhibit A Midtown West Brownfield Redevelopment Plan

The Developer has applied or will apply for a property tax abatement with respect to the residential portion of the Property under the Neighborhood Enterprise Zone Act and may apply for a property tax abatement with respect to the commercial component of the Property under the Commercial Redevelopment Act (PA 255 of 1978). If approved, the abatements will reduce the property tax obligations of the Property for the periods applicable under the abatement certificates, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

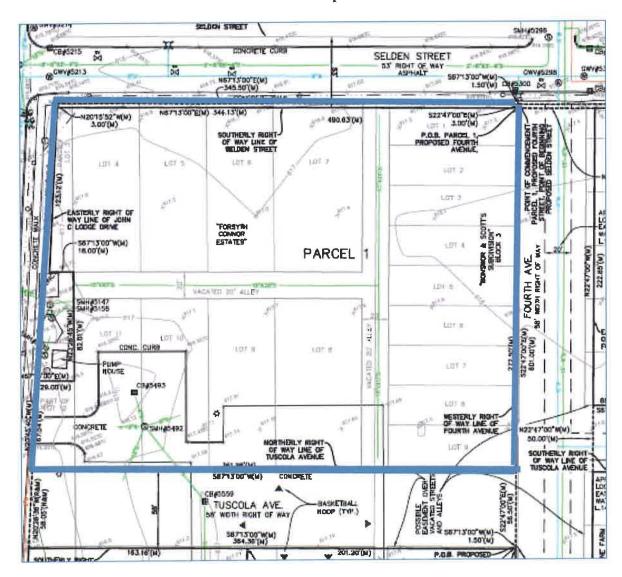
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

Exhibit A Midtown West Brownfield Redevelopment Plan

#### III. ATTACHMENTS

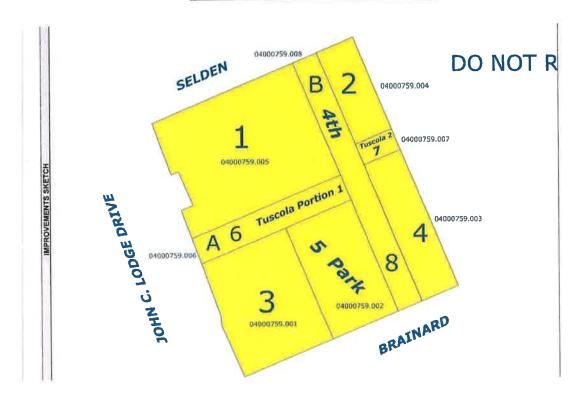
#### ATTACHMENT A

#### Site Map



Site map subject to change without amendment of Brownfield Plan.

## Tax Parcels Depiction (Brownfield Plan includes Parcel 1area)



#### ATTACHMENT B

#### Legal Description of Eligible Property to which the Plan Applies

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

#### PARCEL 1

PART OF LOTS 3 THROUGH 7, ALL OF LOTS 8 THROUGH 11, PART OF LOT 12, FORSYTH CONNOR ESTATES AS RECORDED IN LIBER 1 OF PLATS, PAGE 219, WAYNE COUNTY RECORDS, PART OF LOTS 1 THROUGH 9, AND ADJACENT VACATED ALLEYS AND PART OF VACATED TUSCOLA AVENUE, BONSWOR & SCOTT'S SUBDIVISION BLOCK 3 AS RECORDED IN LIBER 3 OF PLATS, PAGE 69, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1 OF BONSWOR & SCOTT'S SUBDIVISION BLOCK 3, THENCE S67°13'00"W 1.50 FEET TO A POINT: THENCE S22°47'00"E 3.00 FEET TO THE POINT OF BEGINNING; THENCE S22°47'00"E ALONG THE WESTERLY RIGHT OF WAY LINE OF FOURTH AVENUE (58 FEET PROPOSED RIGHT OF WAY), 272.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF TUSCOLA AVENUE (58 FEET PROPOSED RIGHT OF WAY); THENCE S67°13'00"W ALONG SAID RIGHT OF WAY, 361.98 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF JOHN C LODGE DRIVE (VARIABLE WIDTH RIGHT OF WAY); THENCE N20°45'40"W ALONG SAID RIGHT OF WAY, 67.54 FEET TO A POINT: THENCE N67°13'00"E 29.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 11, FORSYTH CONNOR ESTATES; THENCE N23°26'45"W ALONG SAID EASTERLY LINE OF LOT 11, 82.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE S67°13'00"W ALONG THE SOUTHERLY LINE OF SAID LOT 3, 18.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID JOHN C LODGE DRIVE; THENCE N20°15'52"W ALONG SAID RIGHT OF WAY, 123.12 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SELDEN STREET (53 FEET PROPOSED RIGHT OF WAY); THENCE N67°13'00"E ALONG SAID RIGHT OF WAY, 344.13 FEET TO THE POINT OF BEGINNING. AND ALL ADJACENT RIGHTS OF WAY.

#### ATTACHMENT C

#### **Project Description**

#### The Developer

Behind the Midtown West project is the Procida Development Group. Procida Development Group is the sole managing member of the developing entity, PDH Development Group LLC.

Procida Development Group is a third generation, award winning, real estate development and construction company which develops, builds and markets affordable, market rate and luxury housing.

Over the years, Procida has developed in excess of 4,000 units of housing and several hundred thousand square feet of neighborhood and infill retail, including such noteworthy projects as Melrose Court, a 265 unit affordable condominium and winner of the Pillars of the Industry Award for Best Affordable Housing Development in the Country; Madison Landing, a 73 unit for sale development in Atlantic City and winner of the Governors Housing Award for best urban planning design; The Dillon, an 83 unit AIA Design Award winning condominium located on west 53rd Street in New York; and One Prospect Park, a Brooklyn Buildings Award Winning 96 unit condominium designed by Pritzker Prize winning and world class architect Richard Meier.

Procida prides itself on an organized approach to developing commercial real estate properties, with steps including the Preliminary Schematic Phase, the Feasibility Phase, the Viability Phase, and the Design Phase.

At the helm of the Procida Companies is Mario Procida. Throughout his extensive real estate career, Mario Procida has worked on a wide variety of commercial, residential, retail, and institutional projects – directing his broad experience and unwavering commitment to clients to the creation of value through a combination of reliable, efficient design and quality construction.

As President/CEO of Procida Construction Corp. Manager of various Procida entities, Mr. Procida is responsible for setting the direction and providing operations oversight for the Procida group of companies.

#### The Project

The Property is part of a larger planned development that consists of an approximately seven acre mixed-use, modern-design complex with for-rent and for-sale residential units, first floor retail, parking and a large public park.

The subject of this Plan, Parcel 1, will consist of a 5 story mixed use building containing approximately 175 apartments consisting of approximately 8 studio apartments, 125 one bedroom apartments, 38 two bedroom apartments and 4 (three bedroom apartments, each with approximately 500 to 1,000 square feet of space, approximately 7,000 square feet of first-floor retail and approximately 149 enclosed parking spaces on the ground level.

Exhibit A Midtown West Brownfield Redevelopment Plan

During the CBO process, PDH Development Group negotiated deeper affordability with the NAC. The CBO process called for 10% of units to be affordable below 80% of AMI with a variety of income levels down to 40% of AMI.

PDH intends to finance the development in conjunction with MSHDA. As such PDH will be providing deeper affordability than was committed to during the CBO process. PDH will provide 20% of the units affordable below 50% of AMI with levels down to 40% of AMI as agreed to with the NAC. Affordable units will be mixed throughout the building and will be provided in each of the unit types (Studio -3BR).

The building will also include amenities for the residents, including an over 35,000 second floor landscaped roof deck, gyms and lounges.

The Storm water management system will comply with the Detroit City Council Ordinance and building code. The system is anticipated to feature sub slab piping capable of detaining a 10 year storm which will be slowly released using a controlled flow to the city sewer.

Total investment on Parcel 1 is expected to be over \$55,000,000. An estimated seventy-five (75) construction jobs are expected for the Property. Approximately three (3) permanent jobs are expected to be created at the Property plus an unknown number of commercial/retail jobs will be created by commercial/retail tenants. Approximately 175 households are expected to live at the Property.

The Developer has applied or will apply for a property tax abatement under the Neighborhood Enterprise Zone Act and may apply for a property tax abatement with respect to the commercial component of the Property under the Commercial Redevelopment Act (PA 255 of 1978). If approved, the abatements will reduce the property tax obligations of the Property for the periods applicable under the applicable abatement certificates, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

#### PROJECT RENDERINGS





Exhibit A Midtown West Brownfield Redevelopment Plan



#### ATTACHMENT D

#### **Supportive Letters**



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

September 6, 2019

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

RE: Midtown West 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 Midtown West Brownfield Redevelopment Plan (the "Plan").

PDH Development Group LLC is the project developer ("Developer"). The property in the Plan is located on one parcel in the western portion of the Midtown neighborhood of Detroit and is bounded by Selden Street to the north, the proposed Fourth Avenue to the east, the proposed Tuscola Avenue to the south, and the John C. Lodge Service Drive to the west.

The Plan consists of the construction of a 5-story mixed-use building containing approximately 175 apartments including approximately 8 studios, 125 one-bedroom units, 38 two-bedroom units, and 4 three-bedroom units, and approximately 7,000 square feet of first-floor retail space and an estimated 149 enclosed parking spaces on the ground level. As a result of the Community Benefits Ordinance (CBO) process, approximately 10% of the residential units will be available below 80% of the Area Median Income (AMI) with a variety of income levels down to 40% of AMI. The building will also include amenities for the residents, including an over 35,000 square foot landscaped roof deck on the second floor, gym, and lounges.

The project will develop and fully activate a significant parcel in the western portion of the Midtown neighborhood of Detroit. Total investment is estimated at \$55 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.

incerely,

Katy Trudeau Deputy Director

Planning and Development Department

B. Vosburg



August 20, 2019

Sarah Pavelko Director of Real Estate Detroit Economic Growth Corp. 500 Griswold, Suite 2200 Detroit, MI 48226

RE: Midtown West Parcel 1 Development - Letter of Support

Ms. Pavelko

On behalf of Midtown Detroit, Inc. (MDI), I would like to express our support for the proposed mixed-use development of the Midtown West Development.

The Midtown West Parcel 1 Development will develop a vacant parcel into a 175-unit residential rental property with ground floor retail. This project will incorporate a mix of affordability for households earning less than 80% of the area median income. The addition of the new units will provide needed housing options to an area facing 98% occupancy, and the newly created ground floor neighborhood retail will help anchor the western end of Midtown's Selden corridor while providing continued economic opportunities for Detroiters.

MDI understands that the developer has established a Neighborhood Enterprise Zone and is pursuing Brownfield Tax Increment Reimbursements as part of the overall financing structure for the project. The Brownfield TIF will provide a valuable financial benefit to support the financial viability of the project, which will be a much needed benefit to the surrounding neighborhood.

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

Sincerely,

Susan T. Mosey Executive Director

Show 7. many

MIDTOWN DETROIT, INC. | 3939 Woodward, Sulte 100 | Midtown Co-Lab Detroit | MI | 48201 | P: 313.420.6000 | F: 313.420.6200

## ATTACHMENT E Estimated Cost of Eligible Activities Table

Department Specific Activities (EGLE)	- 1
Phase I, Phase II and BEA	\$ 65,000
Environmental Reporting and Compliance	\$ 50,000
Tipping Fees	\$ 246,296
Environmental Response Activities and Oversight	\$ 50,000
Soil Vapor Mitigation System (pending)	\$ 750,000
No Further Action Report	\$ 25,000
Brownfield Plan and Work Plan Preparation (50%)	\$ 15,000
Brownfield Plan Implementation (50%)	\$ 15,000
Subtotal	\$ 1,216,296
Contingency - 15% (excluding plan preparation)	\$ 177,944
Total Department Specific Activities	\$ 1,394,241
MSF Activities	
Site Preparation - Fence, Demolition / Clearing of Debris	\$ 121,326
Infrastructure improvements (less tipping fees included above)	\$ 821,204
Infrastructure Improvements: Parking	\$ 988,431
Stormwater Management (less greenfield costs)	\$ 50,000
Brownfield Plan and Work Plan Preparation (50%)	\$ 15,000
Brownfield Plan Implementation (50%)	\$ 15,000
Subtotal	\$ 2,010,961
Contingency - 15% (excluding plan preparation)	\$ 297,144
Total MSF Activities	\$ 2,308,105
Brownfield Eligible Activities	\$ 3,702,346
Estimated Interest	\$ 548,683
DBRA Administrative Fees	\$ 1,205,852
	2,431,635
Local Brownfield Revolving Fund	\$
State Brownfield Redevelopment Fund	\$ 389,197
Total	\$ 8,277,713

Exhibit A Midtown West Brownfield Redevelopment Plan

#### ATTACHMENT F

**TIF Tables** 

(See attached)

