



April 30, 2020

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

Re: **Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Amended and Restated Brownfield Plan for the 1475 E. Jefferson 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 April 15, 2020 meeting and a public hearing was held by the DBRA on April 23, 2020 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated April 15, 2020 (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 April 29, 2020, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

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

Project Introduction

Jefferson Larned Development Company LLC is the project developer (the "Developer") for the Plan. The project is a planned construction of an approximately 42,000 square-foot grocery market and approximately 100 surface parking spaces.

The total investment is estimated to be \$15.6 million. The Developer is requesting \$2,710,000.00 in TIF reimbursement.

There will be approximately 100 temporary construction jobs and 72 FTE jobs.

Honorable City Council

April 30, 2020

2

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located at 1401-1475 E. Jefferson Avenue located on the block bounded by Rivard Street to the west, Larned Street to the north, St. Aubin Street to the east, and E. Jefferson Avenue to the South in Detroit's Lafayette Park neighborhood.

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) was 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 department specific activities, demolition, site preparation, infrastructure improvements, and development and preparation 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

1. Baseline Environmental Assessment Activities	\$20,000.00
2. Department Specific Activities	\$1,115,000.00
3. Demolition	\$75,000.00
4. Site Preparation	\$960,000.00
5. Infrastructure Improvements	\$510,000.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$30,000.00
Total Reimbursement to Developer	\$2,710,000.00
7. Authority Administrative Costs	\$648,582.00
8. State Brownfield Redevelopment Fund	\$198,574.00
9. Local Brownfield Revolving Fund	\$766,721.00
TOTAL Estimated Costs	\$4,323,877.00

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 not seeking additional tax incentives.

DBRA's Request

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

- a.) May 5, 2020
City Council adoption of the Resolution (Exhibit D), setting the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for May 14, 2020 at 10:10 AM to held via the Zoom teleconferencing platform.
- b.) May 14, 2020, 10:05 AM

Honorable City Council

April 30, 2020

3

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

- c.) May 14, 2020, 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan.
- d.) May 19, 2020
City Council adoption of the Resolution approving the Amended and Restated 1475 E. Jefferson 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
Nick Khouri
Kevin Johnson
Malinda Jensen
Raymond Scott
Allen Rawls
Brian Vosburg
Avery Peoples

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

AMENDED AND RESTATED
BROWNFIELD PLAN FOR THE
JEFFERSON LARNED DEVELOPMENT PROJECT AT
1475 E. JEFFERSON

March 16, 2020

Prepared by:

Jefferson Larned Development Company LLC
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**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
AMENDED AND RESTATED BROWNFIELD PLAN**

TABLE OF CONTENTS

I.	INTRODUCTION	I-1
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	II-2
	B. Basis of Eligibility	II-2
	C. Summary of Eligible Activities	II-2
	D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	II-4
	E. Plan of Financing; Maximum Amount Of Indebtedness	II-5
	F. Duration of Plan	II-5
	G. Effective Date of Inclusion	II-6
	H. Displacement/Relocation of Individuals On Eligible Property	II-6
	I. Local Brownfield Revolving Fund (LBRF)	II-6
	J. Brownfield Redevelopment Fund	II-6
	K. Owners Obligations, Representations and Warrants	II-7
III.	ATTACHMENTS	
	A. Site Map	A-1-2
	B. Legal Descriptions	B-1
	C. Project Description	C-1

D. Supportive Letters	D-1
E. Estimated Cost of Eligible Activities	E-1
F. TIF Tables	F-1-3
G. Environmental Documents	G-1
H. Incentives Chart	H-1

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”).

This Plan amends and restates the Brownfield Plan originally approved for the 1475 E. Jefferson Development Project adopted by the Detroit City Council on February 27, 2018 and approved by the Mayor on February 28, 2018 (the “Original Plan”). Furthermore, this Plan and the agreements and instruments to be executed and delivered in conjunction therewith set forth the entire agreement between the Developer and the DBRA with respect to the subject matter hereof and supersede all prior agreements (written or oral), negotiations and all contemporaneous oral agreements concerning such subject matter and negotiations.

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

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

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

This Plan describes the project to be completed (see Attachment C) and contains 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 parcels comprising the eligible property included in the Original Plan, and the subject of this Plan, are located at 1401-1475 E. Jefferson Avenue, Detroit, Wayne County and consist of three parcels containing approximately 2.21 acres of vacant land located on the block between Rivard Street, Larned Street, St. Aubin Street and E. Jefferson Avenue (the “Property”). The Property is considered a “facility” due to the presence of arsenic, cadmium, chromium, lead, mercury, selenium, phenanthrene and fluoranthene in the soil at levels exceeding acceptable screening levels. Additionally, the Property has been vacant since the last building to occupy it was demolished after 2013.

Attachment A includes a site map of the Property. The “eligible property” will include all new taxable tangible personal property to be located on the real property. Attachment B provides the individual legal descriptions for the eligible property.

Address	Parcel ID	Owner
1401 E. Jefferson	07000083	Jeffriv LLC
1475 E. Jefferson	05000083-99	Jeffriv LLC
1425 E. Jefferson	07000084-8	City of Detroit – P&DD

Jefferson Larned Development Company LLC (“Developer”) is the project developer. Developer intends to prepare the site for the construction of a grocery market (approximately 42,000 SF) and surface parking spaces (approximately 100 spaces) to serve the development (the “Project”).

The project description provided herein is a summary of the proposed development at the time of the adoption of this Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and/or 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 and Attachment D includes letters of support for the Project.

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

Pursuant to the Original Plan, the Property was determined to be an “eligible property” as defined by Act 381, Section 2, because the Property: (a) was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) was determined to be a “facility” as defined by Act 381.

The Property is a “facility” as defined by Act 381, Section 2 and Part 201 of the Natural Resources and Environmental Protection Act, 451 P.A. 1994, as amended (“Act 451”) due to the presence of arsenic, cadmium, chromium, lead, mercury, selenium, phenanthrene and fluoranthene in the soil above the EGLE Part 201 Generic Cleanup Criteria (GCC). Attachment G includes a summary of identified contamination.

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

Baseline environmental assessment activities and geotechnical investigation activities that were included in the Original Plan have been completed as of the date of this Plan. Additional activities that Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include department specific activities, demolition, site preparation, infrastructure improvements, and the development and preparation of a brownfield plan and 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.

It is currently anticipated that construction of the Project will begin in spring/summer 2020 and that eligible activities will be completed within the following 12 – 18 months. Unless otherwise agreed to in writing by the DBRA, all eligible activities will be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below), 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. 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 with the DBRA (the “Reimbursement Agreement”), to the extent permitted by Act 381. In connection with the Original Plan, the former developer, East Jefferson Development Company, LLC, executed a reimbursement agreement with the DBRA (the “Original Reimbursement Agreement”). Upon approval of this Plan by the City Council, the DBRA shall: (i) terminate the Original Reimbursement Agreement and execute a new Reimbursement Agreement with the Developer; or (ii) amend and restate, in its entirety, the Original Reimbursement Agreement.

