EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

AMENDED AND RESTATED BROWNFIELD PLAN FOR THE 20th & MICHIGAN AVE REDEVELOPMENT PROJECT

Prepared by:

402310 Holdings LLC
3401 E. Lafayette
Detroit, MI 48207
Contact Person: Sean Mann
Phone: (607) 592-0089

Pinchin
4080 W Eleven Mile Road
Berkley, MI 48072
Contact Person: Sara Jo Shipley
Phone: (248) 414-1859

September 18, 2025

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
AMENDED AND RESTATED 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”).

On May 18, 2025, the governing body (as defined by Act 381) approved a brownfield plan identified as the Brownfield Plan for the 20th & Michigan Ave Development Project (the “Original Plan”).

The primary purpose of this Amended and Restated Brownfield Plan (this “Plan”) is to amend, restate and replace, in its entirety, 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.

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. 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 parcels comprising the eligible property consists of five (5) parcels located at the following addresses: 2201, 2301, 2401 20th Street, 3000 Standish Street and 3050 West Fisher Freeway. All the parcels included within this Plan are each considered to be a "facility" in accordance with Act 381 and the parcels located at 2301 & 2401 20^{th} Street also qualify as "housing property" in accordance with Act 381, as more particularly described in Section B of this Plan. The aforementioned parcels, along with all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-ways, will comprise the eligible property and is collectively referred to herein as the "Property."

Attachment A includes a site map of the Property. The Property is located in Detroit's Corktown Neighborhood, on the west side of Detroit, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west.

Parcel information for the Property is outlined below. Legal descriptions are provided in Attachment B.

Parcel Address	Parcel ID	Owner	Qualification
2201 20th St	12007584.003L	402310 Holdings, LLC	Facility
2301 20th St	12007584.002	402310 Holdings, LLC	Facility & Housing Property
2401 20th St	12007584.001	402310 Holdings, LLC	Facility & Housing Property
3000 Standish	12000296.001	3000 Standish Holdco, LLC	Facility
3050 W Fisher	12007773-99	3000 Standish Holdco, LLC	Facility

402310 Holdings, LLC, a Michigan limited liability company, is the primary project developer ("Developer"). 402310 Holdings, LLC and 3000 Standish Holdco, LLC, the property owners for parcels included in this Plan, are wholly owned subsidiaries of DCFC Holdings LLC, the parent organization of Detroit City Football Club (DCFC).

As described in more detail in Attachment C (the "Project"), the Project is comprised of the following three (3) components:

<u>Stadium</u>

The stadium is intended to be a multi-purpose stadium with seating for approximately 15,000 people. This newly constructed facility will also include hospitality suites, DCFC team operations, media and press area, food and beverage concessions, commercial leasable space and community gathering areas. The new facility will be comprised of three (3) buildings connected by a concourse. All three (3) buildings will have restrooms and food & beverage concessions. The pitch will be oriented north-south, with the video scoreboard located at the south end of the stadium. The total square footage of the stadium project including pedestrian areas and pitch is approximately 380,000 square feet.

Mixed-Use West w/ Parking Structure

The newly constructed four-story mixed-use building will be approximately 190,080 square feet. This includes approximately 147,840 square feet of secured parking for approximately 421 vehicles, approximately 8,448 square feet of commercial retail space, and approximately seventy-six (76) apartment units consisting of studio, one-bedroom, and two-bedroom layouts. The commercial and multi-family space will wrap around the parking ramp on three (3) sides. The proposed mixed-use development is a foundational component of the stadium project. The secured parking structure is an infrastructure element that will directly support stadium functionality, visitor experience, and neighborhood integration.

For the duration of this Plan, approximately eight (8) of the units (i.e. approximately one (1) of the studio units, six (6) of the one-bedroom units, and one (1) of the two-bedroom units) will be reserved for lease by occupants earning no more than 60% of the area median family income ("AMI") for Wayne County (as defined in the 'Income and Rent Limits' documents published by the Michigan State Housing Development Authority (MSHDA)) and approximately sixty (60) of the units (i.e. approximately five (5) of the studio units, fifty (50) of the one-bedroom units, and five (5) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the AMI (hereinafter collectively referred to as the "Affordability Commitment"). The Affordability Commitment shall be a binding obligation of the Developer, and the Developer's compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by this Plan, as further described in the Reimbursement Agreement (as defined in Section C of this Plan).

Flat Parking

A surface level parking lot containing approximately 680 parking spaces will be built on the Standish and West Fisher parcels to provide additional parking to the development and accommodate attendees of stadium events. Pedestrian pathways will be provided to connect the surface parking lot to public sidewalks.

