

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
WOODWARD AND CHARLOTTE
REDEVELOPMENT PROJECT

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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 a developer or proposed use of the eligible property after the approval of this Plan by the governing body (as defined by Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all 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 eligible property consists of six (6) parcels and associated adjacent alleyways (with public easements), and adjacent public road right of ways: 3117 and 3129 Woodward Avenue; 22, 40, and 48 Charlotte Street (currently combined AKA 48 Charlotte). Each parcel is considered to be a “facility” in accordance with Act 381, as amended with the exception of 3139 Woodward Avenue. 3139 Woodward Avenue also meets the criteria to be considered “adjacent and contiguous” to 3129 Woodward Avenue. The aforementioned parcels and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.” Eligible Activities will be completed on all of the parcels and the associated adjacent alleyways and adjacent public road right of ways as defined as the “Property”.

Attachment A includes a site map of the Property. The Property is located in Midtown Detroit fronting Woodward Avenue and Charlotte Street. The Property is zoned B4 – General Business District and R6 – High Density Residential District and is located in an area of Detroit that is characterized by commercial and residential properties.

The Property can be accessed from Peterboro Street to the north, Woodward Avenue to the east, Charlotte Avenue to the south, and a public alleyway to the west. The Property includes a portion of the building located at 3139 Woodward, commonly known as the Walker Building. The Walker Building was constructed in the early 1900s and consists of an approximately 33,518-square-foot mixed-use building. Approximately 2500 square feet of this building will be rehabbed and integrated into the retail fronting Woodward Avenue.

Parcel information is outlined below. The addresses and associate parcel identification numbers are subject to parcel combination at a future date.

Address	Parcel ID	Legal Description
22 Charlotte Street	02000685.	THE EAST 1/2 OF LOT(S) 8, AND ALL OF LOTS 5, 6 AND 7, ALSO A STRIP 3 FEET WIDE OF VACATED PUBLIC ALLEY ADJOINING LOT 5 ON THE EAST, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
40 Charlotte Street	02000684.	Lot(s) 9 and the West 1/2 of Lot 8, Block 72 of PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 according to the plat thereof recorded in Liber 53 of Deeds, Page 196 of Wayne County Records. LOT(S) 9 AND THE WEST 1/2 OF LOT 8, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
48 Charlotte Street	02000683.	LOT(S) 10 AND THE EAST 1/2 OF LOT 11, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.

Address	Parcel ID	Legal Description
3117 Woodward Avenue	02001827.	THE SOUTH 33.22 FEET (33.13 FEET, MEASURED) OF LOT(S) 2 AND THE NORTH 29.10 FEET (29.01 FEET, MEASURED) OF LOT 3, EXCEPT WOODWARD AVENUE, AS WIDENED, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
3129 Woodward Avenue	02001828.	THE SOUTH 18.86 FEET (18.79 FEET, MEASURED) OF LOT(S) 1 AND THE NORTH 12.14 FEET OF LOT 2, EXCEPT WOODWARD AVENUE, AS WIDENED, BLOCK 72 OF SUBDIVISION OF PART OF PARK LOTS ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
3139 Woodward Avenue	02001825-6	UNIT NO. 10, WALKER BUILDING CONDOMINIUMS, ACCORDING TO THE WATER DEED RECORDED IN LIBER 33890, PAGE 229 THROUGH 273, AS AMENDED, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 604, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

Landy Land, LLC is the project developer (“Developer”) and owner of the Property. The Project (as defined herein) contemplated at the Property consists of an infill mixed-use development incorporating retail fronting Woodward and a mixed-use rental residential development inclusive of integrated multistory parking along Charlotte. Rehabilitation and adaptive reuse of a portion of the Walker building along Woodward Avenue for retail space will be integrated into the design. The first floor of the historic building will be fully rehabbed to provide additional pedestrian access from Woodward Avenue to the residential mixed-use development along Charlotte. The Developer plans to integrate activated alleyways, public art space, and green space, as well as Low Impact Design stormwater management, into the design.

The Developer’s model for the Project and other future developments is to provide a safe, energy efficient, and economically viable product to the residents in the City of Detroit. This will include, but not be limited to, remediation of environmental contamination at the Property, utilizing green assets (such as sustainable stormwater management practices) to reduce the current impact of stormwater to public utilities, and providing affordable housing options. 100% of the affordable units (20% of the total residential units in the building will be occupied by households earning no more than 55% - 80% Area Medium Income) and the Project will provide for studio, one (1) and two (2) bedroom apartments to this demographic. The Property will include sustainable design and environmental elements not seen in a typical infill downtown development to enhance the community’s livability.

It is currently anticipated that construction will begin in the Spring of 2025 and all eligible activities will be completed within thirty-six (36) months thereafter. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of this Plan. The actual development may vary from the project

description provided herein (including, without limitation, the references to square footage or number of units), 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 detailed 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 the Property (a) was previously utilized for commercial and/or multi-family residential purposes; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) is determined to be a “facility” as defined by Act 381; and/or (d) the Property is determined to be adjacent and contiguous, as defined by Act 381.

The Property has been developed with various residential buildings since at least 1884. Beginning in the early 1900’s various operations including dry cleaning operations and gasoline filling stations were present until the late 1970s. The Property has been primarily vacant and underutilized since the late 1980s. Therefore, significant brownfield conditions inclusive of extensive fill and commingled environmental contamination are present at the Property presenting significant redevelopment challenges.

3117, 3129, and 3139 Woodward Avenue

Separate Phase I Environmental Site Assessments (“ESAs”) were completed for 3113-3129 Woodward Avenue and for 3131-3161 Woodward Avenue in January 2023. These reports identified recognized environmental conditions (RECs) related to the following historical operations at the this portion of the Property such as: historical use of the Property for dry cleaning operations, the presence of unknown fill material used to backfill former structures, potential former basement heating oil, above ground storage tanks (ASTs), and historical use of the property to the north (located at the southwestern corner of Woodward Avenue and Peterboro Street) for a gasoline station.

A Phase II ESA was completed for 3117-3129 Woodward Avenue on March 1, 2023, which consisted of advancing five Geoprobe borings throughout the current parking area on 3117 and 3129 Woodward Avenue. Groundwater was not encountered to the maximum depth explored, 16-feet below grade surface (bgs). Soil samples were submitted for laboratory analysis of Volatile Organic Compounds (VOCs), Polynuclear Aromatic Hydrocarbons (PNAs), Polychlorinated Biphenyls (PCBs), and Michigan ten (10) metals. The results of the subsurface investigations revealed the presence of several hazardous substances in soil at concentrations above the Michigan Department of Environment Great Lakes and Energy (EGLE) Part 201 generic residential cleanup criteria (GRCC) as follows: Analytical results revealed concentrations of chromium (total), mercury (total),

benzo(a)pyrene, fluoranthene, phenanthrene, and tetrachloroethylene variously exceeding the Residential Volatilization to Indoor Air Pathway (VIAP), Direct Contact (DC), and Drinking Water Protection (DWP) criteria, and Groundwater Surface Water Interface Protection (GSIP) therefore the Property is considered to be a “facility”. A “facility” is defined as any area, place, parcel or parcels of property, or portion of a parcel of property where a hazardous substance in excess of the concentrations that satisfy the cleanup criteria for unrestricted residential use has been released, deposited, disposed of, or otherwise comes to be located. Based on these analytical results a Baseline Environmental Assessment (BEA) was submitted for addresses 3113-3129 Woodward Avenue to EGLE dated March 9, 2023.

The Walker Building (3139 Woodward Avenue) is considered as “adjacent and contiguous” to 3129 Woodward Avenue.

22, 40, and 48 Charlotte Street

A Phase I ESA was completed in February 2023, which identified the following RECs: historical use of the eastern adjoining property for a drycleaner, historical use of this portion of the Property for dry cleaning and dying, the possible existence of unknown fill material at this portion of the Property, and uncertainty regarding environmentally concerning features associated with former structure interiors on the Property. A Phase II ESA was conducted on March 6, 2023, which consisted of advancing three Geoprobe borings throughout the southern and eastern portions Charlotte-facing parcels of this portion of the Property. Soil samples were submitted for laboratory analysis VOCs, PNAs, PCBs, and Michigan 10 Metals (10MM). Groundwater was not encountered to the maximum depth explored, 10-feet below bgs.

Analytical results revealed concentrations of chromium (total), mercury, benzo(a)pyrene, dibenzo(a,h)anthracene, fluoranthene, naphthalene, and phenanthrene variously exceeding the Residential Volatilization to Indoor Air Pathway (VIAP), Direct Contact (DC) criteria and Groundwater Surface Water Interface Protection (GSIP) criteria therefore the Property is considered to be a “facility”. Based on these analytical results, a BEA was submitted to EGLE dated May 25, 2023.

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

The “eligible activities” that the 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 eligible activities, hazardous building materials survey, site and selective building demolition and lead and asbestos abatement, site preparation, infrastructure improvements, interest and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured 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 conducted at the Property, without requiring an

amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities do 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 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 as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the 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").