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 Michigan 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 any 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, 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 plans.

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. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates.

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

Taxing Jurisdictions	<u>Reimbursement</u> <u>Costs</u>	<u>DBRA Admin</u> <u>Costs</u>	<u>SBRF Capture</u>	<u>LBRF Capture</u>
School Operating Tax	\$928,696	\$0	\$0	\$221,440
State Education Tax	\$154,783	\$0	\$198,574	\$36,907
City General Op	\$785,318	\$313,149	\$0	\$245,454
Wayne County Op	\$222,319	\$88,651	\$0	\$69,487
HCMA	\$8,423	\$3,359	\$0	\$2,633
Wayne County Safety	\$36,924	\$14,724	\$0	\$11,541
Library	\$182,266	\$72,679	\$0	\$56,968
Wayne County Parks	\$9,679	\$3,859	\$0	\$3,025
WCCC	\$127,559	\$50,865	\$0	\$39,869
Wayne County	\$38,955	\$15,533	\$0	\$12,176
Wayne County ISD	\$215,078	\$85,763	\$0	\$67,221
TOTAL	\$2,710,000	\$648,582	\$198,574	\$766,721

The following taxes are projected to be generated but shall not to be captured during the life of the Plan:

City Debt	\$463,340
School Debt	\$860,489
DIA	\$13,238
Zoo	\$6,619
TOTAL	\$1,343,687

This Plan includes total eligible activities of \$2,710,000. The Developer intends to submit reimbursement requests for the maximum amount of eligible costs approved for eligible activities under this Plan. In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving the Original Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (2)(f) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving the Original Plan. The first year of capture will be 2022.

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

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

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

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

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

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

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

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues from the Property shall occur in accordance with the TIF Table included as Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan. The first year of capture will be 2022. 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's 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 all 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 became a part of the Original Plan on February 27, 2018 (i.e. the date the Original Plan was approved by the City Council.)

H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-1))

There are no persons or businesses residing on the Property and no occupied residences or businesses 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)

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 \$766,721. All funds, if any, deposited into the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a)

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

K. Developer’s Obligations, Representations and Warrants

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

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

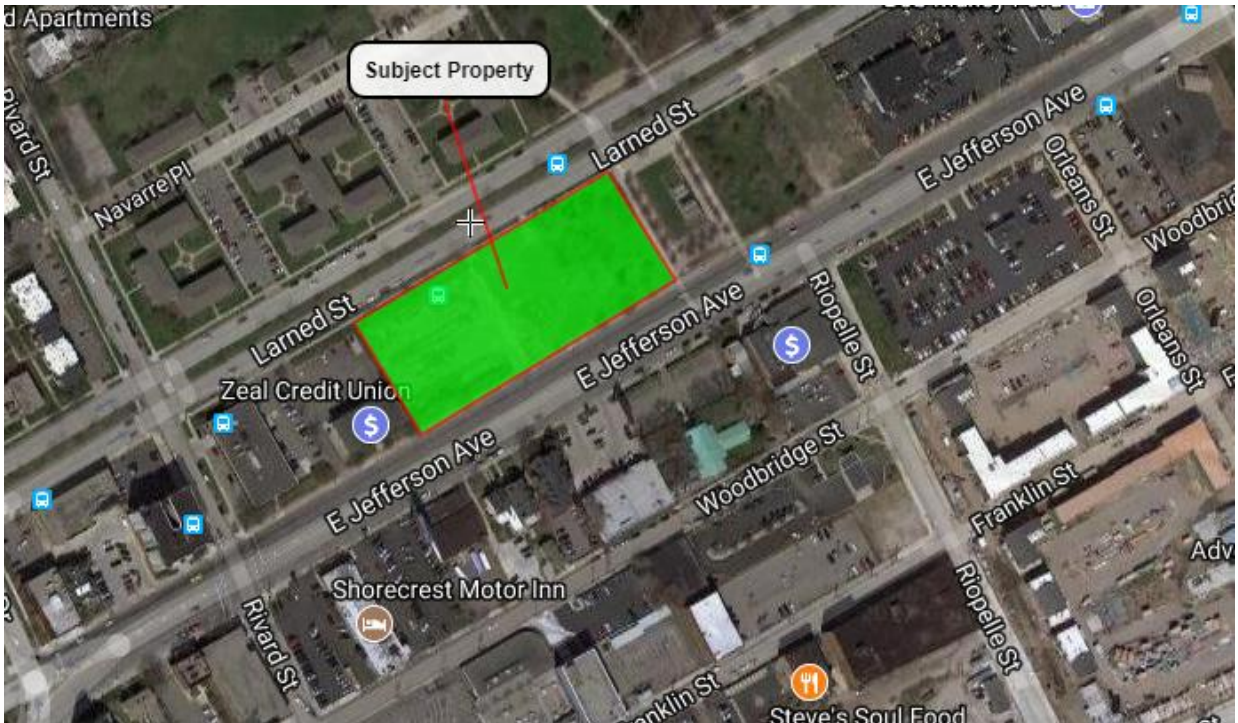
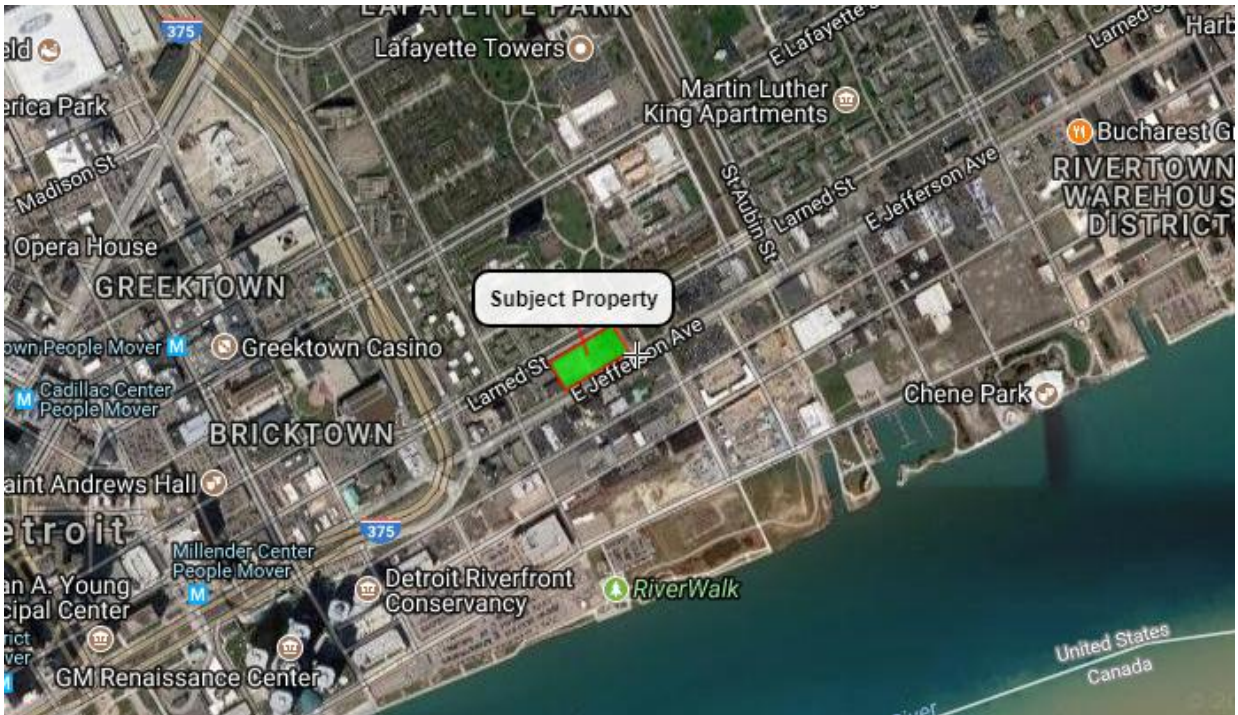
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