In connection with the Original Plan, some eligible activities began in August 2025. It is currently anticipated that site preparation and infrastructure improvements will begin in January 2026, and the Project 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, any 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. Notwithstanding the foregoing, it is expressly understood that in no circumstances shall less than twenty percent (20%) of the apartment units contemplated for the Project be leased to occupants earning no more than 80% AMI, and such units shall be evenly distributed throughout the Project and share comparable amenities and finishes to the other apartment units. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the Project, including details regarding the development team, total investment amount, project uses (residential and commercial), number and type of housing units, number of temporary and permanent jobs, project renderings, and additional financing incentives. Attachment D includes letters of support for the Project. Attachment I provides a detailed description of the affordable housing plan for the Project (the "Affordable Housing Plan").

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 industrial purposes; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) is comprised of parcels that are determined to be a "facility" and/or "housing property" as defined by Act 381.

Section 2(y) of Act 381 defines "housing property" as (i) a property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project. The parcels located at 2301 & 2401 20th Street qualify as "housing property" pursuant to Section 2(y)(ii) of Act 381 because the Project to be completed on these portions of the Property includes the construction of approximately seventy-six (76) residential units (for rental) in a mixed-use project, as more particularly described in Attachment I.

2201 & 2401 20th Street

A Phase I Environmental Site Assessment ("ESA") was completed in 2024. Subsequent onsite investigation activities identified target analytes in soil and groundwater samples at concentrations exceeding the Parts 201/213 Residential and Nonresidential DWP/DW, GSIP/GSI, SVII, VSI, and Residential DC cleanup criteria/RBSLs. Additionally, soil contamination was identified exceeding the Michigan Department of Environment, Great Lakes, and Energy ("EGLE") Residential and Nonresidential VIAP screening levels. Based on the identified soil and groundwater exceedances of the Parts 201/213 cleanup criteria/RBSLs, VIAP screening levels exceedances, and the closed LUST status with land use restrictions, the subject property meets the definition of a "facility" and a "property" in accordance with Parts 201/213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended. Based on these analytical results, a Baseline Environmental Assessment ("BEA") was submitted to EGLE on September 26, 2024 (BEA ID: 82007510).

2301 20th Street

A Phase I ESA was completed for the Developer in November 2024. Previous subsurface investigations were completed for entities not affiliated with the Developer. A Phase II ESA and BEA was completed by Lakeshore Engineering Services, Inc. (LES) for Detroit River Tunnel Partnership in 2003. That investigation identified PNAs and metals in concentrations above Part 201 GCC. A Phase II ESA and BEA was completed by AKT Peerless (AKT) for Byzantine Ventures, LLC in 2017. The soil samples collected from the subject property were analyzed for VOCs, PNAs, and/or Michigan Ten Metals. Chromium was identified in concentrations above Part

201 GCC but below the Statewide Default Background Levels (SDBLs) in soil collected from the southern-central portion of the property (AKT-9.) Based on these analytical results, the subject property has been classified as a "facility," as defined by Part 201 of P.A. 451 of the NREPA.

3000 Standish & 3050 W Fisher

A Phase I ESA was completed in November 2024. Subsequent onsite investigation activities identified VOCs and SVOCs in soil samples at concentrations exceeding the Parts 201 Nonresidential DWP and DC cleanup criteria. Arsenic was identified at a concentration exceeding Nonresidential GSIP and DWP cleanup criteria. Based on the identified soil exceedances of the Parts 201 cleanup criteria, the subject property meets the definition of a "facility".

R: Residential	NR: Nonresidential
DWP: Drinking Water Protection	GSIP: Groundwater Surface Water Interface Protection
DW: Drinking Water	GSI: Groundwater Surface Water Interface
SVII: Soil Volatilization to Indoor Air Inhalation	DC: Direct Contact
VSI: Volatile Soil Inhalation	VIAP: Volatilization to Indoor Air Pathway
PNA: Polynuclear Aromatic Hydrocarbons	GCC: Generic Cleanup Criteria
S/VOC: Semi/ Volatile Organic Compounds	RBSL: Risk Based Screening Level
LUST: Leaking Underground Storage Tank	

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

The "eligible activities" the Developer intends to conduct at the Property pursuant to this Plan are considered "eligible activities" as defined by Section 2 of Act 381, "eligible activities" as defined by Section 2 of Act 381, because they include: work plan exempt activities; department specific activities; demolition; lead and asbestos abatement; site preparation; infrastructure improvements; the development, preparation and implementation of a brownfield plan; and Housing Development Activities (i.e. reimbursement to Developer to fill financing gap associated with development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381- see Table 2, Attachment E).