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(ggg) 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 EGLE as may be required pursuant to Act 381, within 270 days after the date this Plan is approved by the governing body (or such other date as the DBRA may agree to in writing); or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of 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 generated from the Property and captured by the DBRA 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 aggregate 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 aggregate 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 pursuant to this Plan is attached 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 (i) the reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund (SBRF) and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund (LBRF) as follows:

<u>Total:</u>	<u>Reimburse.</u> <u>Costs</u>	<u>Admin.</u> <u>Costs</u>	<u>LBRF*</u>	<u>SBRF</u>	<u>Total</u>
School Operating Tax	\$5,097,553		\$6,621	\$0.00	\$5,104,174
State Education Tax	\$897,299		\$1,165	\$812,770	\$1,607,703
County (combined)	\$2,324,841	\$632,624	\$3,020	\$0.00	\$2,960,484
HCMA	\$61,914	\$16,848	\$80	\$0.00	\$78,842
City of Detroit	\$5,967,633	\$1,623,881	\$7,751	\$0.00	\$7,599,266
RESA	\$ 1,623,363	\$441,741	\$2,109	\$0.00	\$2,067,212
WCCC	\$ 963,160	\$262,090	\$1,251	\$0.00	\$1,266,501
Library	\$ 1,385,040	\$376,890	\$1,799	\$0.00	\$1,763,729
TOTALS	<u>\$18,320,802</u>	<u>\$3,354,074</u>	<u>\$23,796</u>	<u>\$812,770</u>	<u>\$22,511,441</u>

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

City Debt	\$2,818,240
School Debt	\$4,075,802
DIA	\$62,261
Zoo	\$31,099

Total **\$6,987,376**

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 or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2027 tax year (commencing with the [Summer] 2027 property taxes) with the base tax year being 2023.

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 and captured 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.

If agreed upon by the Developer and the DBRA, and so long as the applicable agency/department of the State of Michigan approves an Act 381 work plan including this Plan, the DBRA may incur a note or bonded indebtedness to finance the purposes of this Plan; provided that any such note or bonded indebtedness contemplated by this section shall be (i) subject to approval by the DBRA Board of Directors and other approvals required in accordance and compliance with Act 381 and applicable law; (ii) non-recourse to the DBRA; and (iii) in an amount not to exceed the maximum amount of tax increment revenues authorized for capture under this Plan.

The Developer has applied and anticipates approval of certain tax abatement for the Project pursuant to the following public acts: Neighborhood Enterprise Zone Act, P.A. 147 of 1992, as amended ("NEZ"), Commercial Rehabilitation Act, PA 210 of 2005, as amended ("CRA"), and Obsolete Property Rehabilitation Act, P.A. 146 of 2000, as amended (the "OPRA"). If any of the aforementioned tax abatements are approved these tax abatements will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan in Attachment F.

Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

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 applicable agency/department of the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan. For the avoidance of doubt, if the approved interest rate for interest on eligible activities described in this Plan (i.e. 5%) would result in actual reimbursement to the Developer that would exceed the estimated total costs for reimbursement described in Attachment E (the “Maximum Reimbursement”); notwithstanding the approved interest rate for eligible activities in this Plan, the actual reimbursement to Developer for all eligible activities (including interest) shall under no circumstances exceed the Maximum Reimbursement.

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is subsequently forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the Reimbursement Agreement.

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

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues for the Property shall occur in accordance with the tax increment financing (TIF) table attached 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.

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 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; 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 \$23,796. 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 (Section 13(2)(m))

The Developer 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 ESA, a Phase II ESA, BEA, and due care plan (collectively, the "Environmental Documents"), pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed at the Property. Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Environmental Documents.

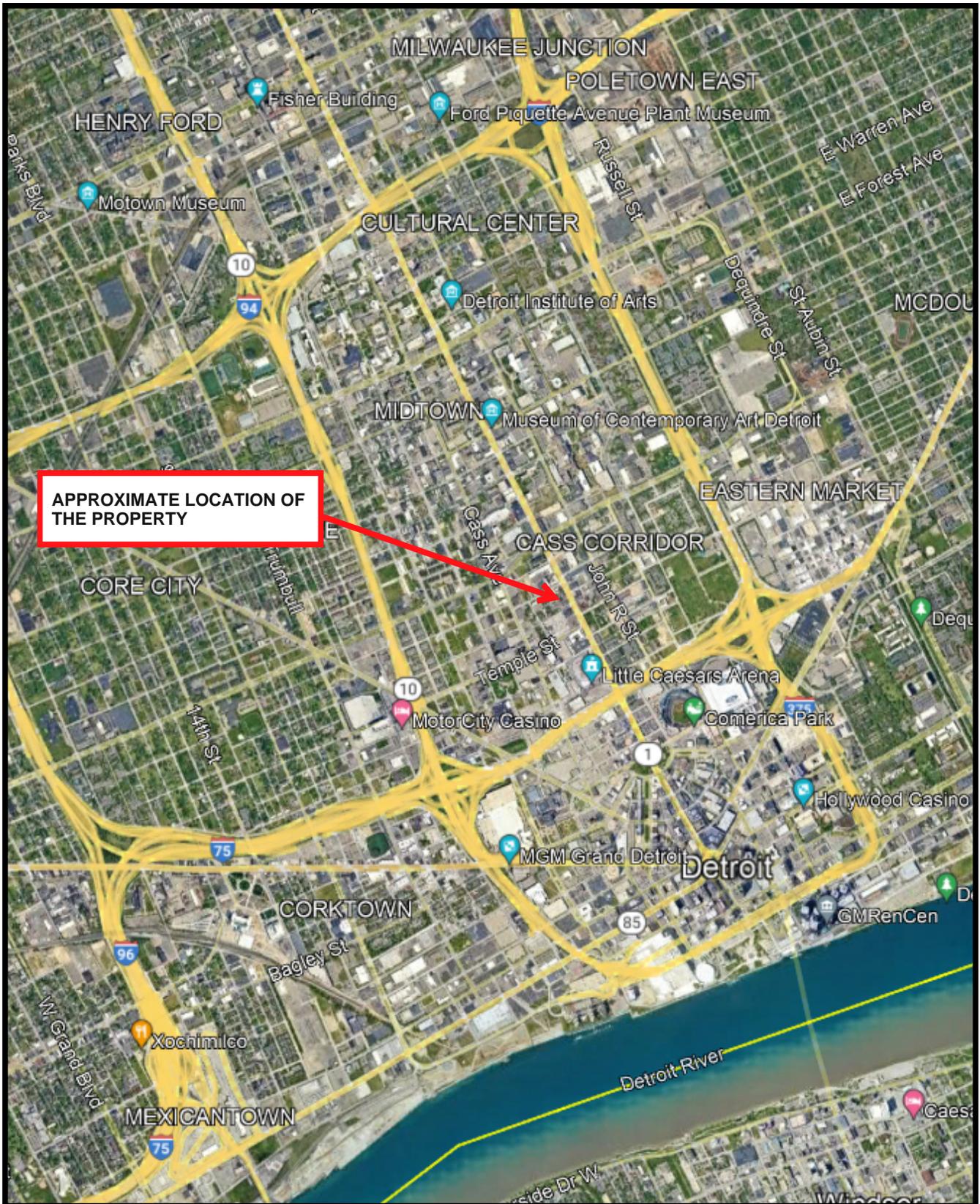
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

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

III. ATTACHMENTS

ATTACHMENT A

Site Map



SITE LOCATION MAP

Woodward and Charlotte Redevelopment





Peterboro St

St

Park Ave

Charlotte St

48 CHARLOTTE STREET
(FACILITY)

3139 WOODWARD AVE.

3129 WOODWARD AVE.
(FACILITY)

3117 WOODWARD AVE.
(FACILITY)

1

EAST ELEVATION FROM WOODWARD



ACCESS ALLEY/SHARED STREET LANEWAY



CHARLOTTE ST – COURTYARD OPTION



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Descriptions

Address	Parcel ID	Legal Description
22 Charlotte Street	02000685.	THE EAST 1/2 OF LOT(S) 8, AND ALL OF LOTS 5, 6 AND 7, ALSO A STRIP 3 FEET WIDE OF VACATED PUBLIC ALLEY ADJOINING LOT 5 ON THE EAST, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
40 Charlotte Street	02000684.	LOT(S) 9 AND THE WEST 1/2 OF LOT 8, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
48 Charlotte Street	02000683.	LOT(S) 10 AND THE EAST 1/2 OF LOT 11, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
3117 Woodward Avenue	02001827.	THE SOUTH 33.22 FEET (33.13 FEET, MEASURED) OF LOT(S) 2 AND THE NORTH 29.10 FEET (29.01 FEET, MEASURED) OF LOT 3, EXCEPT WOODWARD AVENUE, AS WIDENED, BLOCK 72 OF PLAT OF SUBDIVISION OF PARK LOTS 72, 73, 74, 75 AND 76 ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
3129 Woodward Avenue	02001828.	THE SOUTH 18.86 FEET (18.79 FEET, MEASURED) OF LOT(S) 1 AND THE NORTH 12.14 FEET OF LOT 2, EXCEPT WOODWARD AVENUE, AS WIDENED, BLOCK 72 OF SUBDIVISION OF PART OF PARK LOTS ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 53 OF DEEDS, PAGE 196 OF WAYNE COUNTY RECORDS.
3139 Woodward Avenue	02001825-6	UNIT NO. 10, WALKER BUILDING CONDOMINIUMS, ACCORDING TO THE WATER DEED RECORDED IN LIBER 33890, PAGE 229 THROUGH 273, AS AMENDED, AND DESIGNATED AS WAYNE COUNTY CONDOMINIUM SUBDIVISION PLAN NO. 604, TOGETHER WITH RIGHTS IN THE GENERAL COMMON ELEMENTS AND THE LIMITED COMMON ELEMENTS AS SHOWN ON THE MASTER DEED AND AS DESCRIBED IN ACT 59 OF THE PUBLIC ACTS OF 1978, AS AMENDED.