19430718-5

III. ATTACHMENTS

ATTACHMENT A

Site Map



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Address: 1401 E. Jefferson Avenue
Detroit, Michigan 48207

Parcel ID: 07000083

Legal Description: N JEFFERSON 40&41 W 51.25 FT ON S LINE BG W 37.25 FT ON N LINE 42 E 20 FT VAC RUSSELL ADJ PLAT OF GUOIN FARM L11 P596 DEEDS, W C R 7/3 176.86 IRREG

Address: 1425 E. Jefferson Avenue
Detroit, Michigan 48207

Parcel ID: 07000084-8

Legal Description: N JEFFERSON 10 SOUTH LAFAYETTE PARK SUB L88 P61-4 PLATS, W C R 7/103 103.45 X 201.26

Address: 1475 E. Jefferson Avenue
Detroit, Michigan 48207

Parcel ID: 05000083-99

Legal Description: N-E JEFFERSON E 1.74 FT B C&D AND W 30 FT VAC RUSSELL ADJ RE-SUB OF MULLETT FARM L7 P43 PLATS, W C R 5/10 198.01 IRREG

ATTACHMENT C

Project Description

- Project Name:** Jefferson Larned Development
- Project Location:** 1401-1475 East Jefferson Ave., Detroit, Wayne County, MI
- Type of Eligible Property:** Facility
- Total Project Investment:** Approximately \$15.6 million
- Eligible Activities:** Baseline environmental assessment activities, department specific activities, demolition, site preparation, infrastructure improvements, and development and preparation of brownfield plan and work plan.
- Reimbursable Costs:** \$2,710,000 – Developer will seek reimbursement for the maximum amount of eligible costs approved for eligible activities under this Plan. The project is seeking support for a \$250,000 EGLE Grant to offset soil transportation and disposal costs.
- Years to Complete Payback:** 17 years
- Base TV/New TV Estimate:** Base \$418,532 / New \$3,850,000

Project Overview: Jefferson Larned Development Company LLC is proposing a development of the Property located in the City of Detroit at 1401-1475 East Jefferson Avenue in Wayne County. The development will include preparation of the site for the construction of an approximately 42,000 sf Michigan-based grocery store and approximately 100 surface parking spaces.

The Property was historically occupied by dwellings prior to 1884 and was originally split by Russell Street (since abandoned). Commercial developments were present along East Jefferson Avenue with some light industrial developments present along East Larned Street. The majority of the buildings on both sides were demolished in the early 1960's with the only remaining building being the University Club that remained until it was demolished between 2013 and 2017.

The site is currently vacant and owned by Jeffriv, LLC and the City of Detroit – P&DD and will be acquired by Jefferson Larned Development Company LLC prior to undertaking eligible activities on the Property. The site

consists of approximately 2.21 acres over three (3) parcels. The project includes substantial site preparation in order to prepare the site for vertical construction.

The Project is expected to generate approximately \$15.6 million in investment with approximately 100 temporary construction jobs and 72 new full and part-time positions for the grocery store. The Project will significantly improve the site and surrounding E. Jefferson Ave Corridor with the presence of a new grocery store that will employ local residents, infrastructure, increased property taxes, retail within the City limits, and the creation of new permanent and temporary jobs associated with the redevelopment activities.

ATTACHMENT D

Support Letters



March 20th, 2020

Mr. Christopher Brochert
Lormax Stern Development Company
38500 Woodward Ave. Suite 200
Bloomfield Hills, MI 48304

Re: Meijer Rivertown Market Project—Letter of Support

Dear Mr. Brochert,

Jefferson East, Inc. (JEI), wishes to voice its strong support for the proposed development of the Meijer Rivertown Market on east Jefferson in Detroit. This new development will bring quality groceries and goods at affordable prices to a neighborhood that lacks these amenities. In addition, we are thrilled about the new jobs that this development will bring and look forward to finding ways to help link residents to these opportunities.

Since 1994, JEI has been working to improve the east Jefferson corridor and its neighborhoods. Developments like the Meijer Rivertown Market make our neighborhoods great places to live, work and invest. Thank you for your commitment to the east Jefferson corridor and let me know if we can be of any further assistance. I can be reached at 313-549-5780 or jelling@jeffersoneast.org.

Kindest Regards,

Joshua R. Elling
CEO
Jefferson East, Inc.



March 18,2020

Mr. Christopher Brochert
Lormax Stern Development Company
38500 Woodward Ave. Suite 200
Bloomfield Hills, MI 48304

Re: Meijer Rivertown Market Project—Letter of Support—To Whom It May Concern

Dear Chris:

On behalf of all of the residence and business members of the Rivertown Detroit Association (www.rivertowndetroit.org), I am writing you this letter in full support of the Meijer Rivertown Market project. This will be an exciting addition to the Rivertown Detroit area as we redevelop the riverfront.

The Meijer Rivertown Market will bring reasonable prices to the area along with a broad selection of products and produce for our members who live and work in Rivertown. In addition, it will show other retailers that the Rivertown Detroit area is a great place to do business.

If you would need any additional support for your project, please just let me know. We look forward to construction beginning soon and shopping at the Meijer Rivertown Market in the near future. It will be great to have Meijer as one of our neighbors.

Sincerely,

A handwritten signature in black ink that reads "Arthur J. Rohde, Jr." in a cursive style.