Midtown West 09/09/19 PDH MSHDA 40/40 Brownfield TIF Capture Calculation

						æ	33% CIP 2.0% per year	peryear								
2023 AV/unit		PB.	Br Plan Year		+	2		m	4	s	9	7	80	6	10	Ħ
\$43,108			NEZ Year				H	-1	2	m	4	ın	9	7	00	6
				2020	2021	2022		2023	2024	2025	2026	2027	2028	2029	2030	2031
Parcel 1 Land Initial Taxable Value	\$750.000	Acres 2.16			\$ 1.652.400	41	1.685.448 \$	1,719,157 \$	1.753.540	\$ 1,788,611	\$ 1,824,383	\$ 1,860,871	\$ 1,898,088	\$ 1,936,050	\$ 1,974,771 \$	2,014,266
Parcel 1 Land Incremental Taxable Value (Land New TV - Land Initial TV)	TV - Land Initial TV)					40				1,788,	\$ 1,824,383	\$ 1,860,	\$ 1,898,088	\$ 1,936,050	\$ 1,974,771 \$	2,014,266
Parcel 1 Building Initial Taxable Value				\$0	v		\$0	Ş.	\$	\$	\$		0\$	\$	0\$	\$
Parcel 1 Building Estimated New TV		ļ				\$ 2,078		6,298,860	6,424,838	6,553,334	6,684,401	6,818,089	6,954,451	7,093,540	7,235,411	7,380,119
Parcel 1 Building Estimated Incremental Taxable Value	ne				\$	v> •	<b>₩</b>	6,298,860 \$		6,553,334	\$ 6,684,401	\$ 6,818,089	\$ 6,954,451	\$ 7,093,540	\$ 7,235,411 \$	7,380,119
Parcel 1 Total Estimated Incremental Taxable Value					1,652,400	^	3,764,072 \$	\$,118,017	8,1/6,3/8	\$ 8,341,945	4 8,508,784	Λ-	\$ 6,652,539		3,210,162	
N N	NEZ Millage Rate N	Millage Rate	D. Harringe													
State Education Tax (SET)	1.8225	6.0000	4.1775		\$ 9.914	40	22.584 \$	21.794 \$	22,230	\$ 22,675	\$ 23,128	\$ 23,591	\$ 24,063	\$ 24,544	\$ 25,035 \$	25,536
School Operating Tax	5.4674	18.0000	12.5326		1	45	1		I		\$ 69,385	45			\$ 75,105 \$	76,607
School Total	7.2899	24.0000			\$ 39.658		90.338 \$	87.178 \$	88,921	\$ 90,700	\$ 92,514	, s		\$ 98,176	\$ 100,140 \$	102,143
Local Capture	Miliage Kate				1		ш		- 1.							
City Operating	6.0603	19.9520	13.8917		\$ 32,969	s	75,101 \$	72,474 \$	73,923	\$ 75,402	\$ 76,910	\$ 78,448	\$ 80,017	- 1	\$ 83,250 \$	
Library	1.4066	4.6307	3.2241		\$ 7,652	s	17,430 \$	16,821 \$	17,157	\$ 17,500	\$ 17,850	\$ 18,207	\$ 18,571	\$ 18,943	\$ 19,322 \$	19,708
Wayne County Operating	2.3759	7.8220	5.4461		\$ 12,925	s	29,443 \$	28,413 \$	28,981	\$ 29,561	\$ 30,152	\$ 30,755	\$ 31,370	\$ 31,997	\$ 32,637 \$	33,290
Huron Clinton Metropolitan Authority	0.0647	0.2129	0.1482			352 \$	801 \$	773 \$	789	\$ 805	\$ 821	\$ 837	\$ 854	\$ 871	\$ 888 \$	906
Wayne County ISD	1.0523	3,4643	2.4120		\$ 5,724	5	13,040 \$	12,584 \$	12,835	\$ 13,092	\$ 13,354	\$ 13,621	\$ 13,893	\$ 14,171	\$ 14,455 \$	14,744
Wayne County ENH	0.6075	2.0000	1.3925		\$ 3,305	ur.	7,528 \$	7,265 \$	7,410	\$ 7,558	\$ 7,709	\$ 7,864	\$ 8,021	\$ 8,181	\$ 8,345 \$	8,512
Wayne County Community College	0.9844	3.2408	2.2564		\$ 5,355	φ.	12,199 \$	11,772 \$	12,007	\$ 12,247	\$ 12,492	\$ 12,742	\$ 12,997	\$ 13,257	\$ 13,522 \$	13,793
Local Total	12.5516	41.3227			\$ 68,282	₩	155,542 \$	150,101 \$	153,103	\$ 156,165	\$ 159,288	\$ 162,474	\$ 165,724	\$ 169,038	\$ 172,419 \$	175,867
Total Captured School and Local Taxes					\$ 107,939	us.	245,879 \$	\$ 672,755	242,024	\$ 246,865	\$ 251,802	\$ 256,838	\$ 261,975	\$ 267,214	\$ 272,559 \$	278,010
Non-Capturable Millages	Millage Rate															100000000000000000000000000000000000000
City Debt	2.7337	9.0000	6,2663		\$ 14,872	s	20,851 \$	32,692 \$	33,345	\$ 34,012	\$ 34,693	\$ 35,387	\$ 35,094	\$ 36,816	\$ 37,552 \$	38,303
School Debt	3.9487	13.0000	9.0513		\$ 21,481	v	30,119 \$	47,221 \$	48,166	\$ 49,129	\$ 50,112	\$ 51,114	\$ 52,136	\$ 53,179	\$ 54,242 \$	55,327
Wayne County DIA	0.0607	0.2000	0.1393		3	330 \$	463 \$	726 \$	741	\$ 756	\$ 771	\$ 786	\$ 802	\$ 818	\$ 834 \$	851
Wayne County Zoo	0.0304	0.1000	0.0696			165 \$	232 \$	363 \$	371	\$ 378	\$ 385	\$ 393	\$ 401	\$ 409	\$ 417 \$	426
Total Non-Capturable Taxes	6.7735	22.3000			\$ 35,849	s	51,665 \$	81,003 \$	82,623	\$ 84,275	\$ 85,961	\$ 87,680	\$ 89,434	\$ 91,222	\$ 93,047 \$	94,908
Total Taxes Paid					\$ 144,788	44	\$ 445,242	318,281 \$	324,647	\$ 331,140	\$ 337,763	\$ 344,518	\$ 351,408	\$ 358,436	\$ 365,605 \$	372,917
	26,6150	87.6227														

2023 AV/unit	77	2	4	-					07	7			***		
\$43.108	10	11	21	13	H	14	15								
				NEZ phase out		e out	NEZ phase out								
	2032	2033	2034	2035		2036	2037	i N	2038	2039	68	2040	2041	TOTALS	w
Parcel 1 Land Initial Taxable Value	י טפע נביז	2 005 642 6	7 127 556	7180307	70	2 2 2 2 6 1 2	7 759 301	,	7 213 750	,	2 350 034 ¢	2 407 235	2 155 370		
raitei I tanu Estimateu New Taxable Value Parcel 1 Land Incremental Taxable Value (Land N. S.	2.054,552 \$	2,095,643 \$	2,137,556		۰ ده ۱۵ ده	2,223,913	\$ 2,268,391	, 4s	2,313,759	, 40 , 61	2,360,034 \$	2,407,235	2,455,379		
Parcel 1 Building Initial Taxable Value	\$0	\$0	\$0		S	\$0	\$0		\$0		\$	\$	\$0		
Parcel 1 Building Estimated New TV	7,527,721	7,678,276	7,831,841	7,988,478	.78	8,148,247	8,311,212		8,477,437	8,6	8,646,985	8,819,925	8,996,324		
Parcel 1 Building Estimated Incremental Taxable \$	7,527,721 \$	7,678,276	7,831,841	\$ 7,988,478	\$ 8/	8,148,247	\$ 8,311,212	w	8,477,437	\$ 8,6	8,646,985 \$	8,819,925	\$ 8,996,324		
Parcel 1 Total Estimated Incremental Taxable Va \$ School Capture	9,582,273 \$	9,773,918 \$	768,969,397	\$ 10,168,785	\$ \$2	10,372,160	\$ 10,579,604	40•	10,791,196	\$ 11,0	11,007,020 \$	11,227,160 \$	\$ 11,451,703		
State Education Tax (SET) \$	26,046 \$	26,567 \$	27,099	\$ 61,013	113 \$	62,233	\$ 63,478	w	64,747	in	66,042 \$	\$ 636'29	68,710	\$ 778	778,394
School Operating Tax	78,139 \$		81,296	\$ 183,038	\$ 88	186,699	\$ 190,433	s	194,242	5	198,125 \$	202,089	\$ 205,131	\$ 2,335,181	181
School Total \$	104,186 \$	106,269	108,395	\$ 244,051	\$ 15	248,932	\$ 253,910	so.	258,989	2	264,168 \$	269,452	274,841	\$ 3,113,575	575
City Operating \$	\$6,613 \$	88,345 \$	90,112	\$ 143,118	18 \$	166,302	\$ 190,356	w	215,306	2	219,612 \$	224,004	\$ 228,484	\$ 2,467,277	717
· va	20,102 \$	20,504 \$	20,914	\$ 33,216	\$ 91,	38,597	\$ 44,180	ers.	49,971	\$	5 076,03	51,990	\$ 53,029	\$ 572	572,635
Wayne County Operating \$	33,956 \$	34,635	35,328	\$ 56,108	\$ 80	65,197	\$ 74,627	40	84,409	S	\$ 7.60,38	87,819	\$ 89,575	\$ 967	967,273
Huron Clinton Metropolitan Authority \$	924 \$	943 \$	962	\$ 2,1	2,165 \$	2,208	\$ 2,252	*	2,297	10	2,343 \$	2,390	\$ 2,438	\$ 27	27,620
Wayne County ISD	15,039 \$	15,340 \$	15,646	\$ 35,228	\$ 87	35,932	\$ 36,651	·s	37,384	10	38,132 \$	38,894	39,672	\$ 449	449,432
Wayne County ENH \$	8,582 \$	8,856 \$	5,033	\$ 20,338	38 \$	20,744	\$ 21,159	vs	21,582	10	22,014 \$	22,454	\$ 22,903	\$ 259	259,465
Wayne County Community College \$	14,069 \$	14,350 \$	14,637	\$ 32,955	555 \$	33,614	\$ 34,286	w	34,972	10	35,672 \$	36,385	37,113	\$ 420	420,436
Local Total \$	179,384 \$	182,972	186,632	\$ 323,128	28	362,595	\$ 403,512	٠,	445,921	\$	454,840 \$	463,937	\$ 473,215	\$ 5,164,138	,138
otal Captured School and Local Taxes	\$ 072,885	289,241 \$	295,026	\$ 567,178	78 \$	611,527	\$ 657,423	\$	704,910	2	\$ 800,617	733,388	\$ 748,056	\$ 8,277,713	,713
Non-Capturable Millages														\$	
City Debt	39,070 \$	39,851 \$	40,648	\$ 91,519	\$ 619	93,349	\$ 95,216	٠,	97,121	10.	\$ 690'66	101,044	\$ 103,065	\$ 1,154,565	,565
School Debt \$	56,434 \$	57,562 \$	58,714	\$ 132,194	\$ \$61	134,838	\$ 137,535	s	140,286		143,091 \$	145,953	3 148,872	\$ 1,667,705	,705
Wayne County DIA	\$ 898	\$ 988	\$ 903	5 2,0	2,034 \$	2,074	\$ 2,116	45	2,158	40.	2,201 \$	2,245	2,290	\$ 25	25,657
Wayne County Zoo	434 \$	443 \$	\$ 452	5 1,0	1,017 \$	1,037	\$ 1,058	v	1,079	10	1,101 \$	1,123	3 1,145	\$ 12	12,829
Total Non-Capturable Taxes \$	96,806 \$	98,742	\$ 100,717	\$ 226,764	64 \$	231,299	\$ 235,925	ss	240,644	\$	245,457 \$	250,356	\$ 255,373	\$ 2,860,756	,756
Total Taxes Paid \$	380,376 \$	387,983	395,743	\$ 793,942	42 \$	842,826	\$ 893,348	1/2	945,554	45	964,465 \$	983,754	3 1,003,429	\$ 11,138,468	,468

		Local			Ж	32.91% S		2,369,295	
		TOTAL	١,	1	V	\$		4,113,277	
		EGLE			٦	37,66%		1,600,865	
		NOF			٥	62 34% \$		2,650,163	
						**		4.251,029	
								1	
Total School Incremental Revenue			١.	39 658	5	\$ 827.06		87,178	10
State Brownfield Redevelopment Fund (50% of SET) School TIR Available for Relmburgment		v v		34.700	~ v	79.046 \$		76.281	v v
:		•						97.0	
Total Local Incremental Revenue 88A Administrative Fee (15%) (capped \$100,000)		un un		16.191	en co	36.882 5	_	15,592	, v
Local TIR Available for Reimbursement		40			s	118,660 \$		114,509	w
Total School & Local TR Available		•	Ш	16230	101	397,785 \$		150,790	40
DIVILOGES	2 -	Beginning							
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#### ATTACHMENT G

#### BSE&E Acknowledgement and Other Environmental Documents

[See attached]

THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY TO: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND FROM: **ENVIRONMENTAL DEPARTMENT** PDH DEVELOPMENT GROUP LLC/ MIDTOWN WEST PROJECT PROJECT: DATE: September 10, 2019 The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by ASTI Environmental on behalf of PDH Development Group, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Midtown West Project. Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate) Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 et seq. (if appropriate). Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 et seq. (if appropriate). Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines. City of Detroit, Buildings, Safety Engineering, and Environmental Department Mynx By: Its: General Manager

#### EGLE Confirmation of Facility Status

From: Schlaufman, Jeanne (EGLE) <SCHLAUFMANJ1@michigan.gov>

Sent: Thursday, August 8, 2019 7:57 PM

To: Barr, Richard A.

Cc: 'Brian Kuberski'; Bakun, Michelle (EGLE); BVosburg@DEGC.ORG; 'Peter Procida'

Subject: RE: 931 Selden, Detroit

Yes, the data presented in the RespAP indicates the property is a facility.

Jeanne

Jeanne Schlaufman

Environmental Quality Specialist

RRD/Warren District Office

Michigan Department of Environment, Great Lakes and Energy

586-753-3823 | Schlaufmanj1@michigan.gov

Follow Us | Michigan.gov/EGLE

#### ATTACHMENT H



COUNCIL PRESIDENT BRENDA JONES

#### **INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment	District
		Amount	
Mixed Use New Construction	NEZ & Brownfield TIF	\$55,000,000	5

·	·	J	obs Availa	ble			
	Constru	ction			Post	Construct	ion
Professional	Non- Professional	Skilled Labor	Non- Skilled Labor	Professional	Non- Professional	Skilled Labor	Non- Skilled Labor
3 -5	20 - 30	75 – 80	110-150	0	3-4	0	4

(post-construction jobs will be with an unrelated property management company)

- 1. What is the plan for hiring Detroiters?
  - Subcontractor selection for the Project (as defined in this Plan) shall include a prequalification assessment prior to bidding. As part of the prequalification process, evaluation of geographic location of the business and their associated staff assigned to the Project will occur along with capacity assessment, relevant work experience, financial standing, and insurance and performance qualifications. It is the team's goal to provide local subcontracts that are qualified with the opportunity to participate within the Project based on a qualified and competitive process.
- 2. Please give a detailed description of the jobs available as listed in the above chart, i.e. job type, job qualifications, etc.
  - Construction related jobs shall include, but not limited to; skilled trades such as carpentry, electrical, mechanical, plumbing, finish work (painting, flooring and millwork), building faade and enclosure work. These jobs shall be provided via subcontractors

selected to the project team. In addition to subcontract related positions, general labor positions will be available as well. Qualifications are subject to the individual business hiring requirements. A contact name and information shall be provided for inquiries.