ATTACHMENT C

Project Description

PROJECT SUMMARY

Project Name:	Woodward and Charlotte Redevelopment Project
Project Location:	The Property is located in Midtown Detroit and the eligible property consists of six (6) parcels (to be partially combined) and associated adjacent alleyways and public roadway right of ways (ROWs) and easements: 3117 and 3129 Woodward Avenue; 22, 40, and 48 Charlotte Street (currently combined AKA 48 Charlotte) are each considered to be a “facility” in accordance with Act 381, as amended. 3139 Woodward Avenue is “adjacent and contiguous” to 3129 Woodward Avenue, as are the adjacent ROWs and public easements. The parcels and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.” in Detroit, Wayne County, MI
Type of Eligible Property:	Facility and Adjacent and Contiguous
Total Project Investment:	\$66 Million- including land acquisition
Eligible Activities:	Department Specific Activities, Hazardous Building Material Survey, Asbestos and Lead Abatement, Site and Selective Demolition, Due Care and Response Activities, Site Preparation, Infrastructure Improvements, Interest, Brownfield Plan and Act 381 Work Plans.
Reimbursable Costs:	\$18,320,802 (Estimated Eligible Activities, contingency, and interest, as allowable) \$3,354,074 (Estimated BRA Administrative Fees) \$812,770 (Estimated State Revolving Loan Fund) \$23,796 (Estimated LBRF to DBRA) * can be modified to add 5 years of capture following the reimbursement of Eligible Activities provided that the 35 years is not exceeded in the Brownfield Plan
Total:	\$22,511,441
Years to Complete Payback:	30 Years
Base TV/New ITV Estimate:	\$123,840/\$10,788,008
Job Creation:	There will be approximately 130 temporary construction jobs created as a result of this development and approximately 55 FTE retail and property management and maintenance jobs created.

Project Timeline:

Following approval of the supporting incentives that are anticipated for the Project (including NEZ, CRA, OPRA tax abatement and Brownfield TIF) it is expected that the eligible activities will begin in the Spring of 2025 and be completed by Fall of 2027.

Project Overview:

Historic operations on the current vacant lots have included: dry cleaning operations, former single family and multifamily residential, resulting in wide-spread fill material, abandoned utilities, and environmental impacts across the Property significant environmental remediation will need to be implemented to address the due care and response activities associated with identified chlorinated solvent contamination and heavy metal impacts such as chromium and mercury and other associated Volatile Organic Compounds (VOCs) and polynuclear aromatic hydrocarbons (PNAs). The Property is located in Midtown Detroit fronting Woodward and Charlotte and includes approximately 1.5 acres of surface parking lots.

Landy Land, LLC is the project developer (“Developer”) made up of Civic Companies and District Capital. Both companies are Detroit based businesses. It is their mission to create place-based development, public space, public art, and preservation by integration to a diverse connection within the neighborhoods in the City of Detroit. We invest in great design, shared prosperity, and deep community engagement. We believe in the power of small businesses building new products and feel there is value in adaptive reuse of historic buildings. We are striving to make the planet a cooler, greener place. Lastly, we believe surface parking lots are opportunities to create new homes for people of all incomes with great access to jobs for the residents of Detroit with associated amenities.

The Project contemplated at the Property consists of an infill mixed-use development incorporating retail fronting Woodward and a mixed-use rental residential development inclusive of integrated multistory parking along Charlotte. Rehabilitation and adaptive reuse of a portion of the Walker building along Woodward Avenue for retail space will be integrated into the design. The first floor of this historic building will be fully renovated to provide additional pedestrian access from Woodward Avenue to the residential mixed-use development along Charlotte. The Developer plans to integrate activated alleyways, public art

space, and green space, as well as Low Impact Design stormwater management, into the design.

The Developer's model for the Project and other future developments is to provide a safe, energy efficient, and economically viable product to the residents of the City of Detroit. This will include, but not be limited to, remediation of environmental contamination at the property, utilizing green assets (such as sustainable stormwater management practices) to reduce the current impact of stormwater to public utilities, and providing affordable housing options so that Detroiters can afford to live *and* work in the City. 100% of the affordable units (20% of the total residential units in the building will be affordable to those earning no more than 55% to 80% Area Medium Income) and will provide for a combination of studio, one (1) bedroom apartments, and two (2) bedroom apartments to this demographic. The Property will include sustainable design and environmental elements not seen in a typical infill downtown development to enhance the community's livability.

It is currently anticipated that construction will begin in the Spring of 2025 and all eligible activities will be completed within thirty-six (36) months thereafter.

ATTACHMENT D

Supportive Letters

February 19, 2024

Detroit City Council
Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members,

Midtown Detroit, Inc. would like to express its support for the proposed redevelopment by Civic Companies, District Capital, and Peak Management for a mixed-use property along Woodward between Charlotte and Peterboro.

The proposed development will be transformative to this long vacant structure that sits prominently on Woodward and will help meet the increasing demand for housing within Midtown. The introduction of further residential options will not only nurture our thriving community but also bolster support for local businesses, fostering an environment of accessibility and affordability crucial for our sustained growth. Moreover, an expanded residential presence will enhance our district's appeal to future residents businesses seeking dynamic neighborhoods that resonate with their workforce. Additionally, the inclusion of retail spaces in this project promises to add life to the portion of the Woodward Corridor.

MDI is confident that the proposed redevelopment will seamlessly integrate into the fabric of our district without imposing adverse effects on our current residents. Furthermore, MDI supports preserving this historic structure to preserve the historic character of the area and to complement the adjacent architectural treasures.

MDI strongly encourages you to lend your approval and support to the plans put forth by Civic Companies, District Capital, and Peak Management for the development of this site.

Sincerely,



Cari Easterday
Interim Executive Director
Midtown Detroit, Inc.

March 24, 2024

Detroit City Council
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Members of the City Council and Board of Zoning Appeals,

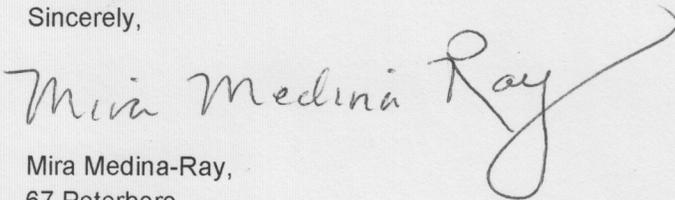
I am a longtime resident and member of the Charlotte-Peterboro Historical District. I have seen this neighborhood through its most difficult era, and I support Tekton Development and Civic Companies' proposed development at 3117 Woodward.

As I understand it, these plans will build on the current parking lot adjacent to the Addison, and add mixed use housing to increase population density and retail locations in our neighborhood. The plans appear to be sufficiently respectful of the architectural character of our historical neighborhood, while still embracing modern ideas.

It is our hope that this project will encourage more small businesses, especially grocers, to flourish in our neighborhood.

I encourage the Detroit City Council and Detroit Board of Zoning Appeals to approve and support Civic Companies and Tekton Development's development of this property.

Sincerely,

A handwritten signature in cursive script that reads "Mira Medina-Ray". The signature is written in dark ink and is positioned to the right of the typed name.

Mira Medina-Ray,
67 Peterboro
Detroit, MI 48201

February 15, 2024

Detroit City Council
Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

I would like to express support of Civic Companies, District Capital, and Peak Management's plans for a new mixed-use retail and residential building on Woodward Avenue and Charlotte Street.

The planned development would add much needed housing to the district. Additional housing will bring residents that will support small businesses in the neighborhood, contribute to the affordability of housing, and help make the neighborhood more appealing to businesses seeking neighborhoods that are appealing to employees.

I also believe that the addition of retail on this block will contribute to the vitality of the district and lead to more residents and healthier small businesses.

As currently designed, the planned development fits into the context of the neighborhood and would not have adverse effects on the current residents of the district. I also believe that the project is in line with the historic character of the area and would highlight the historic adjacent historic architecture.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, District Capital, and Peak Management's plans for the development of this site.

Sincerely,



Joshua Sanders



March 5, 2024

Detroit City Council Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226
Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200 Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

I would like to my express support of Civic Companies, District Capital, and Peak Management's plans for a new mixed-use retail and residential building on Woodward Avenue and Charlotte Street.

The planned development would add much needed housing to the district. Additional housing will bring residents that will support small businesses in the neighborhood, contribute to the affordability of housing, and help make the neighborhood more appealing to businesses seeking neighborhoods that are appealing to employees.

I also believe that the addition of retail on this block will contribute to the vitality of the district and lead to more residents and healthier small businesses.

As currently designed, the planned development fits into the context of the neighborhood and would not have adverse effects on the current residents of the district. I also believe that the project is in line with the historic character of the area and would highlight the historic adjacent historic architecture.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, District Capital, and Peak Management's plans for the development of this site.

Sincerely,

Liz Blondy

Property Owner, 3443 Cass Ave, Detroit, 48201

Canine To Five
Daycare – Boarding – Grooming – Training
www.caninetofive.com

February 15, 2024

Detroit City Council
Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

I would like to express support of Civic Companies, District Capital, and Peak Management's plans for a new mixed-use retail and residential building on Woodward Avenue and Charlotte Street.