Arthur J. “Chip” Rohde, Jr.
President
Rivertown Detroit Association, a 501(c)(3) Corporation
2711 E. Jefferson Ave.
Detroit, MI 48207
1-313-259-1010
chip@rivertowndetroit.org

ATTACHMENT E

Estimated Cost of Eligible Activities Table

ESTIMATED COST OF ELIGIBLE ACTIVITIES

Description of Eligible Activities	Estimated Cost
1. Baseline Environmental Assessment Activities	\$20,000
2. Department Specific Activities – soil excavation, transportation and disposal, and oversight	\$1,115,000
3. Site Demolition of Existing site improvements (i.e. paving, sidewalks, curb/gutter, concrete & asphalt paving)	\$75,000
4. Site Preparation – dewatering, temporary fencing, temporary security, mass grading and land balancing, erosion control and sheet piling, and geotechnical testing	\$960,000
5. Infrastructure Improvements – Storm water management system and sidewalks, curb/gutter, landscaping and paving in the public ROW	\$510,000
Subtotal Site Eligible Activities	\$2,680,000
6. Brownfield Plan and Work Plan development and preparation	\$30,000
Total Estimated Cost to Developer to be Funded Through TIF	\$2,710,000
7. State Brownfield Revolving Fund	\$198,574
8. DBRA Administrative Fees	\$648,582
9. Local Brownfield Revolving Fund	\$766,721
Total Potential Capture	\$4,323,877

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates for Jefferson Larned
Detroit, Michigan
March 16, 2020

Estimated Taxable Value (TV) Increase Rate: 1.00%		1	2	3	4	5	6	7	8	9	10	11	12
Plan Year	Calendar Year	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
Base Taxable Value	\$	418,532	418,532	418,532	418,532	418,532	418,532	418,532	418,532	418,532	418,532	418,532	418,532
Estimated New TV	\$	418,532	418,532	134,168	134,302	750,000	3,850,000	3,853,850	3,857,704	3,861,562	3,865,423	3,869,289	3,873,158
Incremental Difference (New TV - Base TV)	\$	-	-	-	-	331,468	3,431,468	3,435,318	3,439,172	3,443,030	3,446,891	3,450,757	3,454,626

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ -	\$ 1,989	\$ 20,589	\$ 20,612	\$ 20,635	\$ 20,658	\$ 20,681	\$ 20,705	\$ 20,728
School Operating Tax	18.0000	\$ -	\$ -	\$ -	\$ -	\$ 5,966	\$ 61,766	\$ 61,836	\$ 61,905	\$ 61,975	\$ 62,044	\$ 62,114	\$ 62,183
School Total	24.0000	\$ -	\$ -	\$ -	\$ -	\$ 7,955	\$ 82,355	\$ 82,448	\$ 82,540	\$ 82,633	\$ 82,725	\$ 82,818	\$ 82,911

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12
City General Op	19.9520	\$ -	\$ -	\$ -	\$ -	\$ 6,613	\$ 68,465	\$ 68,541	\$ 68,618	\$ 68,695	\$ 68,772	\$ 68,849	\$ 68,927
Wayne County Op	5.6483	\$ -	\$ -	\$ -	\$ -	\$ 1,872	\$ 19,382	\$ 19,404	\$ 19,425	\$ 19,447	\$ 19,469	\$ 19,491	\$ 19,513
Huron Clinton MA	0.2140	\$ -	\$ -	\$ -	\$ -	\$ 71	\$ 734	\$ 735	\$ 736	\$ 737	\$ 738	\$ 738	\$ 739
Wayne County Safety	0.9381	\$ -	\$ -	\$ -	\$ -	\$ 311	\$ 3,219	\$ 3,223	\$ 3,226	\$ 3,230	\$ 3,234	\$ 3,237	\$ 3,241
Library	4.6307	\$ -	\$ -	\$ -	\$ -	\$ 1,535	\$ 15,890	\$ 15,908	\$ 15,926	\$ 15,944	\$ 15,962	\$ 15,979	\$ 15,997
Wayne County Parks	0.2459	\$ -	\$ -	\$ -	\$ -	\$ 82	\$ 844	\$ 845	\$ 846	\$ 847	\$ 848	\$ 849	\$ 849
Wayne County Community College	3.2408	\$ -	\$ -	\$ -	\$ -	\$ 1,074	\$ 11,121	\$ 11,133	\$ 11,146	\$ 11,158	\$ 11,171	\$ 11,183	\$ 11,196
Wayne County	0.9897	\$ -	\$ -	\$ -	\$ -	\$ 328	\$ 3,396	\$ 3,400	\$ 3,404	\$ 3,408	\$ 3,411	\$ 3,415	\$ 3,419
County ISD Spec Ed	3.3678	\$ -	\$ -	\$ -	\$ -	\$ 1,116	\$ 11,556	\$ 11,569	\$ 11,582	\$ 11,595	\$ 11,608	\$ 11,621	\$ 11,634
County ISD Enhancement	2.0000	\$ -	\$ -	\$ -	\$ -	\$ 663	\$ 6,863	\$ 6,871	\$ 6,878	\$ 6,886	\$ 6,894	\$ 6,902	\$ 6,909
County ISD Oper	0.0965	\$ -	\$ -	\$ -	\$ -	\$ 32	\$ 331	\$ 332	\$ 332	\$ 332	\$ 333	\$ 333	\$ 333
Local Total	41.3238	\$ -	\$ -	\$ -	\$ -	\$ 13,698	\$ 141,801	\$ 141,960	\$ 142,120	\$ 142,279	\$ 142,439	\$ 142,598	\$ 142,758

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12
Zoo Authority	0.1000	\$ -	\$ -	\$ -	\$ -	\$ 33	\$ 343	\$ 344	\$ 344	\$ 344	\$ 345	\$ 345	\$ 345
Art Institute	0.2000	\$ -	\$ -	\$ -	\$ -	\$ 66	\$ 686	\$ 687	\$ 688	\$ 689	\$ 689	\$ 690	\$ 691
School Debt	13.0000	\$ -	\$ -	\$ -	\$ -	\$ 4,309	\$ 44,609	\$ 44,659	\$ 44,709	\$ 44,759	\$ 44,810	\$ 44,860	\$ 44,910
City Debt	7.0000	\$ -	\$ -	\$ -	\$ -	\$ 2,320	\$ 24,020	\$ 24,047	\$ 24,074	\$ 24,101	\$ 24,128	\$ 24,155	\$ 24,182
Total Non-Capturable Taxes	20.3000	\$ -	\$ -	\$ -	\$ -	\$ 6,729	\$ 69,659	\$ 69,737	\$ 69,815	\$ 69,893	\$ 69,972	\$ 70,050	\$ 70,129

Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,653	\$ 224,157	\$ 224,408	\$ 224,660	\$ 224,912	\$ 225,164	\$ 225,417	\$ 225,669
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Footnotes:
Assumes new taxable value based on proposed build out,
plus 1% annual inflation increases thereafter
Assumes millage rate remains the same

Tax Increment Revenue Capture Estimates for Jefferson Larned
Detroit, Michigan
March 16, 2020

Estimated Taxable Value (TV) Increase Rate:

Plan Year	13	14	15	16	17	18	19	20	21	22	23	24	TOTAL
Calendar Year	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Base Taxable Value	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532	\$ 418,532
Estimated New TV	\$ 3,877,031	\$ 3,880,908	\$ 3,884,789	\$ 3,888,674	\$ 3,892,562	\$ 3,896,455	\$ 3,900,351	\$ 3,904,252	\$ 3,908,156	\$ 3,912,064	\$ 3,915,976	\$ 3,919,892	\$ 3,919,892
Incremental Difference (New TV - Base TV)	\$ 3,458,499	\$ 3,462,376	\$ 3,466,257	\$ 3,470,142	\$ 3,474,030	\$ 3,477,923	\$ 3,481,819	\$ 3,485,720	\$ 3,489,624	\$ 3,493,532	\$ 3,497,444	\$ 3,501,360	\$ 3,501,360

School Capture	Millage Rate													
State Education Tax (SET)	6.0000	\$ 20,751	\$ 20,774	\$ 20,798	\$ 20,821	\$ 20,844	\$ 20,868	\$ 20,891	\$ 20,914	\$ 20,938	\$ 20,961	\$ 20,985	\$ 21,008	\$ 397,149
School Operating Tax	18.0000	\$ 62,253	\$ 62,323	\$ 62,393	\$ 62,463	\$ 62,533	\$ 62,603	\$ 62,673	\$ 62,743	\$ 62,813	\$ 62,884	\$ 62,954	\$ 63,024	\$ 1,191,446
School Total	24.0000	\$ 83,004	\$ 83,097	\$ 83,190	\$ 83,283	\$ 83,377	\$ 83,470	\$ 83,564	\$ 83,657	\$ 83,751	\$ 83,845	\$ 83,939	\$ 84,033	\$ 1,588,595

Local Capture	Millage Rate													
City General Op	19.9520	\$ 69,004	\$ 69,081	\$ 69,159	\$ 69,236	\$ 69,314	\$ 69,392	\$ 69,469	\$ 69,547	\$ 69,625	\$ 69,703	\$ 69,781	\$ 69,859	\$ 1,320,652
Wayne County Op	5.6483	\$ 19,535	\$ 19,557	\$ 19,578	\$ 19,600	\$ 19,622	\$ 19,644	\$ 19,666	\$ 19,688	\$ 19,710	\$ 19,733	\$ 19,755	\$ 19,777	\$ 373,869
Huron Clinton MA	0.2140	\$ 740	\$ 741	\$ 742	\$ 743	\$ 743	\$ 744	\$ 745	\$ 746	\$ 747	\$ 748	\$ 748	\$ 749	\$ 14,165
Wayne County Safety	0.9381	\$ 3,244	\$ 3,248	\$ 3,252	\$ 3,255	\$ 3,259	\$ 3,263	\$ 3,266	\$ 3,270	\$ 3,274	\$ 3,277	\$ 3,281	\$ 3,285	\$ 62,094
Library	4.6307	\$ 16,015	\$ 16,033	\$ 16,051	\$ 16,069	\$ 16,087	\$ 16,105	\$ 16,123	\$ 16,141	\$ 16,159	\$ 16,177	\$ 16,196	\$ 16,214	\$ 306,513
Wayne County Parks	0.2459	\$ 850	\$ 851	\$ 852	\$ 853	\$ 854	\$ 855	\$ 856	\$ 857	\$ 858	\$ 859	\$ 860	\$ 861	\$ 16,276
Wayne County Community College	3.2408	\$ 11,208	\$ 11,221	\$ 11,233	\$ 11,246	\$ 11,259	\$ 11,271	\$ 11,284	\$ 11,297	\$ 11,309	\$ 11,322	\$ 11,335	\$ 11,347	\$ 214,513
Wayne County	0.9897	\$ 3,423	\$ 3,427	\$ 3,431	\$ 3,434	\$ 3,438	\$ 3,442	\$ 3,446	\$ 3,450	\$ 3,454	\$ 3,458	\$ 3,461	\$ 3,465	\$ 65,510
County ISD Spec Ed	3.3678	\$ 11,648	\$ 11,661	\$ 11,674	\$ 11,687	\$ 11,700	\$ 11,713	\$ 11,726	\$ 11,739	\$ 11,752	\$ 11,766	\$ 11,779	\$ 11,792	\$ 222,920
County ISD Enhancement	2.0000	\$ 6,917	\$ 6,925	\$ 6,933	\$ 6,940	\$ 6,948	\$ 6,956	\$ 6,964	\$ 6,971	\$ 6,979	\$ 6,987	\$ 6,995	\$ 7,003	\$ 132,383
County ISD Oper	0.0965	\$ 334	\$ 334	\$ 334	\$ 335	\$ 335	\$ 336	\$ 336	\$ 336	\$ 337	\$ 337	\$ 338	\$ 338	\$ 6,387
Local Total	41.3238	\$ 142,918	\$ 143,079	\$ 143,239	\$ 143,399	\$ 143,560	\$ 143,721	\$ 143,882	\$ 144,043	\$ 144,205	\$ 144,366	\$ 144,528	\$ 144,690	\$ 2,735,282

Non-Capturable Millages	Millage Rate													
Zoo Authority	0.1000	\$ 346	\$ 346	\$ 347	\$ 347	\$ 347	\$ 348	\$ 348	\$ 349	\$ 349	\$ 349	\$ 350	\$ 350	\$ 6,619
Art Institute	0.2000	\$ 692	\$ 692	\$ 693	\$ 694	\$ 695	\$ 696	\$ 696	\$ 697	\$ 698	\$ 699	\$ 699	\$ 700	\$ 13,238
School Debt	13.0000	\$ 44,960	\$ 45,011	\$ 45,061	\$ 45,112	\$ 45,162	\$ 45,213	\$ 45,264	\$ 45,314	\$ 45,365	\$ 45,416	\$ 45,467	\$ 45,518	\$ 860,489
City Debt	7.0000	\$ 24,209	\$ 24,237	\$ 24,264	\$ 24,291	\$ 24,318	\$ 24,345	\$ 24,373	\$ 24,400	\$ 24,427	\$ 24,455	\$ 24,482	\$ 24,510	\$ 463,340
Total Non-Capturable Taxes	20.3000	\$ 70,208	\$ 70,286	\$ 70,365	\$ 70,444	\$ 70,523	\$ 70,602	\$ 70,681	\$ 70,760	\$ 70,839	\$ 70,919	\$ 70,998	\$ 71,078	\$ 1,343,687