- Post construction jobs will be related to building maintenance and operations
- 3. Will this development cause any relocation that will create new Detroit residents?
  - We believe a portion of the new residents will be new to Detroit.
- 4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
  - The developer held a lengthy voluntary community benefits process in accordance with the Community benefits ordinance. At the conclusion of this process the developer signed a community benefits agreement.
  - While specific conversations related to jobs have not occurred the developer, in accordance with its contractor intends to comply with the local laws requiring the hiring of Detroiters.
  - As the developer is not hiring any employees directly, it will rely on its contractors, specifically its general contractor to implement a hiring plan.
- 5. When is construction slated to begin?
  - Construction is slated to begin in March 2020
- **6.** What is the expected completion date of construction?
  - Construction is estimated to take approximately 24 months and be completed in March 2022

<sup>\*</sup>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 Midtown West 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 Midtown West 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 Midtown West Redevelopment.

Very truly yours,

By:

Allen Rawls, Chairperson

Community Advisory Committee to the City of Detroit

**Brownfield Redevelopment Authority** 



# DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY MINUTES OF THE REGULAR COMMUNITY ADVISORY COMMITTEE MEETING WEDNESDAY, SEPTEMBER 11, 2019 -- 5:00 PM AT DEGC OFFICES 500 GRISWOLD, SUITE 2200 DETROIT, MI

**COMMITTEE MEMBERS** 

PRESENT:

Rick Blocker Kamal Cheeks Dr. Regina Randall Allen Rawls

Rico Razo

Simone Sagovac

**COMMITTEE MEMBERS** 

ABSENT:

Michelle Lee Brad Lutz Sandra Stahl

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA) Brian Vosburg (DEGC/DBRA) Cora Capler (DEGC/DBRA) Benecia Cousin (URGE)

George N'Namdi (N'Namdi Holdings)

Aamir Farooqi (Banyan)

Elizabeth Masserang (PM Environmental)

Peter Procida (Procida) Mario Procida (Procida)

Kate Humphrey (City of Detroit, HRD)

Jared Fleisher (Bedrock) Richard Barr (Honigman) Gage Minkley (Bedrock)



Call to Order

Mr. Rawls, Chairperson, called the meeting to order at 5:12 p.m.

#### General

Approval of Minutes

Mr. Rawls called for approval of the minutes of the August 28, 2019 (resolution) DBRA-CAC meeting. The Committee took the following action:

On a motion by Mr. Blocker, seconded by Mr. Razo, DBRA-CAC Resolution Code 19-09-02-144, approving the August 28, 2019 CAC minutes, as presented, was unanimously approved.

#### **Brownfield Plan for Midtown West**

Mr. Vosburg introduced the Brownfield Plan for Midtown West to the CAC members present.

#### Project Introduction

PDH Development Group LLC is the project developer (the "Developer") for the Plan which entails the construction of a five-story mixed-use development on the Property. The redevelopment is planned to consist of approximately 7,000 square feet of first floor commercial-use with an estimated 175 residential units on the floors above including approximately 8 studios, 125 one-bedroom units, 38 two-bedroom units, and 4 three-bedroom units, and an estimated 149 enclosed parking spaces on the ground level. As a result of the Community Benefits Ordinance (CBO) process, approximately 10% of the residential units will be available below 80% of the Area Median Income (AMI) with a variety of income levels down to 40% of AMI. The building will also include amenities for the residents, including an over 35,000 square foot landscaped roof deck on the second floor, gym, and lounges. The Property is presently vacant with no structures.

The total investment is estimated to be \$55 million. The Developer is requesting \$4,251,029.00 in TIF reimbursement.

There will be 208-265 temporary construction jobs and 4 FTE jobs. The 4 FTE jobs will be related to property management.

#### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel in the western portion of the Midtown neighborhood of Detroit and is bounded by Selden Street to the north, the proposed Fourth Avenue to the east, the proposed Tuscola Avenue to the south, and the John C. Lodge Service Drive to the west.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) it is a facility under Part 201 due to the presence of arsenic, benzo(a)pyrene, benzo(b)flouranthene and dibenzo(a,h)anthracene in soil and fill.

#### 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, department specific activities, additional response activities, site preparation, infrastructure improvements, development and preparation of a brownfield plan and work plan, brownfield plan implementation. 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 4 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

COSTS TO BE REINIBORSED WITH TH	
Environmental Assessment Activities	\$65,000.00
Environmental Reporting and Compliance	\$50,000.00
Department Specific Activities	\$246,296.00
Vapor Mitigation System	\$750,000.00
5. Environmental Response Activities and Oversight	\$50,000.00
6. No Further Action Report	\$25,000.00
7. Infrastructure Improvements (including Parking)	\$1,809,635.00
8. Site Preparation	\$121,326.00
Storm Water Management	\$50,000.00
10. Brownfield Plan & Work Plan Preparation and Implementation	\$60,000.00
11. Contingency (15%)	\$475,088.00
12. Interest	\$548,683.00
Total Reimbursement to Developer	\$4,251,029.00
13. Authority Administrative Costs	\$1,205,852.00
14. State Brownfield Redevelopment Fund	\$389,197.00
15. Local Brownfield Revolving Fund	\$2,431,635.00
TOTAL Estimated Costs	\$8,277,713.00

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 a Commercial Rehabilitation Act PA 210 Tax Abatement and Neighborhood Enterprise Zone PA 147 Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Procida provided more information on the project including the size and location of the Property, the plans to extend 4<sup>th</sup> Street and Tuscola Street and to construction of a one-acre park, the phases for the project including the planned condominium units which are not part of the Plan, the architect for the project, Daniel Libeskind, and his experience including his past teaching at the Cranbrook Academy of Art, there will be three residential entrances for the development and the parking will be located on the first floor of the development with an outdoor courtyard above on the second floor of the project, and that there will be 20% (or 37) of the residential units available at 40% and 50% of the Area Median Income (AMI).

Mr. Razo asked for clarification on the location of the parking. Mr. Procida stated that the parking is located in the interior of the development on the first floor.

Mr. Cheeks asked how much the condominium units will be available for. Mr. Procida stated that the one-bedroom condominium units will be available for approximately \$400,000.

Mr. Procida stated that the City of Detroit will begin construction on the roads in September 2019 and will finish the road construction in the spring and the Developer will start construction on the condominium units in the fall of 2019 and will begin construction on the rental residential units in the spring of 2020.

Mr. Blocker asked if there is a requirement for selling a certain number of the condominium units. Mr. Procida stated that there will not be any condominium units available for presale and that the sale of the condominium units will be available after construction has been started.

Ms. Sagovac asked if there have been any tenants identified for the retail space in the development. Mr. Procida stated that there have not been any tenants identified for the retail space in the development, but the retail spaces will likely be neighborhood-based such as a convenience store or food service and the developer may work with the Motor City Match program to identify potential tenants.

Mr. Razo asked why the rooftop space in the development will not have any amenities. Mr. Procida stated that the interior courtyard is a significant size and will provide enough outdoor space for the residents.

Mr. Rawls asked if there will be any stormwater management features in the development. Mr. Procida stated that there will be underground retention for stormwater as part of the development.

Mr. Rawls asked what material the façade will be made of. Mr. Procida stated that the façade will most likely be made of EIFS which provides exterior walls with an insulated, water-resistant, finished surface.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for Midtown West.

Mr. Razo motioned to recommend approval of the Brownfield Plan for Midtown West without a CAC public hearing and without appointing special members. Ms. Sagovac seconded the motion. DBRA-CAC Resolution Code 19-09-276-01, recommending approval of the Brownfield Plan for Midtown West was unanimously approved.



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

### MIDTOWN WEST BROWNFIELD REDEVELOPMENT PLAN

Tuesday, September 24, 2019 Midtown Detroit, Inc. 3939 Woodward Ave., #100 Detroit, MI 48201 5:30 PM

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Peter Procida (PDH Development Group)
Richard Barr (Honigman)
Sue Mosey (Midtown Detroit, Inc.)
Joshua Moss (Advance Plumbing)
Matt O'Laughlin (Alexander Real Estate Detroit)
Kate Humphrey (City of Detroit, HRD)
Michael Ferlito (Resident)
Jessa Blawt (Resident, Member of NAC)
Ray Smith

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

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, including the eligible activities included, and provided an overview of the project.

Mr. Procida provided details and answered questions regarding the redevelopment plan for the project and answered questions regarding the planned parking structure and its availability to residents and the public, anticipated retail tenants, the levels of affordability for the residential units, compliance with applicable Executive Orders, anticipated start of construction, the financing for the project, the plans for public greenspace, and changes to the design since the Neighborhood Advisory Committee last met.

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

Two people stated their support for the project and one person present indicated their support for the project on the sign-in sheet. There were no comments received in opposition of the project.

Mr. Vosburg closed the public hearing at 6:10 PM.



CODE DBRA 19-09-276-02

#### MIDTOWN WEST 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 **Midtown West 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 **Midtown West 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

# RESOLUTION CALLING A PUBLIC HEARING REGARDING APPROVAL OF THE BROWNFIELD PLAN OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR THE MIDTOWN WEST REDEVELOPMENT

The following preamble and resolution were offered by Memb
WHEREAS, the City of Detroit, County of Wayne, Michigan (the "City") authorized by the provisions of Act 381, Public Acts of Michigan, 1996 ("Act 381"), create a brownfield redevelopment authority; and
WHEREAS, pursuant to Act 381, the City Council of the City duly established th 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 Midtown West Redevelopment (the "Plan") are submitted the Plan to the Community Advisory Committee for review and comment; an
WHEREAS, after receipt of the recommendation of the Community Adviso Committee to approve the, the Authority has approved the Plan and forwarded it to Ci

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:

Council with a request for its approval; and

- 1. The City Council hereby acknowledges receipt of the Plan from the Authority.
- 2. A public hearing is hereby called on Thursday, the 14<sup>th</sup> day of November, 2019 at 10:25 AM, prevailing Eastern Time, in the Council Chambers, 13<sup>th</sup> 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.	ΑII	resolutions	and	parts	of	resolutions	insofar	as	they	conflict	with	the
provisions of	this	resolution a	are re	escinde	ed.							

4.	The City	Clerk is	requested	to submit	three (3)	certified	copies	of	this
resolution to	the DBRA	, 500 Gris	swold Stree	t, Suite 220	00, Detroit	t, MI 4822	26.		

AYES:	Members	
NAYS:	Members	
RESOLUTIO	N 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 MIDTOWN WEST 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 Midtown West 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 24, 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 November 14, 2019.

#### NOW, THEREFORE, BE IT RESOLVED, THAT:

1. <u>Definitions</u>. 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. <u>Public Purpose</u>. The City Council hereby determines that the Plan constitutes a public purpose.
- 3. <u>Best Interest of the Public</u>. 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. <u>Review Considerations</u>. 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. <u>Approval and Adoption of Plan</u>. 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. <u>Establishment of Project Fund; Approval of Depositary</u>. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary 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. <u>Use of Moneys in the Project Fund</u>. 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. <u>Return of Surplus Funds to Taxing Jurisdictions</u>. 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. <u>Disclaimer</u>. 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. <u>Repealer</u>. 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		
RESOLUT	ION DECLARED ADOPTED	).	
		Janice Winfrey, City Clerk City of Detroit County of Wayne, Michigan	

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the for	egoing is a true and complete copy of a resolution
	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 v	vas given pursuant to and in full compliance with the
Open Meetings Act, being Act 267,	Public Acts of Michigan, 1976, as amended, and that
•	kept and will be or have been made available as
required by said Act.	
<del></del>	
	Janice Winfrey, City Clerk
	City of Detroit
	County of Wayne, Michigan



October 24, 2019

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

Re: Mosaic Eastern Market Brownfield Redevelopment Plan

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Mosaic Eastern Market 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 October 9, 2019 meeting and a public hearing was held by the DBRA on October 17, 2019 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated October 17, 2019 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meeting pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On October 23, 2019, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

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

Project Introduction

Riopelle Market Development LP is the project developer (the "Developer") for the Plan which entails the renovation of the existing 105,544 square foot building into an adaptive mixed-use collective that will contain Eastern Market Corporation's accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. The existing 2,000 square foot building will be demolished and the vacant area surrounding it will be converted into a parking lot, which will accommodate approximately 370 onsite parking spaces. The renovated building will be known as Mosaic Eastern Market and will feature approximately 66,910 square feet of flexible commercial/office space, approximately 12,235 square feet of food accelerator space, approximately 16,680 square feet of restaurant space, and approximately 16,977 square feet of green energy generation with the installation of an estimated 3,355 panel solar array on the roof.

The total investment is estimated to be \$22 million. The Developer is requesting \$6,059,937.00 in TIF reimbursement.

There will be 260 temporary construction jobs and 450 FTE jobs. The 450 FTE job will largely depend on the tenants, but may include: office personnel, restaurant staff, custodial staff, food processing specialists, distillery and/or brewery operators and production line staff.

#### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel located at 3500 Riopelle in Detroit's Eastern Market district, bounded loosely by Riopelle Street to the west, Hale Street to the north, Orleans Street to the east, and Erskine Street to the south.

#### Basis of Eligibility

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

#### Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Environmental Assessment and BEA Activities, Due Care Compliance Activities, Response Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, Public and Private Infrastructure Improvements, and the preparation and implementation of a brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The 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

Environmental Assessment and BEA Activities	\$109,570.00
Due Care Compliance Activities	\$1,067,500.00
3. Demolition	\$1,189,581.00
Asbestos and Lead Activities	\$265,000.00
Infrastructure Improvements	\$1,027,000.00
6. Site Preparation	\$263,424.00
7. Brownfield Plan & Work Plan Preparation and Implementation	\$37,500.00
8. Contingency (15%)	\$513,045.00
9. Interest	\$1,587,317.00
Total Reimbursement to Developer	\$6,059,937.00
10. Authority Administrative Costs	\$1,291,536.00
11. State Brownfield Redevelopment Fund	\$324,620.00
12. Local Brownfield Revolving Fund	\$934,146.00
TOTAL Estimated Costs	\$8,610,239.00

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) Abatement.