The planned development would add much needed housing to the district. Additional housing will bring residents that will support small businesses in the neighborhood, contribute to the affordability of housing, and help make the neighborhood more appealing to businesses seeking neighborhoods that are appealing to employees.

I also believe that the addition of retail on this block will contribute to the vitality of the district and lead to more residents and healthier small businesses.

As currently designed, the planned development fits into the context of the neighborhood and would not have adverse effects on the current residents of the district. I also believe that the project is in line with the historic character of the area and would highlight the historic adjacent historic architecture.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, District Capital, and Peak Management's plans for the development of this site.

Sincerely,
Arielle Joyner



February 19, 2024

Detroit City Council
Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

I am Rabbi Israel Pinson, executive director of Chabad of Greater Downtown Detroit, a non profit organization based in Brush Park. I would like to express support of Civic Companies, District Capital, and Peak Management's plans for a new mixed-use retail and residential building on Woodward Avenue and Charlotte Street.

The planned development would add much needed housing to our neighborhood. Additional housing will bring residents that will support small businesses in the neighborhood, contribute to the affordability of housing, and help make the neighborhood more appealing to our constituents.

I also believe that the addition of retail on this block will contribute to the vitality of the district and lead to more residents and healthier small businesses. It will also directly benefit our organization by giving us close access to retail options.

As currently designed, the planned development fits into the context of the neighborhood and would not have adverse effects on the current residents of the district. I also believe that the project is in line with the historic character of the area and would highlight the adjacent historic architecture.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, District Capital, and Peak Management's plans for the development of this site.

Sincerely,

Rabbi Israel Pinson



ChabaD

GREATER DOWNTOWN DETROIT

278 Mack Ave
Detroit, MI 48201

(313) 744-3770

www.ChabaDintheD.org

February 15, 2024

Detroit City Council
Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members,
and Detroit Brownfield Redevelopment Authority Board Members:

I would like to express support of Civic Companies, District Capital, and Peak Management's
plans for a new mixed-use retail and residential building on Woodward Avenue and Charlotte
Street.

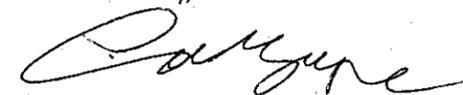
The planned development would add much needed housing to the district. Additional housing
will bring residents that will support small businesses in the neighborhood, contribute to the
affordability of housing, and help make the neighborhood more appealing to businesses seeking
neighborhoods that are appealing to employees.

I also believe that the addition of retail on this block will contribute to the vitality of the district
and lead to more residents and healthier small businesses.

As currently designed, the planned development fits into the context of the neighborhood and
would not have adverse effects on the current residents of the district. I also believe that the
project is in line with the historic character of the area and would highlight the historic adjacent
historic architecture.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of
Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and
support Civic Companies, District Capital, and Peak Management's plans for the development of
this site.

Sincerely,



CONG NGUYEN

February 15, 2024

Detroit City Council
Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

I would like to express support of Civic Companies, District Capital, and Peak Management's plans for a new mixed-use retail and residential building on Woodward Avenue and Charlotte Street.

The planned development would add much needed housing to the district. Additional housing will bring residents that will support small businesses in the neighborhood, contribute to the affordability of housing, and help make the neighborhood more appealing to businesses seeking neighborhoods that are appealing to employees.

I also believe that the addition of retail on this block will contribute to the vitality of the district and lead to more residents and healthier small businesses.

As currently designed, the planned development fits into the context of the neighborhood and would not have adverse effects on the current residents of the district. I also believe that the project is in line with the historic character of the area and would highlight the historic adjacent historic architecture.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, District Capital, and Peak Management's plans for the development of this site.

Sincerely,



February 17, 2024

Detroit City Council
Detroit Historic District Commission
Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340 Detroit, Michigan 48226

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

I would like to express support of Civic Companies, District Capital, and Peak Management's plans for a new mixed-use retail and residential building on Woodward Avenue and Charlotte Street.

The planned development would add much needed housing to the district. Additional housing will bring residents that will support small businesses in the neighborhood, contribute to the affordability of housing, and help make the neighborhood more appealing to businesses seeking neighborhoods that are appealing to employees.

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As currently designed, the planned development fits into the context of the neighborhood and would not have adverse effects on the current residents of the district. I also believe that the project is in line with the historic character of the area and would highlight the adjacent historic architecture.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, District Capital, and Peak Management's plans for the development of this site.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Vermiglio', written over the word 'Sincerely,'.

David Vermiglio
Owner, Second Best and Grey Ghost Detroit

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1 - Brownfield Eligible Activities - Woodward - Charlotte Mixed Use Redevelopment

Eligible Activities	Estimated Total Cost of Eligible Activities approved under Brownfield Plan	Estimated Cost of EGLE Grant	Act 381 Work Plan Estimated Total Developer TIF Reimbursable Activities	Completion/Season/Year
EGLE Pre- Approved Department Specific Eligible Activities - Exempt				
Total - BEA Activities	\$ 253,200.00	\$ 81,500.00	\$ 171,700.00	Fall 2024
EGLE Due Care Activities				
Sub-Total Due Care Activities	\$ 514,700.00	\$ 514,700.00	\$ -	
Contingency 15%	\$ 77,205.00	\$ 51,470.00	\$ 25,735.00	
Total - Due Care Activities	\$ 591,905.00	\$ 566,170.00	\$ -	Spring 2025 - Fall 2026
EGLE Environmental Response Activities				
Sub-Total -Environmental Response Activities	\$ 1,217,000.00		\$ 933,405.00	
Contingency 15%	\$ 182,550.00		\$ 182,550.00	
Total -Environmental Response Activities	\$ 1,399,550.00	\$ 309,330.00	\$ 1,090,220.00	Spring 2025- Fall 2026
Total EGLE Department Specific Activities * EGLE Grant deducted when awarded	\$ 2,244,655.00	\$ 957,000.00	\$ 1,261,920.00	Fall 2027
MSF Eligible Activities				
Selective Building and Site Demolition and Hazardous Building Material Abatement				Summer 2025- Spring 2026
Sub Total - Demolition and Abatement as allowable under Act 381	\$ 398,500.00		\$ 398,500.00	
Contingency 15%	\$ 59,775.00		\$ 59,775.00	
Total - Demolition and Abatement Activities as allowable under Act 381	\$ 458,275.00		\$ 458,275.00	
Site Preparation				
Sub-Total - Site Preparation	\$ 2,063,590.00		\$ 2,063,590.00	
Contingency 15%	\$ 309,538.50		\$ 309,538.50	
Total - Site Preparation	\$ 2,373,128.50		\$ 2,373,128.50	
Infrastructure Improvements				
Total - Infrastructure Improvements - state and local	\$ 8,094,500.00		\$ 8,094,500.00	
Contingency 15%	\$ 1,214,175.00		\$ 1,214,175.00	
Total Infrastructure	\$ 9,308,675.00		\$ 9,308,675.00	
Total MSF Eligible Activities	\$ 12,140,079		\$ 12,140,079	
Grant Specific Activities				
EGLE Grant Signage		\$ 500.00		
Grant/Loan Administration (up to 3% of grant or loan) -		\$ 30,000.00		
Grant Work Plans and Close out Reports		\$ 12,500.00		
Brownfield Plan & Act 381 Work Plan				
Brownfield Plan/Act 381 Work Plan Preparation	\$ 30,000.00		\$ 30,000.00	Completion by Fall 2027
Work Plan and/or Act 381 Brownfield Plan Implementation				
review of environmental reports/compliance and preparation and review of Reimbursement Agreement-local only	\$ 30,000.00		\$ 30,000.00	
Total EGLE Interest	\$ 677,621.00		\$ 677,621.00	
Total MSF Interest	\$ 3,198,447.00		\$ 3,198,447.00	
Total Estimated Brownfield Activities approved in Brownfield Plan excluding Grant Eligible Activities	\$ 18,320,802	\$ 1,000,000	\$ 18,320,802	

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates
Charlotte and Woodward Redevelopment
 Detroit, Wayne County, Michigan
 2024