Total Tax Increment Revenue (TIR) Available for Capture	\$ 225,922	\$ 226,176	\$ 226,429	\$ 226,683	\$ 226,937	\$ 227,191	\$ 227,446	\$ 227,700	\$ 227,956	\$ 228,211	\$ 228,466	\$ 228,722	\$ 4,323,877
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Footnotes:
Assumes new taxable value based on proposed build out,
plus 1% annual inflation increases thereafter
Assumes millage rate remains the same

Tax Increment Financing Reimbursement Table
 Jefferson Larned
 Detroit, Michigan
 March 16, 2020

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	40.0%	\$ 1,083,479		\$ 1,083,479
Local	60.0%	\$ 1,626,521	\$ -	\$ 1,626,521
TOTAL				\$ 2,710,000
EGLE		\$ 1,150,000	0	\$ 1,150,000
MSF		\$ 1,560,000	\$ -	\$ 1,560,000

Estimated Total
Years of Plan: 24

Estimated Capture	\$ 4,323,877
Administrative Fees	\$ 648,582
State Revolving Fund	\$ 198,574
LBRF	\$ 766,721

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 7,955	\$ 82,355	\$ 82,448	\$ 82,540	\$ 82,633	\$ 82,725	\$ 82,818	\$ 82,911	\$ 83,004
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ (994)	\$ (10,294)	\$ (10,306)	\$ (10,318)	\$ (10,329)	\$ (10,341)	\$ (10,352)	\$ (10,364)	\$ (10,375)
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 6,961	\$ 72,061	\$ 72,142	\$ 72,223	\$ 72,304	\$ 72,385	\$ 72,466	\$ 72,547	\$ 72,628
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ 13,698	\$ 141,801	\$ 141,960	\$ 142,120	\$ 142,279	\$ 142,439	\$ 142,598	\$ 142,758	\$ 142,918
BRA Administrative Fee (15%)	\$ -	\$ -	\$ -	\$ -	\$ (3,248)	\$ (33,623)	\$ (33,661)	\$ (33,699)	\$ (33,737)	\$ (33,775)	\$ (33,812)	\$ (33,850)	\$ (33,888)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 10,450	\$ 108,178	\$ 108,299	\$ 108,421	\$ 108,542	\$ 108,664	\$ 108,786	\$ 108,908	\$ 109,030
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ 17,410	\$ 180,239	\$ 180,441	\$ 180,643	\$ 180,846	\$ 181,049	\$ 181,252	\$ 181,455	\$ 181,658

DEVELOPER	Beginning Balance	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
DEVELOPER Reimbursement Balance	\$ 2,710,000	\$ 2,710,000	\$ 2,710,000	\$ 2,710,000	\$ 2,710,000	\$ 2,692,590	\$ 2,512,351	\$ 2,331,910	\$ 2,151,267	\$ 1,970,421	\$ 1,789,372	\$ 1,608,120	\$ 1,426,665	\$ 1,245,007

MSF Non-Environmental Costs	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
MSF Non-Environmental Costs	\$ 1,560,000	\$ 1,560,000	\$ 1,560,000	\$ 1,560,000	\$ 1,560,000	\$ 1,549,978	\$ 1,446,224	\$ 1,342,354	\$ 1,238,368	\$ 1,134,264	\$ 1,030,044	\$ 925,708	\$ 821,254
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 4,007	\$ 41,482	\$ 41,528	\$ 41,575	\$ 41,621	\$ 41,668	\$ 41,715	\$ 41,761	\$ 41,808
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 6,015	\$ 62,272	\$ 62,342	\$ 62,412	\$ 62,482	\$ 62,552	\$ 62,622	\$ 62,692	\$ 62,763
Total MSF Reimbursement Balance	\$ 1,560,000	\$ 1,560,000	\$ 1,560,000	\$ 1,560,000	\$ 1,560,000	\$ 1,549,978	\$ 1,446,224	\$ 1,342,354	\$ 1,238,368	\$ 1,134,264	\$ 1,030,044	\$ 925,708	\$ 821,254

EGLE Environmental Costs	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
EGLE Environmental Costs	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,142,612	\$ 1,066,127	\$ 989,556	\$ 912,899	\$ 836,156	\$ 759,328	\$ 682,413	\$ 605,411
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 2,954	\$ 30,579	\$ 30,614	\$ 30,648	\$ 30,682	\$ 30,717	\$ 30,751	\$ 30,786	\$ 30,820
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 4,434	\$ 45,906	\$ 45,957	\$ 46,009	\$ 46,060	\$ 46,112	\$ 46,164	\$ 46,216	\$ 46,267
Total EGLE Reimbursement Balance	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,150,000	\$ 1,142,612	\$ 1,066,127	\$ 989,556	\$ 912,899	\$ 836,156	\$ 759,328	\$ 682,413	\$ 605,411

Local Only Costs	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ 17,410	\$ 180,239	\$ 180,441	\$ 180,643	\$ 180,846	\$ 181,049	\$ 181,252	\$ 181,455	\$ 181,658
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LOCAL BROWNFIELD REVOLVING FUN

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

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

Footnotes:

(1) Assumes taxable value increases based on proposed build out, plus 1% annual increases for inflation thereafter. 2022 is the first year of TIF Capture.

(2) Assumes Millage Rates remain constant.

Tax Increment Financing Reimbursement Table
 Jefferson Larned
 Detroit, Michigan
 March 16, 2020