#### **DBRA's Request**

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

a.) October 29, 2019

City Council adoption of the Resolution (Exhibit D), setting the Mosaic Eastern Market Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for October 31, 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 31, 2019, 10:05 AM

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

c.) October 31, 2019, 10:25 AM

KARNIE

Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Mosaic Eastern Market Brownfield Redevelopment Plan.

d.) November 5, 2019

City Council adoption of the Resolution approving the Mosaic Eastern Market 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

### CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

## BROWNFIELD PLAN FOR THE MOSAIC EASTERN MARKET REDEVELOPMENT PROJECT

#### Prepared by:

Riopelle Market Development LP 535 Griswold Street, Suite 111 Detroit, Michigan 48226 Contact Person: Malik Goodwin

Phone: 313-423-4154

AKT Peerless Environmental 333 West Fort Street Suite 1410 Detroit, MI 48226 Contact Person: Kirstie Hardy

Phone: (248) 227-6579

October 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 the 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 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 consists of one 6.16-acre parcel within the city block bounded by Riopelle Street, Hale Street, Orleans Street, and Erskine Street. It is located in Detroit's Eastern Market district. Two single—story vacant buildings currently stand on the property; the larger 105,544-square foot building will be renovated, the smaller 2,000-square foot will be demolished.

The property is a "facility" as that term is defined in Part 201 of the Natural Resources and Environmental Protection Act (NREPA). The parcel and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the "Property." Attachment A includes a site map of the Property.

Parcel information is outlined below.

Address	3500 Riopelle Street
Parcel ID	07001977-87
Owner	Riopelle Market Development LP
Legal Description	See Attachment B

Riopelle Market Development LP is the project developer ("Developer") and owner of the Property. The Developer was awarded the opportunity to develop the Property through a City of Detroit Request For Proposals process.

The Mosaic Eastern Market project is an adaptive commercial mixed-use collective that will contain Eastern Market Corporation's accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. The existing a 105,544-square foot building on the site will be completely renovated. The 2,000-square foot building will be demolished and the vacant area surrounding it will be converted to a parking lot, which will accommodate approximately 370 on-site parking stalls. The renovated building will be known as the Mosaic Eastern Market, which will feature an approximately 66,910 square feet of flexible commercial/office space, approximately 12,235 square feet of food accelerator space, approximately 16,680 square feet of restaurant space, and approximately 16,977 square feet of common area and special event space. Mosaic Eastern Market will also be an example of green energy generation with the installation of an approximately 3,355-panel, 1,107-kilowatt solar array on the

roof. Green, low-impact-design urban stormwater management systems (such as pervious pavers or bioswales) are also being contemplated for the project.

It is currently anticipated that construction will begin in November 2019 and eligible activities will be completed within one (1) year. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

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

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

AKT Peerless collected soil, groundwater, and wood block flooring samples to evaluate the recognized environmental conditions identified during its October 2018 Phase I Environmental Site Assessment (ESA). Analytical results were compared with Michigan Department of Environment, Great Lakes and Energy (EGLE) Residential Cleanup Criteria (RCC) provided in Part 201. The results indicate the following:

- Arsenic, cadmium, chromium (total), lead, mercury, selenium, zinc, 1,2,4-trimethylbenzene, benzene, and xylenes were detected in subsurface soils at concentrations exceeding the EGLE Part 201 RCC.
- The concentrations of 1,2,4-TMB, 1,3,5-TMB, benzene, ethylbenzene, and/or xylenes detected in soil samples AKT-18 (0.5-2.5') and AKT-19 (1-3') exceed the Non-Residential Soil Recommended Interim Action Screening Levels (RIASLs). Additionally, concentrations of mercury detected in soil samples AKT-1 (2-3'), AKT-3 (3-4'), AKT-4 (2-4'), AKT-5 (4-6'), AKT-12 (2-2.5'), AKT-15 (2-4'), AKT-18 (0.5-2.5'), AKT-19 (1-3'), AKT-20 (3-5'), and AKT-21 (3-5') exceed the Non-Residential Soil RIASLs.
- Chromium (total), lead, selenium, 2-methylnaphthalene, and phenanthrene were detected in groundwater at the subject property at concentrations exceeding the EGLE Part 201 RCC, including the GSI and/or DW criteria.

#### 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 Predevelopment Activities, Due Care Compliance Activities, Response Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, Public and Private Infrastructure Improvements, and the preparation and implementation of a brownfield plan and Act 381 work plan.

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

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). Long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(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, 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 is attached to this Plan as Attachment F.

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

	<u>Developer</u> <u>Reimburse.</u>	DBRA Admin. Costs	<u>State</u> <u>Brownfield</u> <u>Fund</u>	Local Revolving Fund
School Operating Tax	\$ 1,947,722	\$0	\$0	\$0
State Education Tax	\$ 324,620	\$0	\$ 324,620	\$0
City Operating	\$ 1,828,779	\$ 623,597	\$0	\$ 451,037
Library	\$ 424,445	\$ 144,732	\$0	\$ 104,682
Wayne Co Operating	\$ 694,417	\$ 236,790	\$0	\$ 171,266
HCMA	\$ 19,514	\$ 6,654	\$0	\$ 4,813
Wayne ISD	\$ 317,534	\$ 108,276	\$0	\$ 78,314
Wayne ENH	\$ 183,318	\$ 62,510	\$0	\$ 45,212
WCCC	\$ 297,048	\$ 101,291	\$0	\$ 73,262
Wayne Parks	\$ 22,539	\$ 7,686	\$0	\$ 5,559
TOTAL	\$ 6,059,937	\$ 1,291,536	\$ 324,620	\$ 934,146

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

City Debt	\$ 1,309,679	
School Debt	\$ 1,891,759	
Wayne Zoo	\$ 29,104	

Wayne DIA	\$ 14,552	
TOTAL	\$ 3,245,095	

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.

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

The Developer has applied or will apply for a property tax abatement under the Obsolete Property Rehabilitation Act, PA 146 of 2000, as amended, (OPRA). If approved, the approved OPRA will reduce the property tax obligations of the Property for the period applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to 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 the eligible property is estimated in accordance with the TIF table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

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

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

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

#### G. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the 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 \$591,656. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

#### K. Developer's Obligations, Representations and Warrants

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA") and 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 or will be 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 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.

Exhibit A Mosaic Eastern Market Brownfield Redevelopment Plan

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

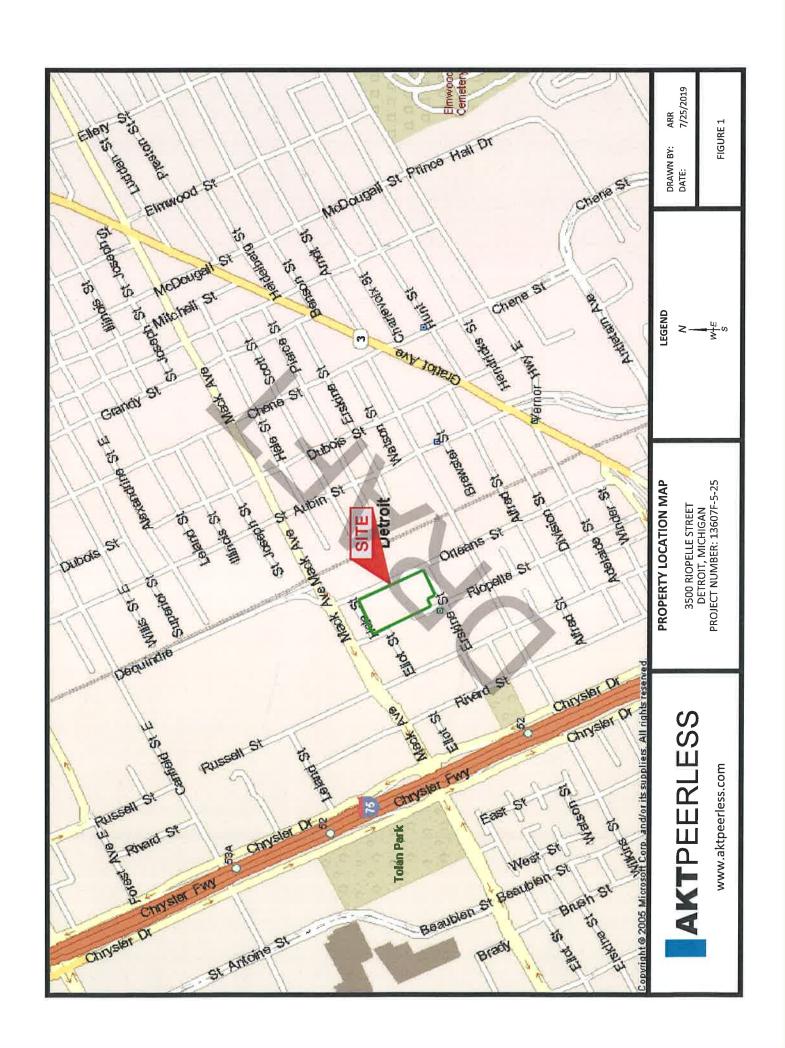
#3708938 v9

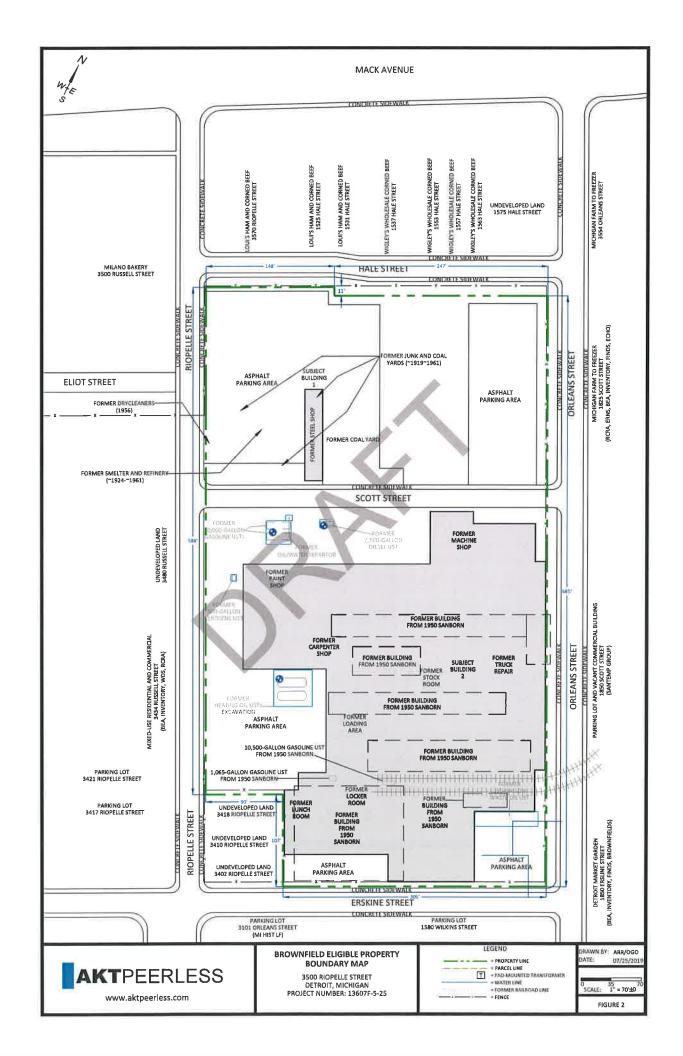
Exhibit A Mosaic Eastern Market Brownfield Redevelopment Plan

#### III. ATTACHMENTS

#### ATTACHMENT A

Site Map





#### ATTACHMENT B

#### Legal Description of Eligible Property to which the Plan Applies

The eligible property also includes adjacent public rights-of-way including Riopelle Street.

#### BROWNFIELD ELIGIBLE PROPERTY BOUNDARY IS DESCRIBED BY SURVEY AS FOLLOWS:

Commencing at the Southwest corner of Lot 20 of F.J.B. Crane's Subdivision of Out Lots No. 53, 54, 57, 58 Riopelle Farm, as recorded in Liber 53 of Deeds, Page 346, Wayne County Records: thence North 26 degrees 00 minutes 00 seconds West 110.40 feet along the Easterly right-of-way line of Riopelle Street (43.60 feet wide) to the Southwesterly comer of Lot 17 of said F.J.B. Crane's Subdivision of Out Lots No. 53, 54, 57, 58 Riopelle Farm and the **Point of Beginning** 

thence continuing along said Easterly right-of way line of Riopelle Street North 26 degrees 00 minutes 00 seconds West 593.60 feet;

thence along the Southerly right-of-way line of Hale Street (Variable Width) in the following three (3) courses: North 64 degrees 00 minutes 00 seconds East 149.64 feet; South 26 degrees 00 minutes 00 seconds East 10.00 feet; North 64 degrees 00 minutes 00 seconds East 250.00 feet;

thence South 26 degrees 00 minutes 00 seconds East 694.00 feet along the Westerly right-of-way line of Orleans Street (50 feet wide)

thence 64 degrees 00 minutes 00 seconds West 305.64 feet along the Northerly right-of-way line of Erskine Street (40 feet wide):

thence North 26 degrees 00 minutes 00 seconds West 110.40 feet along the Easterly lines of Lots 18, 19, and 20 of said F.J.B. Crane's Subdivision of Out Lots No. 53, 54, 57, 58 Riopelle Farm;

thence South 64 degrees 00 minutes 00 seconds West 94.00 feet along the Southerly line of Lot 17 of said F.J.B. Crane's Subdivision of Out Lots No. 53, 54, 57, 58 Riopelle Farm to the point of Beginning, being part of the Subdivision of Lot 5 of the Subdivision of the Rear of the Dequindre Farm North of North Street; F.J.B. Crane's Subdivision of Out Lots No. 53, 54, 57, 58 Riopelle Farm; Farrand's Sub'n of the North 60 feet of Out Lot 6 of the Sub'n of the Dequindre Farm; and the Subdivision of the Rear of the Antoine Dequindre Farm for the Administration of the Estate of Antoine Rivard; also being in the City of Detroit, Wayne County, Michigan

Exhibit A Mosaic Eastern Market Brownfield Redevelopment Plan

#### ATTACHMENT C

**Project Description** 

#### Project Description - Mosaic Eastern Market Redevelopment

Project Developer: Riopelle Market Development LP

Project Location: 3500 Riopelle Street, Detroit

Capital Investment: ~\$24,128,542

Eligible Activities: ~\$4,472,620 (Department Specific Activities,

Demolition, Asbestos & Hazardous Material Abatement, Site Preparation, Infrastructure

Improvements, 15% Contingency on

aforementioned activity costs and Preparation of a

Brownfield Plan and Act 381 Work Plan)

**Type of Eligible Property:** "Facility" under Part 201

The Mosaic Eastern Market project is an adaptive commercial **Project Overview:** Eastern contain Market Corporation's collective that will mixed-use accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. Riopelle Market Development LP was awarded the opportunity to develop the Property through a City of Detroit Request For Proposals process and is working hand-in-hand with the City of Detroit and the Eastern Market Corporation to redevelop the property in a manner that is cohesive with the existing culture of the Eastern Market District.