		PA 210 - 10 Years/OPRA 12 Years	1	2	3	PA 210					7	8	9	10	OPRA Yrs 11 and 12	
		NEZ 15 Years	0	1	NEZ Tax Abatement on Residential Portion (PA 147)					7	8	9	10	11	12	
Estimated Taxable Value (TV) Increase Rate 2%:	Brownfield Plan Year	0	0	0	1	2	3	4	5	6	7	8	9	10	11	
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Parent Parcel LAND - Ad Valorem	Base Year set in 2023	*Base Taxable Value	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	
		Estimated New TV	\$ 1,498,940	\$ 1,553,918	\$ 1,577,227	\$ 10,911,848	\$ 11,130,084	\$ 11,352,686	\$ 11,579,740	\$ 11,811,335	\$ 12,047,561	\$ 12,288,513	\$ 12,534,283	\$ 12,784,969	\$ 13,040,668	
		Incremental Difference (New TV- Base	\$ 1,375,100	\$ 1,430,078	\$ 1,453,387	\$ 10,788,008	\$ 11,006,244	\$ 11,228,846	\$ 11,455,900	\$ 11,687,495	\$ 11,923,721	\$ 12,164,673	\$ 12,410,443	\$ 12,661,129	\$ 12,916,828	
		Post Development Taxable Value	\$ 1,498,940	\$ 1,553,918	\$ 1,577,227	\$ 10,911,848	\$ 11,075,525	\$ 11,241,658	\$ 11,410,283	\$ 11,581,437	\$ 11,755,159	\$ 11,931,486	\$ 12,110,458	\$ 12,292,115	\$ 12,476,497	
School Capture	Millage Rate															
State Education Tax (SET)	6.0000				\$ 27,516	\$ 28,079	\$ 28,654	\$ 29,239	\$ 29,837	\$ 30,446	\$ 31,068	\$ 31,702	\$ 32,349	\$ 33,009	\$ 33,682	
School Operating Tax	17.0430				\$ 78,167	\$ 79,767	\$ 81,398	\$ 83,063	\$ 84,760	\$ 86,491	\$ 88,257	\$ 90,059	\$ 91,896	\$ 93,770	\$ 95,682	
School Total	23.0430				\$ 105,683	\$ 107,846	\$ 110,052	\$ 112,302	\$ 114,597	\$ 116,938	\$ 119,326	\$ 121,761	\$ 124,245	\$ 126,779	\$ 129,364	
Local Capture	Millage Rate															
Detroit City Operating	19.9520				\$ 56,731	\$ 57,869	\$ 59,030	\$ 60,214	\$ 61,421	\$ 62,653	\$ 63,909	\$ 65,190	\$ 105,581	\$ 107,775	\$ 112,008	
Library	4.6307				\$ 13,170	\$ 13,434	\$ 13,703	\$ 13,978	\$ 14,258	\$ 14,544	\$ 14,836	\$ 15,133	\$ 24,508	\$ 25,017	\$ 26,000	
Wayne County Operating (summer)	5.6099				\$ 15,956	\$ 16,276	\$ 16,602	\$ 16,935	\$ 17,275	\$ 17,621	\$ 17,974	\$ 18,335	\$ 29,691	\$ 30,308	\$ 31,499	
Wayne County Operating (winter)	0.9829				\$ 2,768	\$ 2,823	\$ 2,880	\$ 2,938	\$ 2,997	\$ 3,057	\$ 3,118	\$ 3,181	\$ 5,170	\$ 5,277	\$ 5,485	
Wayne County Jails	0.9358				\$ 2,632	\$ 2,685	\$ 2,739	\$ 2,794	\$ 2,850	\$ 2,907	\$ 2,965	\$ 3,025	\$ 4,918	\$ 5,021	\$ 5,218	
Wayne County Parks	0.2442				\$ 687	\$ 701	\$ 715	\$ 730	\$ 744	\$ 759	\$ 774	\$ 790	\$ 1,284	\$ 1,311	\$ 1,362	
HCMA	0.2070				\$ 579	\$ 591	\$ 602	\$ 614	\$ 627	\$ 639	\$ 652	\$ 665	\$ 1,084	\$ 1,107	\$ 1,150	
Wayne County RESA	0.0956				\$ 271	\$ 277	\$ 282	\$ 288	\$ 294	\$ 300	\$ 306	\$ 312	\$ 505	\$ 516	\$ 536	
Wayne County Special Ed	3.3443				\$ 9,398	\$ 9,586	\$ 9,779	\$ 9,975	\$ 10,175	\$ 10,379	\$ 10,587	\$ 10,799	\$ 17,567	\$ 17,932	\$ 18,639	
Wayne County RESA ENH	1.9876				\$ 5,608	\$ 5,720	\$ 5,835	\$ 5,952	\$ 6,072	\$ 6,193	\$ 6,318	\$ 6,444	\$ 10,467	\$ 10,684	\$ 11,105	
Wayne County Community College	3.2202				\$ 9,054	\$ 9,236	\$ 9,421	\$ 9,610	\$ 9,803	\$ 9,999	\$ 10,200	\$ 10,404	\$ 16,921	\$ 17,273	\$ 17,953	
Local Total	41.2102				\$ 116,855	\$ 119,198	\$ 121,589	\$ 124,027	\$ 126,514	\$ 129,051	\$ 131,639	\$ 134,278	\$ 217,696	\$ 222,220	\$ 230,955	
Non-Capturable Millages	Millage Rate															
City Debt	9.0000				\$ 22,749	\$ 23,205	\$ 23,670	\$ 24,145	\$ 24,629	\$ 25,123	\$ 25,627	\$ 26,141	\$ 45,195	\$ 46,117	\$ 47,059	
School Debt	13.0000				\$ 36,968	\$ 37,709	\$ 38,465	\$ 39,237	\$ 40,024	\$ 40,826	\$ 41,645	\$ 42,480	\$ 70,097	\$ 71,526	\$ 72,984	
DIA	0.1986				\$ 561	\$ 572	\$ 584	\$ 595	\$ 607	\$ 619	\$ 632	\$ 644	\$ 1,066	\$ 1,088	\$ 1,110	
Zoo	0.0992				\$ 280	\$ 286	\$ 292	\$ 298	\$ 304	\$ 310	\$ 316	\$ 322	\$ 533	\$ 544	\$ 555	
Total Non-Capturable Taxes	22.2978				\$ 60,557	\$ 61,772	\$ 63,011	\$ 64,275	\$ 65,563	\$ 66,878	\$ 68,219	\$ 69,587	\$ 116,890	\$ 119,275	\$ 121,708	
Total Millages	86.5510															
Total Brownfield Capturable Millages					\$ 222,538	\$ 227,044.32	\$ 231,640.80	\$ 236,329.22	\$ 241,111.40	\$ 245,989.23	\$ 250,964.61	\$ 256,039.50	\$ 341,941.44	\$ 348,999.25	\$ 360,319.25	

Tax Increment Revenue Capture Estimates
Charlotte and Woodward Redevelopment
 Detroit, Wayne County, Michigan
 2024