	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
Total State Incremental Revenue	\$ 83,097	\$ 83,190	\$ 83,283	\$ 83,377	\$ 83,470	\$ 83,564	\$ 83,657	\$ 83,751	\$ 83,845	\$ 83,939	\$ 84,033	\$ 1,588,595
State Brownfield Revolving Fund (50% of SET)	\$ (10,387)	\$ (10,399)	\$ (10,410)	\$ (10,422)	\$ (10,434)	\$ (10,445)	\$ (10,457)	\$ (10,469)	\$ (10,481)	\$ (10,492)	\$ (10,504)	\$ (198,574)
State TIR Available for Reimbursement	\$ 72,710	\$ 72,791	\$ 72,873	\$ 72,955	\$ 73,036	\$ 73,118	\$ 73,200	\$ 73,282	\$ 73,364	\$ 73,446	\$ 73,529	\$ 1,390,021
Total Local Incremental Revenue	\$ 143,079	\$ 143,239	\$ 143,399	\$ 143,560	\$ 143,721	\$ 143,882	\$ 144,043	\$ 144,205	\$ 144,366	\$ 144,528	\$ 144,690	\$ 2,735,282
BRA Administrative Fee (15%)	\$ (33,926)	\$ (33,964)	\$ (34,002)	\$ (34,041)	\$ (34,079)	\$ (34,117)	\$ (34,155)	\$ (34,193)	\$ (34,232)	\$ (34,270)	\$ (34,308)	\$ (648,582)
Local TIR Available for Reimbursement	\$ 109,152	\$ 109,275	\$ 109,397	\$ 109,520	\$ 109,642	\$ 109,765	\$ 109,888	\$ 110,011	\$ 110,134	\$ 110,258	\$ 110,381	\$ 2,086,701
Total State & Local TIR Available	\$ 181,862	\$ 182,066	\$ 182,270	\$ 182,474	\$ 182,679	\$ 182,883	\$ 183,088	\$ 183,293	\$ 183,499	\$ 183,704	\$ 183,910	\$ 3,476,721
DEVELOPER												
DEVELOPER Reimbursement Balance	\$ 1,063,145	\$ 881,079	\$ 698,809	\$ 516,335	\$ 333,656	\$ 150,772	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental Costs												
MSF Non-Environmental Costs	\$ 716,683	\$ 611,995	\$ 507,189	\$ 402,266	\$ 297,226	\$ 192,068	\$ 86,792	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 41,855	\$ 41,902	\$ 41,949	\$ 41,996	\$ 42,043	\$ 42,090	\$ 34,700	\$ -	\$ -	\$ -	\$ -	\$ 623,700
Local Tax Reimbursement	\$ 62,833	\$ 62,903	\$ 62,974	\$ 63,044	\$ 63,115	\$ 63,186	\$ 52,092	\$ -	\$ -	\$ -	\$ -	\$ 936,300
Total MSF Reimbursement Balance	\$ 611,995	\$ 507,189	\$ 402,266	\$ 297,226	\$ 192,068	\$ 86,792	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs												
EGLE Environmental Costs	\$ 528,324	\$ 451,150	\$ 373,890	\$ 296,542	\$ 219,109	\$ 141,588	\$ 63,981	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 30,855	\$ 30,889	\$ 30,924	\$ 30,959	\$ 30,993	\$ 31,028	\$ 25,580	\$ -	\$ -	\$ -	\$ -	\$ 459,779
Local Tax Reimbursement	\$ 46,319	\$ 46,371	\$ 46,423	\$ 46,475	\$ 46,527	\$ 46,579	\$ 38,401	\$ -	\$ -	\$ -	\$ -	\$ 690,221
Total EGLE Reimbursement Balance	\$ 451,150	\$ 373,890	\$ 296,542	\$ 219,109	\$ 141,588	\$ 63,981	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs												
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 181,862	\$ 182,066	\$ 182,270	\$ 182,474	\$ 182,679	\$ 182,883	\$ 150,772	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUN												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,316	\$ 183,293	\$ 183,499	\$ 183,704	\$ 183,910	\$ 766,721
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,920	\$ 73,282	\$ 73,364	\$ 73,446	\$ 73,529	\$ 306,541
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,396	\$ 110,011	\$ 110,134	\$ 110,258	\$ 110,381	\$ 460,180
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,316	\$ 183,303	\$ 183,503	\$ 183,704	\$ 183,910	\$ 766,721

* Up to five years of capture for LBRF Deposits; activities are reimbursed. May be taken from LBRF only.

Footnotes:

(1) Assumes taxable value increases based on plus 1% annual increases for inflation thereafter year of TIF Capture.

(2) Assumes Millage Rates remain constant.

ATTACHMENT G
Facility Confirmation

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING AND ENVIRONMENTAL DEPARTMENT

PROJECT: EAST JEFFERSON DEVELOPMENT CO LLC; 1401- 1475 E. Jefferson

DATE: October 19, 2017

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 East Jefferson Development Company, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 1401- 1475 E. Jefferson 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 has determined that the documents received for this project satisfy the DBRA Guidelines. Due to the presence of polynuclear aromatic hydrocarbons and heavy metals above residential and non-residential cleanup criteria, the site is a facility.

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

By: Paul J. Max

Its: General Manager

ATTACHMENT H

Incentives Chart

City of Detroit
CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART

Project Type	Incentive Type	Investment Amount	District
Commercial Retail	Brownfield TIF	\$15,600,000	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
6	4	80	10	12	10	12	38

1. What is the plan for hiring Detroiters?
 - The Developer’s contractor will work with local trades. The proposed tenant has demonstrated a commitment to hire and staff locally and worked with the community in the past to staff their other locations within the City of Detroit.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e.: job type, job qualifications, etc.
 - Grocery retail positions will include store manager, assistant store manager, cashier, stocking, maintenance, sales and service. Employees who will first be recruited from the immediate area will be eligible for incentive bonuses based on store performance and have access to health and well-being benefits such as medical, dental and optical. The grocer will offer paid time off, disability insurance, and a competitive 401k with match. The grocer is a family owned company that is continuing to grow and provide opportunities for its entire team while supporting the communities it serves.

Construction trade contractors include carpenters, laborers, operators, roofers, plumbers, electricians, and landscapers. There will be approximately 100 construction positions during the duration of construction with additional indirect support positions.

3. Will this development cause any relocation that will create new Detroit residents?
 - Given the scope of the Project, it is unknown whether or not it will result in the creation of new Detroit residents. However, the Project will provide a new grocery store for area residents that could also act as a draw for employees currently working downtown but living outside of the City.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
 - Yes, the Developer has presented the Project to numerous local community groups that have indicated their support. Additionally, the community has been aware of the Project and the grocer has demonstrated a commitment to hire and staff locally and worked with the community in the past to staff their other locations within the City of Detroit.
5. When is the construction slated to begin?
 - Construction is anticipated to begin in the summer of 2020.
6. What is the expected completion date of construction?
 - Construction of the overall Project is expected to be completed by the middle of 2021.

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



April 15, 2020

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 Amended and Restated 1475 E. Jefferson
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
April 15, 2020, adopted a resolution approving the proposed Amended and Restated Brownfield
Plan for the 1475 E. Jefferson 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 Amended and Restated Brownfield Plan for the 1475 E. Jefferson
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
SPECIAL COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, APRIL 15, 2020 - 3:30 PM
HELD VIA ZOOM**

COMMITTEE MEMBERS

PRESENT:

Rick Blocker
Kamal Cheeks
Dr. Regina Randall
Brad Lutz
Peter Rhoades
Allen Rawls

COMMITTEE MEMBERS

ABSENT:

Simone Sagovac
Michelle Lee
Rico Razo

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC)
Kate Baker (Oakland Housing)
Bret Stuntz (SME)
Chris Brochert (1475 E. Jefferson)
Dennis Archer Jr. (1475 E. Jefferson)
Jared Belka (Warner Norcross & Judd)
Mike Fitzgerald (1475 E. Jefferson)
Jason Horton (1475 E. Jefferson)

Projects

Amended and Restated Brownfield Plan for 1475 E. Jefferson

Mr. Vosburg introduced the Amended and Restated Brownfield Plan for 1475 E. Jefferson to the CAC members present.