The existing a 105,544-square foot building on the site will be completely renovated. The 2,000-square foot building will be demolished and the vacant area surrounding it will be converted to a parking lot, which will accommodate 370 on-site parking stalls. The renovated building will be known as the Mosaic Eastern Market which will feature an estimated 66,910 square feet of flexible commercial/office space, 12,235 square feet of food accelerator space, 16,680 square feet of restaurant space, and 16,977 square feet of common area and special event space. Mosaic Eastern Market will also be an example of green energy generation with the installation of an approximately 3,355-panel, 1,107-kilowatt solar array on the roof. Green, low-impact-design urban stormwater management systems (such as pervious pavers or bioswales) are also being contemplated for the project.

The redevelopment will revive this long-vacant property and support the culture of Eastern Market. The completed project is also expected to create an estimated 450 new full-time equivalent (FTE) jobs.

The Project also anticipates local and state approval of an Obsolete Property Rehabilitation Act (OPRA) Tax Abatement and an Act 381 Work Plan.

Exhibit A Mosaic Eastern Market Brownfield Redevelopment Plan

ATTACHMENT D

**Supportive Letters** 



September 22, 2019

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

Re: Mosaic Project

Dear Mr. Vosburg,

Eastern Market Partnership strongly supports the Mosaic Project in the Eastern Market District. located at Project. Located at 3500 Riopelle this long dormant – abandoned – facility can become another gem in the cluster of Eastern Market Development. The brownfield redevelopment tax increment financing incentive will assist with the redevelopment of the site and building, which in turn will help continue the revitalization of the Eastern Market District.

This project will enable another 105,000 square feet of commercial development in an area with high demand for space. Included in the project is a 15,000 square foot food accelerator which will enable 8-10 emerging food companies to scale up their operations.

Once again please know that the Eastern Market Partnership stands in full support of this project and looks forward to being part of the neighborhood rebirth.

Sincerely,

Daniel S. Carmody

President



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: Mosaic Eastern Market 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 Mosaic Eastern Market Brownfield Redevelopment Plan (the "Plan").

Riopelle Market Development, LP is the project developer ("Developer"). The property in the Plan is located on single parcel of land at 3500 Riopelle in Detroit's Eastern Market and is bounded by Riopelle Street to the west, Erskine Street to the south, Orleans Street to the east, and Hale Street to the north.

The Plan consists of an adaptive commercial, mixed-use collective that will contain Eastern Market Corporation's accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. The existing 105,544-square foot building will be completely rehabilitated to support reuse and a surface parking lot will be constructed on the vacant property to the north of the building. The Mosaic Eastern Market will contain an estimated 10 tenant spaces including special event space.

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.

Maurice Cox

Director

Planning and Development Department

C:

B. Vosburg



September 26, 2019

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

Re: Mosaic at Eastern Market

Dear Wir. Vosburg,

On behalf of Amore Da Roma, we support Mosaic at Eastern Market project located on Riopelle in Eastern Market. The Brownfield Redevelopment tax increment financing incentive will assist with the redevelopment of the site and building, which in turn, will revitalize Eastern Market.

The site of the above referenced project is located next door to us and has been empty for decades. It's been a danger to our employees as well as our customers and an eyesore with graffiti and gang signs. It is our belief that this project will stimulate additional housing in the area along with new businesses and commercial activity.

Amore Da Roma is in full support of this project and looks forward to being part of the neighborhood rebirth.

Sincerely,

AMORE Da ROMA

San Pelis

Guy Pelino

Owner

#### ATTACHMENT E

**Estimated Cost of Eligible Activities Table** 

# **Eligible Activities Cost Detail**

Mosaic Eastern Market 3500 Riopelle Detroit, MI

Detroit, MI AKT Peerless Project No. 13607F As of October 3, 2019	07F			
ELIGIBLE ACTIVITIES COST SUMMARY				
			Estimated	eq
			Cost of	of
			Eligible Activity	<u>3.</u>
Predevelopment Activities			\$ 109,570	570
Due Care Compliance Activities			\$ 1,067,500	200
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES			\$ 1,177,070	070
Demolition			\$ 1,189,581	581
Lead and Asbestos Activities			\$ 265,000	000
Site Preparation Activities			\$ 263,424	424
Eligible Infrastructure Improvement Activities			\$ 1,027,000	8
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES			\$ 2,745,005	200
Total Environmental and Non-Environmental Eligible Activities	nvironmental Eligible Ac	tivities	\$ 3,922,075	075
159	15% Contingency on Eligible Activities	tivities	\$ 513	513,045
Brownfield Plan & Act 381 WP Preparation			\$ 25,	25,000
Brownfield Plan & Act 381 WP Implementation			\$ 12,	12,500
Total Eligible Activitie	Total Eligible Activities Cost with 15% Contingency	ngency	\$4,472,620	200
	Interest (calculated at 5%, simple)	imple)	\$ 1,587,317	317
Total Eligible Activities Cost, with Contingency & Interest	with Contingency & Int	terest	\$ 6,059,937	337
BRA Administration Fee			\$ 1,291,536	536
State Revolving Fund			\$ 324	324,620
Local Brownfield Revolving Fund (LBRF)			\$ 934	934,146
Total Eligi	Total Eligible Costs for Reimbursement	ement	\$8,610,239	239



Exhibit A Mosaic Eastern Market Brownfield Redevelopment Plan

#### ATTACHMENT F

**TIF Tables** 

Attachment F.

Tax Increment Revenue Estimates
Mosaic Eastern Market
3500 Riopelle
Detroit, MI
AKT Peerless Project No. 13805F
As of October 3, 2019

	T.V.	Cotimated TV lacence of be-														End of OPRA	\$			
		Plan Vwar			F	4	10		9	h	. 10	5	10	11	130	181	M. IA	-	972	310
	٥	Calendar Year	2021	2022	2023	2024	2025		2026	2027	2028	2029	2030	2031	2032	2033	2034		2035	2036
Base Tasab	e Value for Bro	Base Taxable Value for Brownfield Plan S		•	•	5	٠,	•	,	\$		1	•	· •	** *	vs.	٠.	\$	\$	Ģ.
Base	axable Value fo	Base Taxable Value for OPRA Only \$ 400,000 \$ 400,000 \$ 400,000	400,000	\$ 400,000	\$ 400,000	\$ 400,000	45	400,000 \$ 40	400,000 \$	400,000 \$	400,000	\$ 400,000	\$ 400,000	\$ 400,000	000'000 \$ 0	00				
	Estim	Estimated New TV \$ 6,366,730 \$ 6,430,397 \$ 6,494,701	6,366,730	\$ 6,430,397	\$ 6,494,701		8 \$ 6,625,245		\$ 6,691,497 \$ 6	\$ 6,758,412 \$	\$ 6,825,996	5 6,894,256	\$ 6,963,199	\$ 7,032,831		\$ 7,103,159 \$ 7,174,191 \$ 7,245,933 \$ 7,318,392	191 \$ 7,24	15,933 \$ 7		\$ 7,391,576
Incremental Difference (New TV - Initial TV) \$ 6,366,730 \$ 6,430,397 \$ 6,494,701	erence (New T	V - Initial TV   \$	6,366,730	\$ 6,430,397	\$ 6,494,701	\$ 6,559,648	8 \$ 6,625,245	library .	\$ 6,691,497 \$ 6	\$ 6,758,412 \$	\$ 6,825,996	\$ 6,894,256	\$ 6,963,199	\$ 7,032,831		\$ 7,103,159 \$ 7,174,191 \$ 7,245,933 \$ 7,318,392	191 \$ 7,24	5,933 \$ 7	\$ 268,818,	\$ 7,391,576
Short Culture	Millage fatte														ı	:		-	•	
	0000	Initial   \$		2	05	09	US.		55	1/1					·s	s	s			100000
State Education (ax (SET)	0,000	Incremental \$	\$ 006,05	20,491	\$ 20,684		s	21,076 \$	21,274 \$	40,550 \$	40,956	\$ 41,366	\$ 41,779	\$ 42,197	7 \$ 42,619	19 \$ 43,045	v.	43,476 \$	43,910 \$	44,349
Control of the state of the sta	00000	Initial S	*	(5)				М							1/1	10	in.	1 7	\$ 0	
school Operating Lax	70.0000	incremental 5	106'09	\$ 61,474	\$ 62,052	\$ 62,637	1/1	63,227 \$	63,823 \$	121,651 \$	122,868	\$ 124,097	\$ 125,338	\$ 126,591	1 \$ 127,857	57 \$ 129,135	n	130,427 \$	131,731 \$	133,048
School Total	24.0000															_				
Total School Tax Increment Revenue Capture	ture	\$	81,201	\$ 81,965	\$ 82,735	\$ 83,516	s	84,303 \$	85,098 \$	162,202 \$	163,824	\$ 165,462	\$ 167,117	\$ 168,788	\$ \$ 170,476	181,271 \$ 37	w	\$ 206'£11	175,641 \$	177,398
Abatement Value (school taxes)		S	71,601	\$ 72,365	\$ 73,136	\$ 73,916	45	74,703 \$	75,498 \$		1000			10	40	40	s	s	+	
									.;					1		Г				
City Opposition	10 0520	Increased	7.005	7 981	7.081	7.481	v	7:981 \$	7.981	7 981 \$	7.981	\$ 7.981	7 1981	5 7.981	4	7.981 \$ 143.139	v	164 571 \$	145.017 \$	147.477
library and a second	Т	Incremental \$	1.852	1,852		S	10		(F/624)	RSH:	100			40	103	40	v.	HE.		u
Wayne Co Operating	7.5761	Incremental \$			S	45	v				43155	\$ 3,030	\$ 3,030	\$ 3,030	s/h	3,030 \$ 54,	54,352 \$ 5	54,896 \$	55,445 \$	55,999
HCMA	0.2129	Incremental 5	١	\$ 85	5 85	v	85 5	\$ 58	\$ 58	\$ 58	85	\$ 85	\$ 85	\$ 85	s	85 5 1.	1,527 \$	1,543 \$	1,558 \$	1,574
Wayne ISD	3.4643	Incremental 5		1,386	S	\$ 1,386	5	1,386 \$	1,386 \$	1,386 \$	1,386	\$ 1,386	5 1,386	\$ .1	9	ď	v.	25,102 \$	57/	
Wayne ENH	2,0000	Incremental 5	800	\$ 800	\$ 800		\$ 0	800 \$	800 \$	800 \$		\$ 800	\$ 800	٠,	50	S	S	oon.	283	
Wayne CC	3,2408		1		1	\$ 1,296	5	\$ 962"	1,296 \$			1.2	-	5 1,2	2		v,		S11	-
Wayne Parks	0.2459	Incremental S	98	\$ 98	\$ 38	s	\$ 86	\$ 86	\$ 86	98 \$	86	\$ 38	\$ 98	\$ 98	55	98 S 1,	1,764 \$	1,782 \$	1,800 \$	1,818
Local Total	41.3227																			
Total Local Tax Increment Revenue Capture	aue	8	\$ 16,529	\$ 16,529	\$ 16,529	\$ 16,579	**	\$ 625'91	16,529 \$	16,529 \$	16,529	\$ 16,529	\$ 16,529	\$ 16,529	6 \$ 16,529	29 \$ 296,457	S	299,422 \$	302,416 \$	305,440
Abatement Value (local taxes)		\$	\$ 246,561	\$ 249,192	\$ 251,850	\$ 254,533	55	257,244 \$ 2	\$ 286,635	262,747 \$	265,540	\$ 268,360	\$ 271,209	\$ 274,086	6 \$ 275,993	93 \$	55	,		5. <b>V</b>
Non-Capturitie Millages	Millage Sate																			
City Debt	9.0000	New TV S				s,	v	3,600 \$	3,600 \$			\$ 3,600	\$ 3,600	ς,	s	s	c/s	65,213 \$	\$ 998'59	
School Debt	13.0000	New TV \$	5,200	\$ 5,200	\$ 5,200	\$ 5.	50	5,200 \$	5,200 \$			5,2	5,5	\$ 5,7	40	\$	vs.	94,197 \$		u,
Wayne DIA	0.2000	New TV	80		\$ 80	·n	\$ 08	\$ 08	\$ 08	80 8	80	\$ 80	\$ 80	\$ 80	s .	80 \$ 1	1,435 \$	1,449 \$	1,464 \$	1
Wayne Zoo		New TV	40	\$ 40	\$ 40	S	9 9	40 \$	40 \$	40 \$	40	\$ 40		s		v.	717 \$	725 \$	732 \$	739
Total Non-Capturable Taxes	22,3000																			
Abatement Value (non-capt taxes)		5	\$ 133,058 \$	\$ 134,478	\$ 135,912	\$ 137,360	s,	138,823 \$ 1	140,300 \$	141,793 \$	143,300	\$ 144,822	\$ 146,359	\$ 147,912	2 \$ 149,480	50	99	vo !	5	(0)
Total Annual Abstement Value			\$ 451 220	451 220 5 456 035 5 460 898	\$ 460.898	\$ 465.809	v	470.770 \$ 4	475.780 \$	404.539 \$	408.839	\$ 413.182	\$ 417.568	\$ 421.999	S	426.473 \$	57	4	5	19
Total Accumulated Abatement Value		• •		\$ 907,255	907,255 \$ 1,368,153	5 1	\$ 2				3,593,891	4		\$ 4,846,64	0 \$ 5,273,1	\$ 4,424,641 \$ 4,846,640 \$ 5,273,113 \$ 5,273,113		\$ 5,273,113 \$	\$ 5,273,113 \$	\$ 5,273,113
						ı														



Attachment F.