		PA 210 - 10 Years/OPRA 12 Years														
		5/8	3/4	7/8												
		13	14	15												
Estimated Taxable Value (TV) Increase Rate 2%:		Brownfield Plan Year														
Calendar Year		2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	
Parent Parcel LAND - Ad Valorem	Base Year set in 2023	*Base Taxable Value	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	
		Estimated New TV	\$ 13,567,511	\$ 13,838,861	\$ 14,115,638	\$ 14,397,951	\$ 14,685,910	\$ 14,979,628	\$ 15,279,221	\$ 15,584,805	\$ 15,896,501	\$ 16,214,431	\$ 16,538,720	\$ 16,869,494	\$ 17,206,884	\$ 17,551,022
		Incremental Difference (New TV- Base	\$ 13,443,671	\$ 13,715,021	\$ 13,991,798	\$ 14,274,111	\$ 14,562,070	\$ 14,855,788	\$ 15,155,381	\$ 15,460,965	\$ 15,772,661	\$ 16,090,591	\$ 16,414,880	\$ 16,745,654	\$ 17,083,044	\$ 17,427,182
		Post Development Taxable Value	\$ 12,919,574	\$ 13,113,368	\$ 2,381,625	\$ 2,417,349	\$ 2,453,610	\$ 2,490,414	\$ 2,537,770	\$ 2,575,836	\$ 2,614,474	\$ 2,653,691	\$ 2,693,496	\$ 2,733,899	\$ 2,774,907	\$ 2,816,531
School Capture	Millage Rate															
State Education Tax (SET)	6.0000		\$ 80,662	\$ 82,290	\$ 83,951	\$ 85,645	\$ 87,372	\$ 89,135	\$ 90,932	\$ 92,766	\$ 94,636	\$ 96,544	\$ 98,489	\$ 100,474	\$ 102,498	\$ 104,563
School Operating Tax	17.0430		\$ 229,120	\$ 233,745	\$ 238,462	\$ 243,274	\$ 248,181	\$ 253,187	\$ 258,293	\$ 263,501	\$ 268,813	\$ 274,232	\$ 279,759	\$ 285,396	\$ 291,146	\$ 297,011
School Total	23.0430		\$ 309,783	\$ 316,035	\$ 322,413	\$ 328,918	\$ 335,554	\$ 342,322	\$ 349,225	\$ 356,267	\$ 363,449	\$ 370,775	\$ 378,248	\$ 385,870	\$ 393,645	\$ 401,575
Local Capture	Millage Rate															
Detroit City Operating	19.9520		\$ 184,035	\$ 216,388	\$ 249,964	\$ 284,797	\$ 290,542	\$ 296,403	\$ 302,380	\$ 308,477	\$ 314,696	\$ 321,039	\$ 327,510	\$ 334,109	\$ 340,841	\$ 347,707
Library	4.6307		\$ 62,254	\$ 63,510	\$ 64,792	\$ 66,099	\$ 67,433	\$ 68,793	\$ 70,180	\$ 71,595	\$ 73,038	\$ 74,511	\$ 76,012	\$ 77,544	\$ 79,106	\$ 80,700
Wayne County Operating (summer)	5.6099		\$ 51,745	\$ 60,842	\$ 70,282	\$ 80,076	\$ 81,692	\$ 83,339	\$ 85,020	\$ 86,734	\$ 88,483	\$ 90,267	\$ 92,086	\$ 93,941	\$ 95,834	\$ 97,765
Wayne County Operating (winter)	0.9829		\$ 9,066	\$ 10,660	\$ 12,314	\$ 14,030	\$ 14,313	\$ 14,602	\$ 14,896	\$ 15,197	\$ 15,503	\$ 15,815	\$ 16,134	\$ 16,459	\$ 16,791	\$ 17,129
Wayne County Jails	0.9358		\$ 12,581	\$ 12,835	\$ 13,094	\$ 13,358	\$ 13,627	\$ 13,902	\$ 14,182	\$ 14,468	\$ 14,760	\$ 15,058	\$ 15,361	\$ 15,671	\$ 15,986	\$ 16,308
Wayne County Parks	0.2442		\$ 3,283	\$ 3,349	\$ 3,417	\$ 3,486	\$ 3,556	\$ 3,628	\$ 3,701	\$ 3,776	\$ 3,852	\$ 3,929	\$ 4,009	\$ 4,089	\$ 4,172	\$ 4,256
HCMA	0.2070		\$ 2,783	\$ 2,839	\$ 2,896	\$ 2,955	\$ 3,014	\$ 3,075	\$ 3,137	\$ 3,200	\$ 3,265	\$ 3,331	\$ 3,398	\$ 3,466	\$ 3,536	\$ 3,607
Wayne County RESA	0.0956		\$ 1,285	\$ 1,311	\$ 1,338	\$ 1,365	\$ 1,392	\$ 1,420	\$ 1,449	\$ 1,478	\$ 1,508	\$ 1,538	\$ 1,569	\$ 1,601	\$ 1,633	\$ 1,666
Wayne County Special Ed	3.3443		\$ 44,960	\$ 45,867	\$ 46,793	\$ 47,737	\$ 48,700	\$ 49,682	\$ 50,684	\$ 51,706	\$ 52,749	\$ 53,812	\$ 54,896	\$ 56,002	\$ 57,131	\$ 58,282
Wayne County RESA ENH	1.9876		\$ 26,721	\$ 27,260	\$ 27,810	\$ 28,371	\$ 28,944	\$ 29,527	\$ 30,123	\$ 30,730	\$ 31,350	\$ 31,982	\$ 32,626	\$ 33,284	\$ 33,954	\$ 34,638
Wayne County Community College	3.2202		\$ 43,291	\$ 44,165	\$ 45,056	\$ 45,965	\$ 46,893	\$ 47,839	\$ 48,803	\$ 49,787	\$ 50,791	\$ 51,815	\$ 52,859	\$ 53,924	\$ 55,011	\$ 56,119
Local Total	41.2102		\$ 442,003	\$ 489,026	\$ 537,755	\$ 588,239	\$ 600,106	\$ 612,210	\$ 624,556	\$ 637,149	\$ 649,995	\$ 663,096	\$ 676,460	\$ 690,092	\$ 703,996	\$ 718,178
Non-Capturable Millages	Millage Rate															
City Debt	9.0000		\$ 120,993	\$ 123,435	\$ 125,926	\$ 128,467	\$ 131,059	\$ 133,702	\$ 136,398	\$ 139,149	\$ 141,954	\$ 144,815	\$ 147,734	\$ 150,711	\$ 153,747	\$ 156,845
School Debt	13.0000		\$ 174,768	\$ 178,295	\$ 181,893	\$ 185,563	\$ 189,307	\$ 193,125	\$ 197,020	\$ 200,993	\$ 205,045	\$ 209,178	\$ 213,393	\$ 217,694	\$ 222,080	\$ 226,553
DIA	0.1986		\$ 2,670	\$ 2,724	\$ 2,779	\$ 2,835	\$ 2,892	\$ 2,950	\$ 3,010	\$ 3,071	\$ 3,132	\$ 3,196	\$ 3,260	\$ 3,326	\$ 3,393	\$ 3,461
Zoo	0.0992		\$ 1,334	\$ 1,334	\$ 1,388	\$ 1,416	\$ 1,445	\$ 1,474	\$ 1,503	\$ 1,534	\$ 1,565	\$ 1,596	\$ 1,628	\$ 1,661	\$ 1,695	\$ 1,729
Total Non-Capturable Taxes	22.2978		\$ 299,764	\$ 305,788	\$ 311,986	\$ 318,281	\$ 324,702	\$ 331,251	\$ 337,932	\$ 344,746	\$ 351,696	\$ 358,785	\$ 366,016	\$ 373,391	\$ 380,914	\$ 388,588
Total Millages	86.5510															
Total Brownfield Capturable Millages			\$ 751,785.47	\$ 805,061.48	\$ 860,168	\$ 917,157	\$ 935,660	\$ 954,532	\$ 973,782	\$ 993,416	\$ 1,013,444	\$ 1,033,872	\$ 1,054,709	\$ 1,075,962	\$ 1,097,640	\$ 1,119,752

Tax Increment Revenue Capture Estimates
Charlotte and Woodward Redevelopment
 Detroit, Wayne County, Michigan
 2024

		PA 210 - 10 Years/OPRA 12 Years						
		NEZ 15 Years						
Estimated Taxable Value (TV) Increase Rate 2%:	Brownfield Plan Year	26	27	28	29	30	TOTAL	
		Calendar Year	2052	2053	2054	2055	2056	
Parent Parcel LAND - Ad Valorem	Base Year set in 2023	*Base Taxable Value	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	\$ 123,840	
		Estimated New TV	\$ 17,902,042	\$ 18,260,083	\$ 18,625,285	\$ 18,997,791	\$ 19,377,746	
		Incremental Difference (New TV- Base	\$ 17,778,202	\$ 18,136,243	\$ 18,873,951	\$ 18,873,951	\$ 19,253,906	
		Post Development Taxable Value	\$ 2,858,779	\$ 2,901,661	\$ 2,905,661	\$ 2,905,661	\$ 2,949,186	
School Capture	Millage Rate							
State Education Tax (SET)	6.0000		\$ 106,669	\$ 108,817	\$ 111,009	\$ 113,244	\$ 115,523	\$ 2,180,802
School Operating Tax	17.0430		\$ 302,994	\$ 309,096	\$ 315,320	\$ 321,669	\$ 328,144	\$ 6,194,657
	School Total	23.0430	\$ 409,663	\$ 417,913	\$ 426,329	\$ 434,912	\$ 443,668	\$ 8,375,459
Local Capture	Millage Rate							
Detroit City Operating	19.9520		\$ 354,711	\$ 361,854	\$ 369,141	\$ 376,573	\$ 384,154	\$ 6,077,329
Library	4.6307		\$ 82,326	\$ 83,984	\$ 85,675	\$ 87,400	\$ 89,159	\$ 1,450,109
Wayne County Operating (summer)	5.6099		\$ 99,734	\$ 101,743	\$ 103,791	\$ 105,881	\$ 108,012	\$ 1,708,767
Wayne County Operating (winter)	0.9829		\$ 17,474	\$ 17,826	\$ 18,185	\$ 18,551	\$ 18,925	\$ 299,356
Wayne County Jails	0.9358		\$ 16,637	\$ 16,972	\$ 17,314	\$ 17,662	\$ 18,018	\$ 293,011
Wayne County Parks	0.2442		\$ 4,341	\$ 4,429	\$ 4,518	\$ 4,609	\$ 4,702	\$ 76,463
HCMA	0.2070		\$ 3,680	\$ 3,754	\$ 3,830	\$ 3,907	\$ 3,986	\$ 64,810
Wayne County RESA	0.0956		\$ 1,700	\$ 1,734	\$ 1,769	\$ 1,804	\$ 1,841	\$ 29,937
Wayne County Special Ed	3.3443		\$ 59,456	\$ 60,653	\$ 63,120	\$ 63,120	\$ 64,391	\$ 1,048,379
Wayne County RESA ENH	1.9876		\$ 35,336	\$ 36,048	\$ 37,514	\$ 37,514	\$ 38,269	\$ 623,105
Wayne County Community College	3.2202		\$ 57,249	\$ 58,402	\$ 60,778	\$ 60,778	\$ 62,001	\$ 1,009,482
	Local Total	41.2102	\$ 732,643	\$ 747,398	\$ 765,634	\$ 777,799	\$ 793,457	\$12,680,749
Non-Capturable Millages	Millage Rate							
City Debt	9.0000		\$ 160,004	\$ 163,226	\$ 169,866	\$ 169,866	\$ 173,285	\$ 2,818,240
School Debt	13.0000		\$ 231,117	\$ 235,771	\$ 245,361	\$ 245,361	\$ 250,301	\$ 4,075,802
DIA	0.1986		\$ 3,531	\$ 3,602	\$ 3,748	\$ 3,748	\$ 3,824	\$ 62,261
Zoo	0.0992		\$ 1,764	\$ 1,799	\$ 1,872	\$ 1,872	\$ 1,910	\$ 31,073
	Total Non-Capturable Taxes	22.2978	\$ 396,415	\$ 404,398	\$ 420,848	\$ 420,848	\$ 429,320	\$ 6,987,376
Total Millages	86.5510							
Total Brownfield Capturable Millages			\$ 1,142,306	\$ 1,165,312	\$ 1,191,963	\$ 1,212,712	\$ 1,237,125	\$22,511,441

Tax Increment Revenue Reimbursement Allocation Table
Charlotte and Woodward Redevelopment
 Detroit, Wayne County, MI
 2024

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100%	\$ 18,320,802	\$ -	\$ 18,320,802
State	38.25%	\$ 7,290,128	\$ -	\$ 7,290,128
Local	61.75%	\$ 11,678,406	\$ -	\$ 11,678,406
TOTAL	100%	\$ 18,320,802		\$ 18,320,802
MSF	83.89%	\$ 15,368,526		\$ 15,368,526
EGLE	16.11%	\$ 2,952,276	\$ -	\$ 2,952,276