Project Introduction

Jefferson Larned Development Company LLC is the project developer (the "Developer") for the Plan. The project is a planned construction of an approximately 42,000 square-foot grocery market and approximately 100 surface parking spaces.

The total investment is estimated to be \$15.6 million. The Developer is requesting \$2,710,000.00 in TIF reimbursement.

There will be approximately 100 temporary construction jobs and 72 FTE jobs.

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located at 1401-1475 E. Jefferson Avenue located on the block bounded by Rivard Street to the west, Larned Street to the north, St. Aubin Street to the east, and E. Jefferson Avenue 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) was 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 department specific activities, demolition, site preparation, infrastructure improvements, and development and preparation 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

1. Baseline Environmental Assessment Activities	\$20,000.00
2. Department Specific Activities	\$1,115,000.00
3. Demolition	\$75,000.00
4. Site Preparation	\$960,000.00
5. Infrastructure Improvements	\$510,000.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$30,000.00
Total Reimbursement to Developer	\$2,710,000.00
7. Authority Administrative Costs	\$648,582.00
8. State Brownfield Redevelopment Fund	\$198,574.00
9. Local Brownfield Revolving Fund	\$766,721.00
TOTAL Estimated Costs	\$4,323,877.00

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 not seeking additional tax incentives.

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. Archer provided more information on the project including changes to the Plan with the removal of the sub-level parking and residential units from the project due to an increase in construction costs, the planned improvements to the park adjacent to the Property, the anticipated grocery store, operated by Meijer, will

have groceries only and will not offer a wider variety of goods for purchase as in the majority of other Meijer locations.

Mr. Lutz asked how the construction timeline for the project may be affected by the current Coronavirus crisis. Mr. Archer stated that the Developer is ready to start construction once all approvals for the project are obtained and all financing for the project is secured, the construction of grocery stores has been deemed to be “essential” and the construction of the development would not be halted due to any Executive Orders but it could be a challenge to obtain construction materials for the project and that may affect the construction timeline, but the current timeline has construction beginning by June 1, 2020.

Mr. Lutz asked if there could be a future phase of the project to include residential units on the Property. Mr. Archer stated that there is no way to build vertically on top of the grocery store as the plans for the building currently stand. Mr. Brochert added that since the grocery store will be operating, it would cause a significant disruption to the business if the construction of the residential units above were to occur and that there would not be sufficient parking on the Property to accommodate residential units added.

Dr. Randall noted that the support letters included in the Plan were from businesses and asked what the community engagement has been and if there is support from the community for the Plan. Mr. Archer stated that the Developer has had multiple meetings with the community regarding the project and the updates to the project and have received positive feedback from the community on the project, and the Developer is working on a website to provide information to the public regarding the project.

Mr. Cheeks asked if there were other changes made to the project aside from the removal of residential units and sub-level parking. Mr. Brochert stated that there are plans to include underground stormwater retention systems and Mr. Belka added that the stormwater retention system will have to be more advanced due to the contamination of the Property, the level of excavation of soils required on the Property has been decreased because of the removal of the sub-level parking structure, and a green wall will be included near the entrance of the grocery store.

Mr. Rawls called for a motion recommending approval of the Amended and Restated Brownfield Plan for 1475 E. Jefferson.

Mr. Lutz made a motion to recommend approval of the Amended and Restated Brownfield Plan for 1475 E. Jefferson without a CAC public hearing and without appointing special members. Mr. Cheeks seconded the motion. A roll call vote was conducted with the following result:
Ayes: Mr. Cheeks, Mr. Lutz, Mr. Rawls, and Mr. Blocker
Nays: None.
Abstentions: Dr. Randall
DBRA-CAC Resolution Code 20-04-252-02 was approved.



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
AMENDED AND RESTATED 1475 E. JEFFERSON
BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, April 23, 2020
Held via Zoom
4:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Jason Horton (1475 E. Jefferson)
Dennis Archer, Jr. (1475 E. Jefferson)
Chris Brochert (1475 E. Jefferson)
Jared Belka (Warner, Norcross & Judd)
Melia Howard (City of Detroit Department of Neighborhoods District 5)
Arden Faye
Chip Rohde
Carol Morton
Denise Choma
Linda Swanson
Galaxy Tab E
Sharlene

Ms. Kanalos called the meeting to order at 4:05 PM.

Ms. Kanalos gave an overview of the structure of the public hearing and provided instructions to participants on how to utilize the Zoom software to ask questions and/or provide public comment.

Mr. Vosburg informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, the tax increment financing request per the Brownfield Plan, provided an overview of the project and how the project has changed since the first iteration of the Brownfield Plan was approved.

Mr. Archer and Mr. Brochert provided details regarding the redevelopment plan for the project location and answered questions regarding the planned parking lot and why other parking options are not feasible, improvements to the adjacent park, and where the deliveries and the removal of waste for the anticipated grocery store will take place.

A presentation regarding TIF financing, the DBRA, and the Brownfield Plan including renderings for the project was shown to participants.

Ms. Howard stated that she would like to thank the DBRA and the developer for holding the public hearing and providing an opportunity for her to learn more about the brownfield plan approval process, to get an update on the project, and to distribute the notice for the public hearing to residents near the project location.



Ms. Morton stated that she appreciated the information provided through the public hearing.

Mr. Rohde stated that he represents the members of the Rivertown Detroit Association which is comprised of both residents and businesses and its strong support for the project and are looking forward to the completion of the project.

Ms. Choma stated that she is looking forward to the project.

There were no comments received in opposition of the project.

Citing no further public comments, Ms. Kanalos closed the public hearing at 4:48 PM.



CODE DBRA 20-04-252-05

AMENDED AND RESTATED 1475 EAST JEFFERSON 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 **Amended and Restated Brownfield Plan for the 1475 E. Jefferson 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 **Amended and Restated Brownfield Plan for the 1475 E. Jefferson 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.

April 29, 2020

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE AMENDED AND RESTATED BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 1475 E. JEFFERSON REDEVELOPMENT**

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

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

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

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared an Amended and Restated Brownfield Plan for the 1475 E. Jefferson Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 14th day of May, 2020 at 10:10 AM, prevailing Eastern Time, to be held via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.

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

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

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

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

**RESOLUTION APPROVING AMENDED AND RESTATED BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 1475 E. JEFFERSON 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 Amended and Restated Brownfield Plan for the 1475 E. Jefferson Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on April 15, 2020, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on April 23, 2020 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on April 15, 2020; and

WHEREAS, the Authority approved the Plan on April 29, 2020 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 May 14, 2020.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381.

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

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

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

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes

on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the

Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

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

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

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2020, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

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