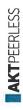
Tax Increment Revenue Estimates
Mosaic Eastern Market
3506 Ropele
Detroit, MI
AKT Peerless Project No. 13805F
As of October 3, 2019

য	Estimated TV Increase rate:	rease rate:																			
		Plan Year	in the	13		13	20	2.1	22	(H)		575	52	98	27		28	29	30		TOTAL
	Cale	Calendar Year	2037	2038		2039	2040	2041	2042	2043		2044	2045	2046	2047		2048	2049	2050		
Base Taxable Value for Brownfield Plan Rase Taxable Value for OPRA Only	Taxable Value for Brownfield Plan Race Taxable Value for OPRA Only	in PRA Only	5	s	s,	9	ĕ	45	, s	v,	\$	\$	ı	\$	v	<b>ب</b>	<b>.</b>	1	•		
	Estimate	d New TV	Estimated New TV \$ 7,465,492	2 \$ 7,540,147	147 \$ 7,1	\$ 7,615,548 \$	\$ 7,691,703	\$ 7,768,621	\$ 7,846,307	7 \$ 7,924,770		\$ 8,004,018 \$	\$ 8,084,058	\$ 8,164,898	38 \$ 8,246,547	,547 \$ 8,	\$ 8,329,013 \$	\$ 8,412,303	\$ 8,496,426	76	
Incremental Difference (New TV - Initial TV) \$ 7,465,492 \$ 7,540,147 \$ 7,615,548	ce (New TV -	Initial TV)	\$ 7,465,492	\$ 7,540,	147 \$ 7,1		\$ 7,691,703 \$ 7,768,621 \$ 7,846,307 \$ 7,924,770 \$ 8,004,018 \$ 8,084,058 \$ 8,146,898 \$ 8,246,547 \$ 8,329,013 \$ 8,412,303	7,768,621	\$ 7,846,30	7 \$ 7,924,	,8 \$ 077,	004,018 \$	8,084,058	\$ 8,164,8	98 \$ 8,246	,547 \$ 8,	329,013 \$	8,412,303		56	
School Contage	and one																				
State Education Tax (SET)	6.0000	Initial		19.	ss e																
		Ē	\$ 44,793	S	45,241 \$	10,254															\$ 649,241
School Operating Tax	18.0000 Inc	Initial	\$ 134.379	n v	135.723 \$	30.763															\$ 1947.722
School Total 2	24.0000		))		11															M.	
Total School Tax Increment Revenue Capture			\$ 179,172	vs.	180,964 \$	41,018 \$		3 5	S	\$	ss G	\$ .	14	S	10	•			\$		\$ 2,596,963
Abatement Value (school taxes)			45	s	S	50		s	s	s	**			5	v	5	,	,	45		
Accel Capture	appendance.																			í	
City Operating 1	19,9520 Inc	Incremental \$	\$ 148,951	57	150,441 \$ 1	151,945 \$	153,465	\$ 155,000	\$ 156,550	S	58,115 \$	\$ 969,651	161,293	\$ 162,906	S	164,535 \$	166,180 \$	167,842	\$ 169,521	12	\$ 2,903,414
Library	4.6307 Inc	Incremental	\$ 34,570	s	34,916 \$		35,618	\$ 35,974	\$ 35,334	s	\$ 769,95	37,064 \$	37,435	45	*	38,187 \$	L.		S	27	1
Co Operating	7.5761 Inc	Incremental	\$ 56,559	s	57,125 \$	57,696 \$	58,273	\$ 58,856	S	S	\$ 660,039	\$ 669'09		S	S				S	70	ਜੰ
HCMA	0.2129 Int	Incremental	\$ 1,589	s	1,605 \$		1,638	\$ 1,654	\$ 1,670	s	1,687 \$	1,704 \$	1,721	45	·s	1,756 \$	1,773 \$	m	v.	60	
	3.4643 Inc	Incremental \$	\$ 25,863	s	26,121 \$		26,646	\$ 26,913	un.	S	27,454 \$	\$ 827,72		\$ 28,286	s	28,569 \$	28,854 \$	29,143	S	37	\$ 504,125
Wayne ENH	2.0000 Inc	Incremental \$	\$ 14,931	s	15,080 \$	15,231 \$	15,383 \$	15,537	\$ 15,693	S	15,850 \$	16,008 \$	16,168	\$ 16,330	40	16,493 \$	16,658 \$	16,825	\$ 16,993	66	\$ 291,040
		Incremental	\$ 24,194	s	24,436 \$	24,680 \$		5 25,177	\$ 25,428	s	25,683 \$	25,939 \$	26,199	\$ 26,461	so	26,725 \$	26,993 \$	27,263	\$ 27,535	35	\$ 471,601
Wayne Parks	0.2459 Inc	Incremental	\$ 1,836	S	1,854 \$	1,873 \$	1,891	5 1,910	\$ 1,929	s	1,949 \$	1,968 \$	1,988	\$ 2,008	s,	2,028 \$	2,048 \$	2,069	5 2,089	68	\$ 35,783
Local Total 4	41.3227																				
Total Local Tax Increment Revenue Capture		10.0	\$ 308,494	s	311,579 \$ 3	314,695 \$	317,842	\$ 321,020	\$ 324,231	1 \$ 327,473	in	330,748 \$	334,055	\$ 337,396	so.	340,770 \$	344,177 \$	347,619	\$ 351,095	ISSI	\$ 6,013,277
Abatement Value (local taxes)		28		\$	S.	\$	3	45	s	is	5		li i	5	so.	S	\$	81	S	1	
Noo-Centricible Millages	Date (Until													Y:	Ĉ.					I	
City Debt	00000	New TV	\$ 67,189	s,	67,861 \$	68,540 \$	69,225	\$ 69,918	\$ 70,617	us	71,323 \$	72,036	72,757	\$ 73,484	us	74,219 \$	74,961	75,711	\$ 76,468		5 1,309,679
		New TV	\$ 97,051	es.	98,022 \$		266'66	\$ 100,992	\$ 102,002	s		104,052 \$		v)	45	\$			<b>\$</b>		
		New TV	\$ 1,493	s	1,508 \$	1,523 \$		П	\$ 1,569	s	1,585 \$	1,601	ਜੰ	\$ 1,633	40	\$	1,666 \$	1,682	₩.		\$ 29,104
		New TV	\$ 747	S	754 \$		169	777 8	\$ 78	v	792 \$	\$ 008	808	40	816 \$	825 \$	833 \$	841	\$	850	
Total Non-Capturable Taxes 2	22.3000																				
Abatement Value (non-capt taxes)				w	•••			10	30	w			AT co.	· s	'n	**	S	S.T.	•	1.1	
Total Annual Abatement Value				v.	\$	\$		,	8	s,	\$	,		S	S	٠	5		ţ,	1	
Total Accumulated Abatement Value			\$ 5,273,113	3 \$ 5,273,113	- 1	\$ 5,273,113 \$	\$ 5,273,113	\$ 5,273,113	\$ 5,273,113	3 \$ 5,273,113	- 1	\$ 5,273,113 \$	\$ 5,273,113	\$ 5,273,113	13 \$ 5,273,113	- 1	\$ 5,273,113 \$	\$ 5,273,113	\$ 5,273,113	13	



## Reimbursement Allocation Schedule Mosaic Easten Market 3500 Riopelle Detroit, MI AKT Peerless Project No. 13607F As of October 3, 2019

Reimbursement  Total State Incremental Revenue State Browning Hand (50% of SET) State TIR Available for Reimbursement Total Local Incremental Revenue BRA Administrative Fee Acrual of Deferred BRA Administrative Fee Acrual of Deferred BRA Administrative Fee Local TIR Available for Reimbursement Total Local TIR Receipting BEVELOPER Eligible Activities Reimbursement Ediance DEVELOPER Eligible Activities Reimbursement STATE Reimbursement Ediance Mont Envisormental Eligible Activities Mont Invest Reimbursement STATE STATE Interest Reimbursement STATE STATE FUNDOMENTAL ELIGIBLE Interest Accumulation STATE Interest Reimbursement STATE Interest Reimbursement STATE FUNDOMENTAL ELIGIBLE FUNDOMENTAL ELIGIBLE Interest Accumulation STATE FUNDOMENTAL ELIGIBLE FUNDOMENTAL ELIGI	2.201.291 \$ 2.201.		\$ 2,272,342 \$ 1,272,342 \$ 1,379,957 \$ 1,379,957 \$ 1,379,957 \$ 1,379,957 \$ 10,375 \$ 10,375 \$ 16,529 \$ 1,639 \$ 1,639 \$ 1,639 \$ 1,639 \$ 1,529 \$ 1,529		\$ 2,272,342 \$ 3,787,595 \$ 6,099,937 \$ 10,538 \$ 15,529 \$ 15,529 \$ 1,404 \$ 5,689,741 \$	85,098 10,637 74,461 16,529 15,244 1,285 5,612,995 76,746 74,461	55 55 55 55 55 55 55 55 55 55 55 55 55	Estimated Total Years of Plant.  of Plant.  187,202 \$ 163,824 20,275 \$ 20,478 141,927 \$ 16,529 16,529 \$ 16,529 16,529 \$ 16,529 16,529 \$ 16,529 16,529 \$ 16,529 16,529 \$ 16,529 16,529 \$ 16,529 16,529 \$ 16,529 16,529 \$ 16,529				Estimated Capture Administrative Fees State Revolving Fund LBRF 113,788 \$ 17,098 \$ 21,098 \$ 21,098 \$ 21,098 \$ 2 21,098 \$	12 Fund 12 5 170,476 5 170,476 5 149,166 5 16,529 6 11,522	Fees \$ 1,291,536  grund \$ 324,620  grund \$ 934,146  1.2 13,924  \$ 170,476 \$ 172,181 \$ 13,902  \$ 21,309 \$ 21,523 \$ 21,739  \$ 16,529 \$ 180,688 \$ 182,168  \$ 16,529 \$ 59,422  \$ 16,529 \$ 65,382  \$ 15,529 \$ 65,382  \$ 15,529 \$ 65,382  \$ 14,522 \$ 65,382  \$ 14,524 \$ 65,382  \$ 14,529 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 14,520 \$ 65,582  \$ 15,520 \$ 65	14, 173,902 \$ 173,902 \$ 12,1738 \$ 70,999 \$ 70,999 \$ 528,423 \$ 639,918 \$ 639,918 \$ 152,165
	10,150 10,150 10,150 71,051 16,529 14,659 1,659 72,897,017							of Pl of of Pl of		5 65,462 \$ 20,883 \$ 44,779 \$ \$ 116,529 \$ 10,770 \$ \$ 10,		In the Revolving BRF 12,098 5 12,098 5 11,568 5 11,268 5	1,522   11	\$ 1,21,536 \$ 324,620 \$ 934,146 In of OPRA Abatement 13 \$ 112,181 \$ 296,457 \$ 160,779 \$ 150,658	14, 173,90 \$ 21,73,90 \$ 299,42 \$ 70,94 \$ 228,42 \$ 4,048,43
	81,201 10,150 10,150 10,150 16,529 14,659 1,670 1,870 1,870 1,870 1,710,131 71,051							of Pl 2 5 163, 2 5 20, 7 5 143, 9 5 16, 9 5 16, 11 5 10, 11 5 10, 11 5 10, 11 5 10, 11 5 10, 11 5 10, 11 5 10, 12 1550,		56,462 \$ 20,683 \$ 44,779 \$ 16,529 \$ 10,770 \$ 10,		III III III 198 S 147,689 S 147,689 S 16,529 S 16,529	g Fund  1.2  5 170,476  5 149,166  5 16,522  6 11,522	\$ 324,620 \$ 934,146   End of OPRA Abatement 13   13   12,181	114 \$ 173,90 \$ 21,73,90 \$ 299,42 \$ 70,99 \$ 228,42 \$ 4,048,43
	81,201 10,150 71,051 16,529 14,659 1,870 1,870 7,201,291 7,1051							2 5 20, 7 5 163, 7 5 163, 9 5 16, 9 5 16, 11 5 10, 11 5 10, 11 5 10,		5, 462 20,683 44,779 16,529 16,529 10,770 5, 48,543 16,529 10,770 5, 48,543 18,		11.268 21,098 21,098 16,529 11,529		\$ 934,146 End of OPRA Abatement 13 \$ 172,181 \$ 150,658 \$ 150,658 \$ 65,382 \$ 160,779 \$ 160,779 \$ 160,779	14 \$ 173,90 \$ 1.57.16 \$ 199,42 \$ 70,99 \$ 228,42 \$ 228,42 \$ 4,046,83
	81,201 10,150 71,051 16,529 14,659 1,870 72,897,017 71,051	S S S S S S S S S S S S S S S S S S S						2 5 163, 7 5 143, 7 5 143, 7 5 143, 9 5 16, 9 5 16, 1 5 10, 1 5 10, 1 5 10,		5, 462 \$ 50.083 \$ 44,779 \$ 16,529 \$ 16,529 \$ 10,770 \$ 3,000 \$ 10,770 \$ 3,000 \$ 10,770 \$ 3,000 \$ 10,770 \$ 3,000 \$ 10,770 \$ 3,000 \$ 10,000 \$		113,788 21,098 147,689 16,529 11,268		End of OPRA Abatement 13 15 17.23 15 2.05.457 5 150.296 5 65.382 5 160.779 11 11 11 11 11 11 11 11 11 11 11 11 11	1.4 \$ 173,90 \$ 152,16 \$ 299,42 \$ 70,99 \$ 228,42 \$ 228,42 \$ 358,93 \$ 4,046,83
	81,201 10,150 71,051 16,529 14,659 1,870 71,830 71,051 71,051	1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2						2 5 163, 2 5 20, 7 5 143, 7 5 143, 7 5 16, 9 5 16, 1 5 10, 1 6 10, 1 7 7 8 10, 1 7 7 8 10, 1 7 7 8 10, 1 8 10,		55,462 \$ 20,683 \$ 20,683 \$ 16,529 \$ 10,770 \$ 10,770 \$ 2,683,943 \$ 3		118,788 21,098 147,689 16,529 11,268		End of OPRA Abatement  13  13  13  13  13  13  14  15  15  15  15  16  16  17  17  18  18  18  18  18  18  18  18	\$ 113,90 \$ 21,73,90 \$ 299,42 \$ 70,99,42 \$ 228,42 \$ 4,046,63
135)	10,150 71,051 10,150 16,529 14,659 1,670 72,897,017 71,051	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						2 2 163, 2 200, 2 20, 2 20, 2 20, 2 20, 2 20, 2 20, 2 20, 2 20, 2 20, 2 20, 2		5 5462 \$ 20.683 \$ 44,779 \$ 10,529 \$ 10,770 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		118,788 21,098 147,689 16,529 16,529 11,268		13 15 17213 15 17523 15 150,658 15 256,457 15 160,779 16 160,779 16 160,779 17 11 11 11 11 11 11 11 11 11 11 11 11 1	1.1 2.173,90 2.173,90 5.209,42 5.209,42 5.208,42 5.4046,83 5.4046,83
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95 S S S S S S S S S S S S S S S S S S S	81,201 71,051 16,529 14,659 1,870 1,870 7,890 7,101,291 7,1051	N N N N N N N N N N N N N N N N N N N						2 5 163,8 5 5 20,0 7 5 143,9 9 5 16,9 9 5 16,1 1 5 10,1 8 5 5,328,8 9 5 1,5 9 6 16,1 9 7 18,1 9 8 1,5 9 8 1,5		65,462 \$ 20,683 \$ 44,779 \$ 16,529 \$ 10,770 \$ 10,770 \$ 183,943 \$5		168,788 21,098 147,689 16,529 16,529 11,268		12,181 5 21,523 5 296,457 5 296,457 5 65,382 5 160,779 7 14,29,423 5 12,093 5 12,093	\$ 173,90 \$ 152,16 \$ 299,42 \$ 70,99 \$ 428,42 \$ 44048,83
98 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	10,150 71,051 16,529 14,659 1,870 72,807,017 71,051	0 00 00 00 00 00 00 00 00 00 00 00 00 0						7 \$ 143,200 9 \$ 16, 9 \$ 16, 1 \$ 10, 1 \$ 10, 1 \$ 10, 1 \$ 1,550		20,683 \$ 44,779 \$ 16,529 \$ 16,529 \$ 10,770 \$		21,098 147,689 16,529 16,529 11,268		\$ 21,523 \$ 150,658 \$ 296,457 \$ 70,296 \$ 65,382 \$ 116,779 \$ 116,668	\$ 21,73 \$ 152,16 \$ 299,42 \$ 70,99 \$ 228,42 \$ 4,046,63
9	71,051 16,529 14,659 1,870 72,897 71,051 71,051	5 45 4 W W W W W W W W W W W W W W W W W						7 \$ 143,5 9 \$ 16,6 9 \$ 16,6 1 \$ 10,1 \$ \$ 1,5328		44,779 \$ 16,529 \$ 16,529 \$ 10,770 \$		147,689 16,529 11,268		\$ 150,658 \$ 70,296 \$ 65,382 \$ 116,779 \$ 11,6779 \$ 5,422,423	\$ 152,16 \$ 299,42 \$ 70,99 \$ 228,42 \$ 44,046,43 \$ 659,91 \$ 15,16
98 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8 8	16,529 14,659 1,870 1,870 2,201,291 71,051	5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5						9 \$ 16,5 1 \$ 10, \$ 100, \$ 5,5328,		16,529 \$ 16,529 \$ 10,770 \$ 5		16,529		\$ 286,457 \$ 70,296 \$ 65,382 \$ 160,779 \$ 11,677 \$ 4429,423 \$ 5,22,683	\$ 70,995 \$ 728,42 \$ 228,42 \$ 41,048,43 \$ 559,91
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9	1,870 71,895 710,731 71,051 71,051							\$ 10.1 \$ 10.1 \$ 5.5.328,		10,770 \$		44.5		\$ 160,779 \$ 111,477 \$ 4,429,423 \$ 512,083 \$ 150,658	\$ 228,42 \$ 4,048,83 \$ 659,91 \$ 152,16
9 V V V V V V V V	5,987,017 5,201,291 71,051							# 5 1,550,		83,943 \$ 5		100		\$ 114.47 \$ 4.429,423 \$ 512,063 \$ 150,658	\$ 4,048,83
\$ W. W. M. M. W. W. M.	7,207,291 71,051 71,051							8 5 5,328, 9 5 1,550,		83,943 \$ 5		5 347,689		\$ 4429,423 \$ 512,063 \$ 150,658	\$ 4,048,03
# W W W W W W W W	5,987,017 7,01,291 71,051 71,051							\$ 5,328,		83,943 \$ 5				\$ 4429,423	\$ 4,048,83 \$ 659,91 \$ 152,16
9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	2,201,291 71,051 71,051							8 5 5,328,		83,943 \$ 5				\$ 4429,423	\$ 4,048,63
9 9 9 10 10 9 10 10 10 10 10 10 10 10 10 10 10 10 10	2,201,291 71,051 71,051							8 \$ 5,328, 9 \$ 1,550,		83,943 \$ 5				\$ 4,429,423   \$ 612,083   \$ 150,658	\$ 4,048,83
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Non-Environmental Portion 5 277-277	1	N (10	7	5.0	8 48		n v	0 10	N 19	( )	9 9	n e	n 0	n v	1 1
Total STATE TIR Reimbursement	\$ 71,051 \$ 7	\$ 617,17	72,394 \$ 7	73,076 \$	73,765 \$	74,461	\$ 141,927	**	143,346 \$ 1	144,779 \$	146,227	\$ 147,689	\$ 149,166	5 \$ 150,658	\$ 152,165
	\$ 1,465,746 \$ 1,46	463,991 \$ 1.4	462,351 \$ 1.40	460,829 \$ 1,	459,425 \$	1,458,140	\$ 1,458,140	0 \$ 1,458,140		\$ 1,458,140 \$ 1	\$ 1,458,140	\$ 1,458,140	\$ 1,458,140	098'262'1 \$ 0	\$ 1,068,937
	\$ 1,870 \$	1,755 \$	1,639 \$	1,522 5	1,404 \$	1,285		15	s	\$	3		, s	5 160,779	\$ 228,423
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	\$ 0/9'T \$	1,/35	t, bay	1,522	1,404		•	n	^		i		•	\$ 160,779	\$ 228,423
LOCAL-ONLY Reimbyrsement Balance S 2,319,980	\$ 2,319,980 \$ 2,319,980		\$ 2,319,980 \$ 2,3,	\$ 2,319,980 \$ 2,	\$ 2,319,980 \$	\$ 2,319,980	\$ 2,319,980	0 \$ 2,319,980	201	\$ 2,319,980 \$ 2	\$ 2,319,980	\$ 2,319,980	\$ 2,319,980		\$ 2,319,980
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Total Local-Only TIR Reimbursement	s .	'n	9	•		•	•	en.		,	8			5	•
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LOCAL BROWNFIELD REVOLVING FU BALLYRIE	0.	N. Office	00	0	0	o .	0	.0		0	0	0	0	.0	9
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LOCAL	vs.	**	**	10		9	en.	\$	es	9	iii	30	-		



