**Summary of Land Acquisition Agreements**

The City of Detroit has agreements to assemble approximately 215 acres of land for the FCA Assembly Plant project. To the maximum extent possible, the city swapped vacant city-owned land for land in the FCA project area in order to reduce the cash needed.

In total, the agreements provide for 155 acres of city-owned land to be swapped and $48 million of cash to be used in the acquisition of the 214.6 acres.

In addition, the City and State have agreed to environmental clean-up and site preparation and improvement costs of $60 million.

The total land acquisition and site preparation and improvement commitment is approximately $108 million in cash and 155 acres of city-owned property.

|  |  |  |  |
| --- | --- | --- | --- |
|   |   |  | **Land Swaps** |
| **Site Acreage** | **Owner** | **Cash ($MM)** | **Acreage** | **Value** |
| 55.6 | City | $0 |   | $1.0 |
| 41.4 | DTE | $0 | 25.1 | $3.6 |
| 10.8 | Great Lakes Water Authority | $1 |   |   |
| 5.3 | Soave Enterprises LLC | $0.1 | 9.5 | $0.3 |
| 3.9 | Hantz Group | $0 | 1.7 | $0.0 |
| 0.1 | Detroit Public Community School District | $0.01 |   |   |
| 82.2 | Crown Enterprises, Inc. | $43.5 | 117 | $10.5 |
| 6.9 | Conrail | $0.5 |   |   |
| 8.1 | Yahiahan | $3 |   |   |
| 0.3 | Kelly | $0 | 1.4 | $0.0 |
| **214.6** | **Acquisition Total** | **$48.11** | **154.7** | **$15.4** |
|   | Site Preparation and Other Project Costs | $59.5 |   |   |
|  | **Total** | **$107.6** |  |  |

**Summary of $107.6 Million Land Acquisition**

**and Improvement Funding**

 The sources of that $108 million are as follows:

|  |  |
| --- | --- |
| Detroit Uncommitted Bond Funds | $36.0 |
| Detroit Loan to Detroit Brownfield Development Authority | $7.5 |
| Detroit Millennium Garage Proceeds | $7.1 |
| **City of Detroit Subtotal** | **$50.6** |
|   |   |
| **Grants & Loans Requested from the State of Michigan for Site Improvement** | **$57.0** |
|   |   |
| **Total Project Fund** | **$107.6** |

**Land Swap Contingency Obligation**

The parties who are receiving the 155 acres of city-owned land in swaps have a due diligence period in order to determine whether the land has environmental, title, or other problems that would cause them not to accept the land in swap. The City has agreed to up to $20 million in contingency fund obligations in the event the due diligence review results in land swap parcels not being accepted.