**Estimated Total
Years of Plan: 30 Years**

Developer Total Estimated Tax Reimbursement + Interest	\$ 18,320,802
BRA Admin Fee Tax Reimbursement	\$ 3,354,074
State Brownfield Redevelopment Fund Reimbursement	\$ 812,770
Local Brownfield Revolving Loan Fund	\$ 23,796
TOTAL	\$ 22,511,441

PA 210 and PA 146 Abatement Period		1	2	3	4	5	6	7	8	9	10	11	12				
NEZ Abatement (PA 147) Period		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Brownfield Plan Reimbursement Period	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11	12	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total State Incremental Revenue					\$ 105,683	\$ 107,846	\$ 110,052	\$ 112,302	\$ 114,597	\$ 116,938	\$ 119,326	\$ 121,761	\$ 124,245	\$ 126,779	\$ 129,364	\$ 309,783	\$ 316,035
State Brownfield Redevelopment Fund (50% of SET)					\$ 13,758	\$ 14,040	\$ 14,327	\$ 14,620	\$ 14,918	\$ 15,223	\$ 15,534	\$ 15,851	\$ 16,175	\$ 16,504	\$ 16,841	\$ 40,331	\$ 41,145
State TIR Available for Reimbursement					\$ 91,925	\$ 93,806	\$ 95,725	\$ 97,682	\$ 99,678	\$ 101,715	\$ 103,792	\$ 105,910	\$ 108,071	\$ 110,275	\$ 112,523	\$ 269,451	\$ 274,890
Total Local Increment Revenue					\$ 116,855	\$ 119,198	\$ 121,589	\$ 124,027	\$ 126,514	\$ 129,051	\$ 131,639	\$ 134,278	\$ 217,696	\$ 222,220	\$ 230,955	\$ 442,003	\$ 489,026
BRA Administrative Fee (15%)					\$ 31,317	\$ 31,951	\$ 32,597	\$ 33,256	\$ 33,929	\$ 34,615	\$ 35,315	\$ 36,028	\$ 48,865	\$ 49,874	\$ 54,048	\$ 112,768	\$ 120,759
Local TIR Available for Reimbursement					\$ 85,538	\$ 87,248	\$ 88,992	\$ 90,771	\$ 92,585	\$ 94,436	\$ 96,324	\$ 98,250	\$ 168,831	\$ 172,346	\$ 176,908	\$ 329,235	\$ 368,267
Total State & Local TIR Available					\$ 177,463	\$ 181,054	\$ 184,717	\$ 188,453	\$ 192,264	\$ 196,151	\$ 200,116	\$ 204,160	\$ 276,902	\$ 282,621	\$ 289,430	\$ 598,687	\$ 643,157
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	\$ 14,444,734				\$ 14,267,271	\$ 14,086,217	\$ 13,901,500	\$ 13,713,047	\$ 13,520,783	\$ 13,324,632	\$ 13,124,516	\$ 12,920,356	\$ 12,643,454	\$ 12,360,834	\$ 12,071,403	\$ 11,472,716	\$ 10,829,559
Unreimbursed Interest Balance	\$ 3,876,068				\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068
Total Developer Reimbursement Balance	\$ 18,320,802																
EGLE --Environmental Costs	\$ 2,274,655				\$ 28,597	\$ 29,176	\$ 29,766	\$ 30,368	\$ 30,982	\$ 31,608	\$ 32,247	\$ 32,899	\$ 44,621	\$ 45,542	\$ 46,640	\$ 96,474	\$ 103,641
State Tax Reimbursement					\$ 10,938	\$ 11,160	\$ 11,385	\$ 11,616	\$ 11,851	\$ 12,090	\$ 12,335	\$ 12,584	\$ 17,067	\$ 17,420	\$ 17,840	\$ 36,901	\$ 39,643
Local Tax Reimbursement					\$ 17,659	\$ 18,016	\$ 18,380	\$ 18,752	\$ 19,131	\$ 19,518	\$ 19,913	\$ 20,315	\$ 27,553	\$ 28,122	\$ 28,800	\$ 59,573	\$ 63,998
Total EGLE Reimbursement Balance					\$ 2,246,058	\$ 2,216,882	\$ 2,187,116	\$ 2,156,749	\$ 2,125,766	\$ 2,094,158	\$ 2,061,911	\$ 2,029,012	\$ 1,984,391	\$ 1,938,848	\$ 1,892,208	\$ 1,795,734	\$ 1,692,093
Interest @1.25%- 5% non-compounding	\$ 677,621				\$ 28,076	\$ 27,711	\$ 27,339	\$ 26,959	\$ 26,572	\$ 26,177	\$ 25,774	\$ 25,363	\$ 24,805	\$ 24,236	\$ 47,305	\$ 44,893	\$ 42,302
MSF Non-Environmental Costs	\$ 12,170,079				\$ 148,866	\$ 151,878	\$ 154,951	\$ 158,085	\$ 161,282	\$ 164,543	\$ 167,869	\$ 171,261	\$ 232,281	\$ 237,078	\$ 242,791	\$ 502,212	\$ 539,517
State Tax Reimbursement					\$ 56,941	\$ 58,093	\$ 59,269	\$ 60,468	\$ 61,690	\$ 62,938	\$ 64,210	\$ 65,507	\$ 88,847	\$ 90,682	\$ 92,867	\$ 192,096	\$ 206,365
Local Tax Reimbursement					\$ 91,925	\$ 93,785	\$ 95,682	\$ 97,618	\$ 99,592	\$ 101,605	\$ 103,659	\$ 105,754	\$ 143,433	\$ 146,396	\$ 149,923	\$ 310,116	\$ 333,152
Total MSF Reimbursement Balance					\$ 12,021,213	\$ 11,869,335	\$ 11,714,384	\$ 11,556,299	\$ 11,395,017	\$ 11,230,474	\$ 11,062,606	\$ 10,891,345	\$ 10,659,064	\$ 10,421,985	\$ 10,179,195	\$ 9,676,982	\$ 9,137,466
Interest @1.25%- 5% non-compounding	\$ 3,198,447				\$ 150,265	\$ 148,367	\$ 146,430	\$ 144,454	\$ 142,438	\$ 140,381	\$ 138,283	\$ 136,142	\$ 133,238	\$ 130,275	\$ 127,240	\$ 241,925	\$ 228,437
Interest Reimbursement @1.25%-5%	\$ 3,876,068																
State Tax Reimbursement																	
Local Tax Reimbursement																	
Interest Reimbursement Balance	\$ 3,876,068				\$ 178,341	\$ 176,078	\$ 173,769	\$ 171,413	\$ 169,010	\$ 166,558	\$ 164,056	\$ 161,504	\$ 158,043	\$ 154,510	\$ 174,545	\$ 286,818	\$ 270,739
Total Annual Developer Reimbursement	\$ 18,320,802	\$ -	\$ -	\$ -	\$ 177,463	\$ 181,054	\$ 184,717	\$ 188,453	\$ 192,264	\$ 196,151	\$ 200,116	\$ 204,160	\$ 276,902	\$ 282,621	\$ 289,430	\$ 598,687	\$ 643,157
LOCAL BROWNFIELD REVOLVING FUND																	
LBRF Deposits *	\$ -																
State Tax Capture	\$ -	\$ -															
Local Tax Capture	\$ -	\$ -															
Total LBRF Capture	\$ 23,796	\$ -															

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

Footnotes: *Base year 2023

BRA administrative fee is 15%. This amount may be adjusted downward or upward based upon a plan's proportionate share of all tax increment revenue available and based upon maximum amounts that an authority can capture for administrative fees per PA 381.

Interest accrues during tax abatements at a rate proportional to the abatement. Following abatement period interest accrues at 5% simple interest on unreimbursed expenses following expiration of the tax abatements.

Tax Increment Revenue Reimbursement Allocation Table
Charlotte and Woodward Redevelopment
 Detroit, Wayne County, MI
 2024

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100%	\$ 18,320,802	\$ -	\$ 18,320,802
State	38.25%	\$ 7,290,128	\$ -	\$ 7,290,128
Local	61.75%	\$ 11,678,406	\$ -	\$ 11,678,406
TOTAL	100%	\$ 18,320,802		\$ 18,320,802
MSF	83.89%	\$ 15,368,526		\$ 15,368,526
EGLE	16.11%	\$ 2,952,276	\$ -	\$ 2,952,276

**Estimated Total
Years of Plan: 30 Years**

Developer Total Estimated Tax Reimbursement + Interest	\$ 18,320,802
BRA Admin Fee Tax Reimbursement	\$ 3,354,074
State Brownfield Redevelopment Fund Reimbursement	\$ 812,770
Local Brownfield Revolving Loan Fund	\$ 23,796
TOTAL	\$ 22,511,441