## Reimbursement Allocation Schedule Mosaic Eastern Market 3500 Ropele Defroit, MI AKT Peerless Polect No. 13607F As of October 3, 2019

February St. S. 1265 S. 12572	The control of the co	Total State Incremental Revenue	15 \$ 175,641	\$ 177,398	17 \$ 179,172	180,964 \$	19 41,018	30	2.1	77 *	23	T.	2	25	2,0	28	29	30	
Previous S 300,416 S 300,406 S 30,640 S 314,579 S 314,695 S 311,520 S 311,520 S 314,530 S 311,520 S 311,52	Premium S	State Brownfield Revolving Fund (50% of SE State TIR Available for Reimbursement		w w	w w	22,620 158,343	5,127 35,891	, ,	· ·	, ,	90 <b>9</b> 0	 			500E-38	v1 v1	so so	w w	\$ 324,620
\$ 130,077 \$ 133,014 \$ 135,044 \$ 130,045 \$ 100,	\$ 130,707 \$ 130,014 \$ 125,414 \$ 120,126 \$ 170,166 \$ 170,	Total Local Incremental Revenue BRA Administrative Fee Pmt of Deferred BRA Administrative Fee		\$ 305,440 \$ 72,426	\$ 308,494		314,695	,	321,020 48,153	324,231 48,635	\$ 327,473 \$ 49,121	330,748 49,612	334,055 50,108	337,396 50,609	340,770 51,115			v. v.	\$ 1,226,154 \$ 65,382
5   5   5   5   5   5   5   5   5   5	5   3   5   5   5   5   5   5   5   5	Accrual of Deferred BRA Admin Fee Local TR Available for Reimbursement	\$ 230,707	\$ 233,014	\$ 235,344		261,338		272,867		278,352	281,135	283,947	286,786	289,654	292,551			
\$3,506,442   \$3,270,205   \$2,1086,005   \$2,486,044   \$2,110,115   \$1,920,609   \$2,110,116   \$2,100,115   \$3,1096,005   \$2,486,044   \$2,110,115   \$1,920,609   \$2,110,115   \$1,920,609   \$2,110,115   \$2,100,115   \$	\$3.5664412   \$3.278,2005   \$2.2864,005   \$2.286,044   \$2.280,015   \$2.2864,042   \$3.2864,042   \$3.2864,042   \$2.2864,043   \$2.286,044	objects & Lond TIT Auglishe	\$ 584393	CENTER S	\$ 192,000	\$ 256,043 5	20,725	\$ 220,366	S 272,447	\$ 275,296	\$ 278,352 8	suine s	\$ 221,947	\$ 256,7315	\$ 200,000	श्रिक्टा इ	\$ 255,476	S TEMPER	
State   Stat	Stratific Religions   Stratific St	DEVELOPER DEVELOPER Reimbursement Bolonce	\$ 3,664,442			\$ 2,488,044 3		\$ 1,920,650	\$ 1,647,782		1000	812,699	528,752	241,966	0	101			
Statistic Relationsement   Statistic Statist	Secretary (Englishe Activation 1   1914646   155,213   17172	STATE Rembursement Balance		401	\$ 194.234	35.891	0				5 0	0	0						
State   Stat	Figure   Comment   Explication   Comment   Explication   Comment	Eligible Activities Reimbursement		S	\$ 73,712				2	en		-	3.00	.0				1	\$ 1,995,065
Communication Highlight Activations 5 154,549 5 158,449	Trimingling Activation S 153,000 5 155,212 5 156,715 5 159,911 5 15 15 15 15 15 15 15 15 15 15 15 15	Environmental Bigible activities	40	W.	** *		Z.	VI.	61	100	ox Median	N area	W.	10-1	AM I	65 1	40	MA T	
Particular   Par	Termination of the control of the co	Non-Environmental Eligible Activitie	S .	6	73 732	,		-			5	50					-	9	
This Profession   Strate   S	Transcript proton   State	Interest Accumulation	5 21,558		\$ 83.043	158 343	35,891			1 . v						• •	000 4 V		
Signature   Sign	Fig.   Comment   Standard   Sta	Environmental Portion	in	100	4		-			1			à	10			50	200	
The Reimbursement   155,223   156,775   158,943   35,891   5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5 - 5	TETIR Reimbursement S 135,615 \$ 156,775 \$ 158,148 \$ 15,891 \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$	Non-Environmental Portion	\$	S	\$ 83,043	158,343	35 891		Ş			S	\$	\$	\$	5		\$	
Second color	Second Companies   Second Comp	Total STATE TIR Reimbursement	\$ 153,686	\$ 155,223	\$ 156,775	158,343	35,891	- \$		- \$	- \$		•	- \$	- \$	- \$	•	. \$	
Extinities Reimbursement 5 230,707 \$ 233,014 \$ 235,344 \$ 91,448 \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	### Standard Standard	LOCAL Reimbursement Bolonce		v	- 2	132,174	(v		5					ig.		*	\$	35	
Communication   Communicatio	Second State   Communication	Eligible Activities Reimbursement		s	\$	91,448	3.00							,				5	\$ 1,189,191
commontal Figure         \$ 23,0707         \$ 233,014         \$ 23,0707	Communication (includes)         230,707         233,014         233,544         231,743         5	Environmental Eligible Activities	S	w.	1/9	ti.			**							10	50	10	
### State   St	Paint   Pain	Non-Environmental Engible Activitie	S .	s,	\$ 235,344													0	
Transference	Transference	Interest Accumulation	5 86,229	<b>1</b>	\$ 45,217	,								\$			ς,		
All TR Reimbursement   \$ 230,707	At This Period	Interest Reimbursement		,	s	- 1								2		·	s		
All TIR Refinibursement \$ 230,707 \$ 233,044 \$ 235,344 \$ 232,704 \$ 232,344 \$ 233,344 \$ 232,344 \$ 232,344 \$ 233,344 \$ 232,344 \$ 233,344 \$ 234,344 \$	Al. TIR Reminbursement \$ 230,707 \$ 233,044 \$ 235,344 \$ 232,745 \$ 1,223,645 \$ 1	Environmental Portion	iliki u	in v		146 250 6	120 171		in o			10. 10	2					10 N	
Reimbursement Bolds         \$ 2,319,980 \$ 2,31	Reinfolding   \$2,319,980 \$2,319,880 \$2,319,890 \$2,319	Total LOCAL TIR Reimbursement	\$ 230,707	\$ 233,014	\$ 235,344	237,698	132,174	\$		\$	,	s					s		
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keimbursement         \$         <	ANNHELD REVOLVING FULL  See See See See See See See See See Se	Eligible Activities Reimbursement					129,164		1	\$ 275,596		67,219					s		
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#### ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

#### Attachment B

TO:	THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM:	DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT:	RIOPELLE MARKET DEVELOPMENT LP/ MOSAIC EASTERN MARKET PROJECT
DATE:	September 10, 2019
below, which	The undersigned, from the City of Detroit, Buildings, Safety Engineering, and I Department acknowledges the receipt of the environmental documents listed have been submitted by AKT Peerless on behalf of Riopelle Market Development,
LP, as devel	oper, as part of its Brownfield Plan submittal to the Detroit Brownfield
Redevelopmen	nt Authority (DBRA), for the Mosaic Eastern Market Project.
	Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
	Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
	Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 et seq. (if appropriate).

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.

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

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

By: Paul

Its: General Manager

Exhibit A Mosaic Eastern Market Brownfield Redevelopment Plan

#### ATTACHMENT H

**Incentive Chart** 



COUNCIL PRESIDENT BRENDA JONES

#### **INCENTIVE INFORMATION CHART:**

Ì	Project Type	Incentive Type	Investment Amount	District
Î	Renovation/New Con	Tax Abatement	\$22,000,000	3500 Riopelle OPRA District

Jobs Available											
Construction				Post Construction							
Professional	Non- Professional	Skilled Labor	Non-Skilled Labor	Professional	Non- Professional	Skilled Labor	Non-Skilled Labor				
26	104	78	52	45	68	112	225				

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

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

#### 1. The plan for hiring Detroiters

The project will use Executive Order requirements as the basis for all trade contacts in terms of local participation. Riopelle Market Development, LP will work with local workforce development programs and will participate in Council President Jones' Skilled Trades Taskforce to optimize the use of Detroit-based subcontractors. The general contractor selected for the job is LS Brinker, a Detroit-based contractor with headquarters on Michigan Avenue in Detroit.

#### 2. Detailed description of the jobs available

The proposed redevelopment includes 66,910 square feet of flexible commercial/office space, 12,235 square feet of food accelerator space, 16,680 square feet of restaurant space, 16,977 square feet of common area and special event space. The types of jobs that will be available will largely depend on the tenants, but may include: office personnel, restaurant servers, hosts and hostesses, chefs, bartenders, restaurant management positions, custodial staff, food processing specialists, distillery and/or brewery operators and production line staff. Average wages for new hires may range from \$10/hour to \$18/hour or for salary positions, from \$35,000 to \$45,000.

#### 3. New Detroit residents

The project will create new commercial and retail attractions in the Eastern Market District drawing more residents to the neighborhood as well as supporting other recent redevelopments in Eastern Market. However, the project itself will not provide any additional residential space.

#### 4. Community outreach for hiring

Riopelle Market Development LP will work with local workforce development programs and local consulting groups to increase opportunities for Detroit residents in order to meet Executive Order 2014-5 and 2016-1 requirements.

#### 5.& 6. Construction schedule

The project is anticipating a spring 2020 start date, pending approvals of the various economic incentives by the administering agencies.



October 9, 2019

The Honorable City Council City of Detroit Coleman A. Young Municipal Center 2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226

City of Detroit Brownfield Redevelopment Authority Board of Directors 500 Griswold Street, Suite 2200 Detroit, Michigan 48226

Re: Recommendation for Approval of the Mosaic Eastern Market 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 October 9, 2019, adopted a resolution approving the proposed Brownfield Plan for the Mosaic Eastern Market 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 Mosaic Eastern Market Redevelopment.

Very truly yours,

By:

Community Advisory Committee to the City of Detroit

**Brownfield Redevelopment Authority** 



# DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY MINUTES OF THE REGULAR COMMUNITY ADVISORY COMMITTEE MEETING WEDNESDAY, OCTOBER 9, 2019 -- 5:00 PM AT DEGC OFFICES 500 GRISWOLD, SUITE 2200 DETROIT, MI

**COMMITTEE MEMBERS** 

PRESENT:

Rick Blocker Kamal Cheeks Dr. Regina Randall

Allen Rawls Rico Razo Michelle Lee

**COMMITTEE MEMBERS** 

ABSENT:

Simone Sagovac

Brad Lutz Sandra Stahl

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC)
Kirstie Hardy (AKT Peerless)
Grant Greschuk (Riopelle Mkt GP)
Malik Goodwin (Riopelle Mkt GP)
Adam Schloff (K8 Partners)

Ginny Dougherty (PM Environmental)



#### Call to Order

Mr. Rawls, Chairperson, called the meeting to order at 5:15 p.m.

#### **General**

#### **Approval of Minutes**

Mr. Rawls called for approval of the minutes of the September 11, 2019 (resolution) DBRA-CAC meeting. The Committee took the following action:

On a motion by Mr. Blocker, seconded by Mr. Cheeks, DBRA-CAC Resolution Code 19-10-02-145, approving the September 11, 2019 CAC minutes, as presented, was unanimously approved.

#### **Projects**

#### **Brownfield Plan for Mosaic Eastern Market**

Mr. Vosburg introduced the Brownfield Plan for Mosaic Eastern Market to the CAC members present.

#### Project Introduction

Riopelle Market Development LP is the project developer (the "Developer") for the Plan which entails the renovation of the existing 105,544 square foot building into an adaptive mixed-use collective that will contain Eastern Market Corporation's accelerator/commissary facility for food entrepreneurs, along with an eclectic mix of food and creative related business tenants. The existing 2,000 square foot building will be demolished and the vacant area surrounding it will be converted into a parking lot, which will accommodate approximately 370 onsite parking spaces. The renovated building will be known as Mosaic Eastern Market and will feature approximately 66,910 square feet of flexible commercial/office space, approximately 12,235 square feet of food accelerator space, approximately 16,680 square feet of restaurant space, and approximately 16,977 square feet of green energy generation with the installation of an estimated 3,355 panel solar array on the roof.

The total investment is estimated to be \$22 million. The Developer is requesting \$6,059,937.00 in TIF reimbursement.

There will be 260 temporary construction jobs and 450 FTE jobs. The 450 FTE job will largely depend on the tenants, but may include: office personnel, restaurant staff, custodial staff, food processing specialists, distillery and/or brewery operators and production line staff.

#### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcels located in Detroit's Eastern Market district, bounded loosely by Riopelle Street to the west, Hale Street to the north, Orleans Street to the east, and Erskine Street to the south.

#### Basis of Eligibility

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

#### Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Predevelopment Activities, Due Care Compliance Activities, Response Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, Public and Private Infrastructure Improvements, and the preparation and implementation of a brownfield plan and Act 381 work plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The 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.

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Pre-Approved Activities	\$109,570.00
Due Care Compliance Activities	\$1,067,500.00
3. Demolition	\$1,189,581.00
Asbestos and Lead Activities	\$265,000.00
5. Infrastructure Improvements	\$1,027,000.00
6. Site Preparation	\$263,424.00
7. Brownfield Plan & Work Plan Preparation and Implementation	\$37,500.00
8. Contingency (15%)	\$513,045.00
9. Interest	\$1,587,317.00
Total Reimbursement to Developer	\$6,059,937.00
10. Authority Administrative Costs	\$1,291,536.00
11. State Brownfield Redevelopment Fund	\$324,620.00
12. Local Brownfield Revolving Fund	\$934,146.00
TOTAL Estimated Costs	\$8,610,239.00

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) Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Goodwin provided more information about the project including how the project is in alignment with the goals and vision for the Eastern Market District, the marketing for potential tenants, the plans for the food accelerator to be included in the project, the plans to reopen Riopelle Street and the increased access to the Property, the Developer's plans for the hiring of Detroit residents, the effort of the Developer working with DTE Energy on the solar energy to be generated on the Property to provide electricity for portions of the Property as well as for the stormwater infrastructure, and the increase of food and retail options for Detroit residents.

Ms. Lee asked to see images of the Property in its current state. Images of the Property in its current state were provided by Mr. Greschuk.

Mr. Goodwin stated that the existing structure will be renovated, not demolished, and that the building was formerly used by the City of Detroit Water and Sewerage Department as a warehouse and vehicle maintenance facility, it has been vacant for about 25 years, and it is a one-story building with varying ceiling heights.

Mr. Razo asked for clarification on the demolition cost included in the eligible costs. Ms. Hardy stated that there is a 2,000 square foot building on the Property that will be demolished, the roof of the other building will be removed, and the existing parking lot will also be demolished and replaced.

Mr. Blocker asked for more information regarding the planned food accelerator. Mr. Goodwin stated that the Eastern Market Corporation will enter into a long-term lease for the food accelerator space and that the goal of the food accelerator is to provide a commercial space, and a retail space, for small food entrepreneurs to produce, package, and ship and sell their products and enable them to grow their business more quickly and efficiently than if they did not have the commercial space to use for their business needs.

Mr. Blocker asked if the food producers will pay to use space in the food accelerator. Mr. Greschuk stated that he does not know if the food producers will pay to use space in the food accelerator.

Dr. Randall asked if the Developer has contacted any other businesses or community organizations regarding the project. Mr. Goodwin stated that Michigan Farm to Freezer is located near the Property and that the Developer anticipated getting a letter of support from that organization.

Dr. Randall stated that there are residents living near the Eastern Market district and asked if there are any organizations or block clubs that the Developer could have contacted regarding the project.

Ms. Lee asked if Keep Growing Detroit is located near the project location. Mr. Goodwin stated that there is a community farm located near the Property.

Ms. Lee asked if the Developer has contacted the community farm. Mr. Goodwin stated that the Developer has been working with the Eastern Market Corporation on the project and that Eastern Market Corporation has been conducting the community engagement on the improvements related to the project.

Mr. Rawls asked if the Developer owns the property located to the east of the Property. Mr. Goodwin stated that the Developer believes that the property located to the east of the Property is owned by Michigan Farm to Freezer.

Mr. Cheeks asked what the second phase of the project entails. Mr. Goodwin stated that there were plans to develop residential units on the Property as part of a second phase, but those plans have been put on hold for now.

Mr. Rawls asked who the architect is for the project. Mr. Goodwin stated that the architect is Quinn Evans, and McIntosh Poris.

Mr. Rawls asked who the general contractor is for the project. Mr. Goodwin stated that the general contractor for the project is L.S. Brinker Company.

Mr. Rawls asked for more information regarding the plans for stormwater management. Mr. Goodwin stated that due to the amount of impervious surface on the Property there will be retention and detention systems, including cisterns with pipes that will collect water from the roof of the building and release water back into the City water system and there will also be a biofiltration system which will enable some water collected to be used for the operation of the building.

Mr. Rawls asked for more information regarding the Developer's outreach to Detroit-based contractors. Mr. Goodwin stated that the Developer is working with Colliers International to attract potential tenants based in Detroit to the space, and on the construction side the general contractor, L.S. Brinker Company who on past projects, has been in compliance with the Executive Orders.

Ms. Lee asked what the requirements are for the Executive Order. Ms. Kanalos stated that under Executive Order 2016-1, if there is a TIF request of \$3 million or more, the Developer is required to be in compliance with the Executive Order.

Mr. Rawls called for a motion recommending approval of the Brownfield Plan for Mosaic Eastern Market.

Mr. Blocker motioned to recommend approval of the Brownfield Plan for Mosaic Eastern Market without a CAC public hearing and without appointing special members. Mr. Razo seconded the motion. DBRA-CAC Resolution Code 19-10-279-01, recommending approval of the Brownfield Plan for Mosaic Eastern Market was unanimously approved.



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

#### MOSAIC EASTERN MARKET BROWNFIELD REDEVELOPMENT PLAN

Thursday, October 17, 2019
Eastern Market Corporation, Shed #5
Russell Street at Alfred Street
Detroit, MI 48207
5:30 PM

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Catherine Frazier (DEGC)
Kirstie Hardy (AKT Peerless)
Brian Holdwick (Ventra Group)
Malik Goodwin (Ventra Group)
Sanford Nelson (FIRM Real Estate)
Guy Pellino (Amore de Roma)
Alana Phillips (Well Done Goods)
Jordan Pellino (Amore de Roma)
Myles Hamby (The Platform)

Mr. Vosburg called the public hearing to order at 5:40 PM.

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, including the eligible activities included, and provided an overview of the project.

Mr. Goodwin and Mr. Holdwick provided details regarding the redevelopment plan for the project and answered questions regarding the anticipated retail and food accelerator tenants and the availability of commercial space, compliance with applicable Executive Orders, anticipated start of construction, the financial need for the tax incentives being requested, the partnership with Eastern Market Corporation, the changes in zoning for the property, the plans for the pedestrian plaza, the plans and requirements for the stormwater management system, the planned solar array on the property, the plans for parking for the project, and the reopening of Riopelle Street and its potential effect on neighboring businesses.

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

Mr. Nelson stated that he is completely in support of the project and that the renovation of the existing structure will help bridge the development happening between the Eastern Market Corporation sheds and the Dequindre Cut.

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

Mr. Vosburg closed the public hearing at 6:09 PM.



CODE <u>DBRA 19-10-279-02</u>

#### MOSAIC EASTERN MARKET 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 **Mosaic Eastern Market 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 **Mosaic Eastern Market 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.

October 9, 2019

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

-	The	following an	prear d suppo					offered	by	Meml	ber
authoriz	zed by		visions (	of Act 3	81, F	Public <i>F</i>		Michigan igan, 1996			
								e City duly ority"): and		lished 1	the

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the Mosaic Eastern Market 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 31<sup>st</sup> day of October, 2019 at 10:25 AM, prevailing Eastern Time, in the Council Chambers, 13<sup>th</sup> 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.	Αll	resolutions	and	parts	of	resolutions	insofar	as	they	conflict	with	the
provisions of	this	resolution a	are re	escinde	ed.							

4.	The City	Clerk is	requested	to submit	three (3)	certified	copies	of	this
resolution to	the DBRA,	500 Gri	swold Stree	t, Suite 220	00, Detroit	, MI 482	26.		

AYES:	Members	
NAYS:	Members	
RESOLUTIO	N 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 MOSAIC EASTERN MARKET 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 Mosaic Eastern Market Redevelopment Project (the "Plan"); and
- WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on October 9, 2019, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on October 17, 2019 to solicit comments on the proposed Plan; and
- WHEREAS, the Community Advisory Committee recommended approval of the Plan on October 9, 2019; and
- WHEREAS, the Authority approved the Plan on October 23, 2019 and forwarded it to the City Council with a request for its approval of the Plan; and
- WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and
- WHEREAS, the City Council held a public hearing on the proposed Plan on October 31, 2019.

#### NOW, THEREFORE, BE IT RESOLVED, THAT:

1. <u>Definitions</u>. 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. <u>Public Purpose</u>. The City Council hereby determines that the Plan constitutes a public purpose.
- 3. <u>Best Interest of the Public</u>. 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. <u>Review Considerations</u>. 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. <u>Approval and Adoption of Plan</u>. 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. <u>Establishment of Project Fund; Approval of Depositary</u>. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary 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. <u>Use of Moneys in the Project Fund</u>. 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. <u>Return of Surplus Funds to Taxing Jurisdictions</u>. 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. <u>Disclaimer</u>. 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. <u>Repealer</u>. 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		_
RESOLUT	TION DECLARED ADOPTE	D,	_
		Janice Winfrey, City Clerk City of Detroit County of Wayne, Michigan	

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a	a true and complete copy of a resolution
adopted by the City Council of the City of Detro	oit, County of Wayne, State of Michigan, at
a regular meeting held on, 20	
and public notice of said meeting was given p	oursuant to and in full compliance with the
Open Meetings Act, being Act 267, Public Acts	s 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.	
	e Winfrey, City Clerk
•	of Detroit
Coun	ty of Wayne, Michigan