PA 210 and PA 146 Abatement Period
NEZ Abatement (PA 147) Period

Brownfield Plan Reimbursement Period	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Total State Incremental Revenue	\$ 322,413	\$ 328,918	\$ 335,554	\$ 342,322	\$ 349,225	\$ 356,267	\$ 363,449	\$ 370,775	\$ 378,248	\$ 385,870	\$ 393,645	\$ 401,575	\$ 409,663	\$ 417,913	\$ 426,329	\$ 434,912	\$ 443,668	\$ 8,375,459
State Brownfield Redevelopment Fund (50%)	\$ 41,975	\$ 42,822	\$ 43,686	\$ 44,567	\$ 45,466	\$ 46,383	\$ 47,318	\$ 48,272	\$ 49,245	\$ 50,237	\$ 51,249	\$ 52,282	\$ 53,335	\$ 54,406	\$ 55,494	\$ 56,599	\$ 57,722	\$ 1,141,770
State TIR Available for Reimbursement	\$ 280,438	\$ 286,096	\$ 291,868	\$ 297,755	\$ 303,759	\$ 309,884	\$ 316,131	\$ 322,504	\$ 329,003	\$ 335,633	\$ 342,395	\$ 349,293	\$ 409,663	\$ 417,913	\$ 426,329	\$ 434,912	\$ 443,668	\$ 7,562,689
Total Local Increment Revenue	\$ 537,755	\$ 588,239	\$ 600,106	\$ 612,210	\$ 624,556	\$ 637,149	\$ 649,995	\$ 663,096	\$ 676,460	\$ 690,092	\$ 703,996	\$ 718,178	\$ 732,643	\$ 747,398	\$ 777,799	\$ 777,799	\$ 793,457	\$ 14,135,982
BRA Administrative Fee (15%)	\$ 129,025	\$ 137,574	\$ 140,349	\$ 143,180	\$ 146,067	\$ 149,012	\$ 152,017	\$ 155,081	\$ 158,206	\$ 161,394	\$ 164,646	\$ 167,963	\$ 171,346	\$ 174,797	\$ 180,619	\$ 181,907	\$ 185,569	\$ 3,354,074
Local TIR Available for Reimbursement	\$ 408,730	\$ 450,665	\$ 459,757	\$ 469,030	\$ 478,489	\$ 488,137	\$ 497,978	\$ 508,016	\$ 518,254	\$ 528,697	\$ 539,350	\$ 550,215	\$ 561,297	\$ 572,601	\$ 597,180	\$ 595,893	\$ 607,889	\$ 10,781,909
Total State & Local TIR Available	\$ 689,168	\$ 736,761	\$ 751,624	\$ 766,785	\$ 782,248	\$ 798,021	\$ 814,109	\$ 830,519	\$ 847,258	\$ 864,331	\$ 881,745	\$ 899,508	\$ 970,960	\$ 990,515	\$ 1,023,509	\$ 1,030,805	\$ 1,051,556	\$ 18,344,598
DEVELOPER																		
DEVELOPER Reimbursement Balance	\$ 10,140,392	\$ 9,403,630	\$ 8,652,006	\$ 7,885,221	\$ 7,102,973	\$ 6,304,952	\$ 5,490,842	\$ 4,660,323	\$ 3,813,065	\$ 2,948,735	\$ 2,066,990	\$ 1,167,482	\$ 196,521	\$ (793,994)				\$ 18,320,802
Unreimbursed Interest Balance	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,876,068	\$ 3,082,074	\$ 2,058,565	\$ 1,027,760	\$ (23,796)	
Total Developer Reimbursement Balance																		
EGLE --Environmental Costs																		
State Tax Reimbursement	\$ 111,055	\$ 118,724	\$ 121,119	\$ 123,562	\$ 126,054	\$ 128,596	\$ 131,188	\$ 133,833	\$ 136,530	\$ 139,281	\$ 142,087	\$ 144,950	\$ 135,114					\$ 2,274,655
Local Tax Reimbursement	\$ 42,478	\$ 45,412	\$ 46,328	\$ 47,263	\$ 48,216	\$ 49,188	\$ 50,180	\$ 51,191	\$ 52,223	\$ 53,275	\$ 54,348	\$ 55,443	\$ 51,681					\$ 870,056
Total EGLE Reimbursement Balance	\$ 1,581,039	\$ 1,462,314	\$ 1,341,195	\$ 1,217,633	\$ 1,091,579	\$ 962,983	\$ 831,795	\$ 697,962	\$ 561,432	\$ 422,151	\$ 280,063	\$ 135,114	0					\$ 1,404,599
Interest @1.25%- 5% non-compounding	\$ 79,052	\$ 73,116	\$ 67,060	\$ 60,882														
MSF Non-Environmental Costs																		
State Tax Reimbursement	\$ 578,113	\$ 618,037	\$ 630,505	\$ 643,222	\$ 656,194	\$ 669,425	\$ 682,921	\$ 696,687	\$ 710,728	\$ 725,049	\$ 739,658	\$ 754,558	\$ 835,847	\$ 196,521				\$ 12,170,079
Local Tax Reimbursement	\$ 221,128	\$ 236,399	\$ 241,168	\$ 246,033	\$ 250,994	\$ 256,055	\$ 261,217	\$ 266,483	\$ 271,853	\$ 277,331	\$ 282,919	\$ 288,618	\$ 319,711	\$ 75,169				\$ 4,655,055
Total MSF Reimbursement Balance	\$ 859,353	\$ 794,316	\$ 731,011	\$ 666,588	\$ 601,139	\$ 534,199	\$ 465,948	\$ 396,261	\$ 325,133	\$ 252,684	\$ 178,626	\$ 103,268	\$ 196,521	0				\$ 7,515,024
Interest @1.25%- 5% non-compounding	\$ 427,968	\$ 397,066	\$ 365,541															
Interest Reimbursement @1.25%-5%																		
State Tax Reimbursement													\$ -	\$ 793,994	\$ 1,023,509	\$ 1,030,805	\$ 1,027,760	\$ 3,876,068
Local Tax Reimbursement													\$ -	\$ 490,291	\$ 632,017	\$ 636,522	\$ 634,642	\$ 2,393,472
Interest Reimbursement Balance	\$ 507,020	\$ 470,182	\$ 432,600	\$ 60,882								\$ 3,876,068	\$ 3,876,068	\$ 3,082,074	\$ 2,058,565	\$ 1,027,760	0	
Total Annual Developer Reimbursement	\$ 689,168	\$ 736,761	\$ 751,624	\$ 766,785	\$ 782,248	\$ 798,021	\$ 814,109	\$ 830,519	\$ 847,258	\$ 864,331	\$ 881,745	\$ 899,508	\$ 970,960	\$ 793,994	\$ 1,023,509	\$ 1,030,805	\$ 1,027,760	\$ 18,124,280
LOCAL BROWNFIELD REVOLVING FUND																		
LBRF Deposits *																		\$ 23,796
State Tax Capture																		\$ 9,102
Local Tax Capture																		\$ 14,694
Total LBRF Capture																		\$ 23,796

* Up to five years of capture for LBRF Depc

Footnotes: *Base year 2023

BRA administrative fee is 15%. This amount may be adjusted downward or upward based upon a plan's proportionate share of all tax increment revenue available and based upon maximum amounts that an authority can capture for administrative fees per PA 381.

Interest accrues during tax abatements at a rate proportional to the abatement. Following abatement period interest accrues at 5% simple interest on unreimbursed expenses following expiration of the tax abatements.

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: Landy Cass, LLC development at 3113-3129 Woodward Ave and 22, 40 and 48 Charlotte

DATE: 3/01/2024

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 Applied Environmental on behalf of Landy Cass, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at 3113-3129 Woodward Avenue and 22, 40, and 48 Charlotte Street redevelopment project.

- 2 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)
- 2 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 considered a Part 201 "facility." The documents received for this project satisfy the DBRA Guidelines.

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

By: Anita Harrington
Its: Environmental Specialist III

ATTACHMENT H

Incentive Information Chart



ATTACHMENT H

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed-Use New Construction and Rehab	TIF, CRA (PA 210), NEZ (PA 147), as amended	~\$66 Million	District 6

Jobs Available							
Construction				Post Construction -retail and property management and maintenance			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
10	5	100	15	5	5	0	40

1. What is the plan for hiring Detroiters?

Landy Land LLC, is the project developer (“Developer”) and the anticipated future owner of the Property. The project will use Executive Order requirements as the basis for all trade contacts in terms of local participation (attached). The Developer will work with local workforce development programs and will participate in reaching out to the City of Detroit’s Civil Rights, Inclusion and Opportunity Department (CRIO) regarding connections to job training and vo-tech programs. Renard Richmond: richmond@detroitmi.gov is the point of contact with CRIO and he has a good knowledge about the construction labor market, the various training programs that exist around the City, and how meaningful partnerships can be created.

This project is subject to Executive Order 2021-2. The developer will comply with this executive order, and work directly with CRIO, Detroit Employment Solutions, and others to achieve compliance.



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

Construction - Available construction jobs include demolition, site utilities, concrete, masonry, carpentry, steel work, architectural woodwork, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing and HVAC, and electrical. It is anticipated that 130 construction jobs will be created.

Retailers -Estimated 38-40 Full time equivalent employees from the retail development

- Of the total hired, 6-8 would be management and leadership positions
- Remaining positions will vary depending on final retail establishment identified

Residential Property management – Estimated 4 property management/maintenance, and office management jobs will be created for the residential units.

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

The development is anticipated to create an estimated 154 new residential units in the City of Detroit housing new and existing Detroit residents.

No relocation of existing residents or businesses from the development site will occur as the property is currently vacant parking lots.

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

The development team is actively engaging with neighborhood groups and surrounding businesses. Once the retailers are selected the development team will coordinate efforts to focus on sustainable hiring practices within the City of Detroit.

5. When is construction slated to begin?

The project is anticipating a Spring of 2025 start date, pending approvals of various economic development incentives from the local and state government level.

6. What is the expected completion date of construction?

The project aims to be completed by December 2027