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 carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities do not exceed the total costs stated in Attachment E.

In connection with the Original Plan, some eligible activities commenced in August 2025. Unless otherwise agreed to in writing by the DBRA, all remaining eligible activities and the construction of the Project shall commence within eighteen (18) months after the date the governing body approves this Plan and shall be completed within three (3) years after execution of the Reimbursement Agreement. 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 and/or executed in conjunction with or pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities commenced prior to the adoption of the Original Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. In connection with the Original Plan, the Developer and DBRA entered into that certain Reimbursement Agreement dated June 12, 2025, ("Original Reimbursement Agreement"). Upon approval of this Plan by the governing body, the Developer (or such other developer entity approved by the DBRA) and DBRA shall enter into an Amended and Restated Reimbursement Agreement (the "Reimbursement Agreement"), which shall amend, restate and replace in its entirety the Original 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 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"), EGLE, and the Michigan State Housing Development Authority ("MSHDA"), as may be required pursuant to Act 381, within 270 days after 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 aggregate 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, MSF or MSHDA work plan and this Plan.

D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); 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 capture 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, and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund, as follows:

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	$24,949,185	$0			$24,949,185
State Education Tax	$5,105,921	$0	$3,210,474		$8,316,395
City Operating	$21,371,646	$3,418,709			$24,790,356
Library	$4,960,106	$793,442			$5,753,548
Wayne County Operating (summer)	$5,999,978	$959,785			$6,959,763
Wayne County Operating (winter)	$1,056,592	$169,018			$1,225,610
Wayne County Jails	$1,006,109	$160,942			$1,167,051
Wayne County Parks	$262,449	$41,983			$304,432
HCMA	$222,429	$35,581			$258,010
RESA Enhancement	$2,125,914	$340,071			$2,465,985
Wayne County ISD (RESA)	$102,693	$16,427			$119,120
Wayne County RESA Special Ed	$3,595,111	$575,091			$4,170,202
Wayne County Community College	$3,456,498	$552,918			$4,009,415
TOTAL	**$74,214,632**	**$7,063,966**	**$3,210,474**	**$0**	**$84,489,071**

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

City Debt	$5,005,043
School Debt	$16,266,391
Wayne County DIA	$247,625
Wayne County Zoo	$123,625
Total	**$21,642,684**

<u>E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Note or Bond Indebtedness (Section 13(2)(e))</u>

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.

Unless agreed upon in writing by the Developer, the DBRA, the applicable agency/department of the State of Michigan, and subject to any other approvals required by Act 381 and applicable law, 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 estimated total cost of eligible activities permitted under this Plan (i.e. $74,214,632.00).

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 fund eligible activities contemplated by this Plan that the Developer is required to unconditionally repay shall be eligible for reimbursement under this Plan, subject to the Reimbursement Agreement.

It is expressly understood that the reimbursement to the Developer contemplated by this Plan is conditioned upon the Developer's compliance with the terms of this Plan and the Reimbursement Agreement, including but not limited to, compliance with any and all requirements related to the Affordability Commitment contemplated therein.

The Developer is also seeking tax abatements for the Project pursuant to the following public acts: Commercial Redevelopment Act, P.A. 255 of 1978, as amended ("PA 255"), Commercial Rehabilitation Act, PA 210 of 2005, as amended ("PA 210"). If approved, the PA 255 and PA 210 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 periods.

F. Beginning Date of Capture and Duration of Tax Increment Revenues (Section 13(2)(f)); Abolishment or Termination of a Plan

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.

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 (5) of Section 13 of Act 381 or 30 years. Furthermore, 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 or such other date authorized by Act 381. The base year will be the 2024 tax year and beginning date of the capture of tax increment revenues shall be the 2025 tax year.

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 three (3) 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 became a part of this Plan on the date the Original Plan was approved by the governing body with respect to the eligible activities that do not qualify as Housing Development Activities (as defined by Act 381). The portion of the Property that qualifies as "housing property" and the Housing Development Activities contemplated in conjunction therewith 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 during the Project. 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 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 estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at $0. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. State 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 Warranties (Section 13(2)(m))

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

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

The Developer represents and warrants that a Phase I ESA and BEA, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed on the Property (collectively, the "Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental's acknowledgement of its receipt of the Environmental Documents.

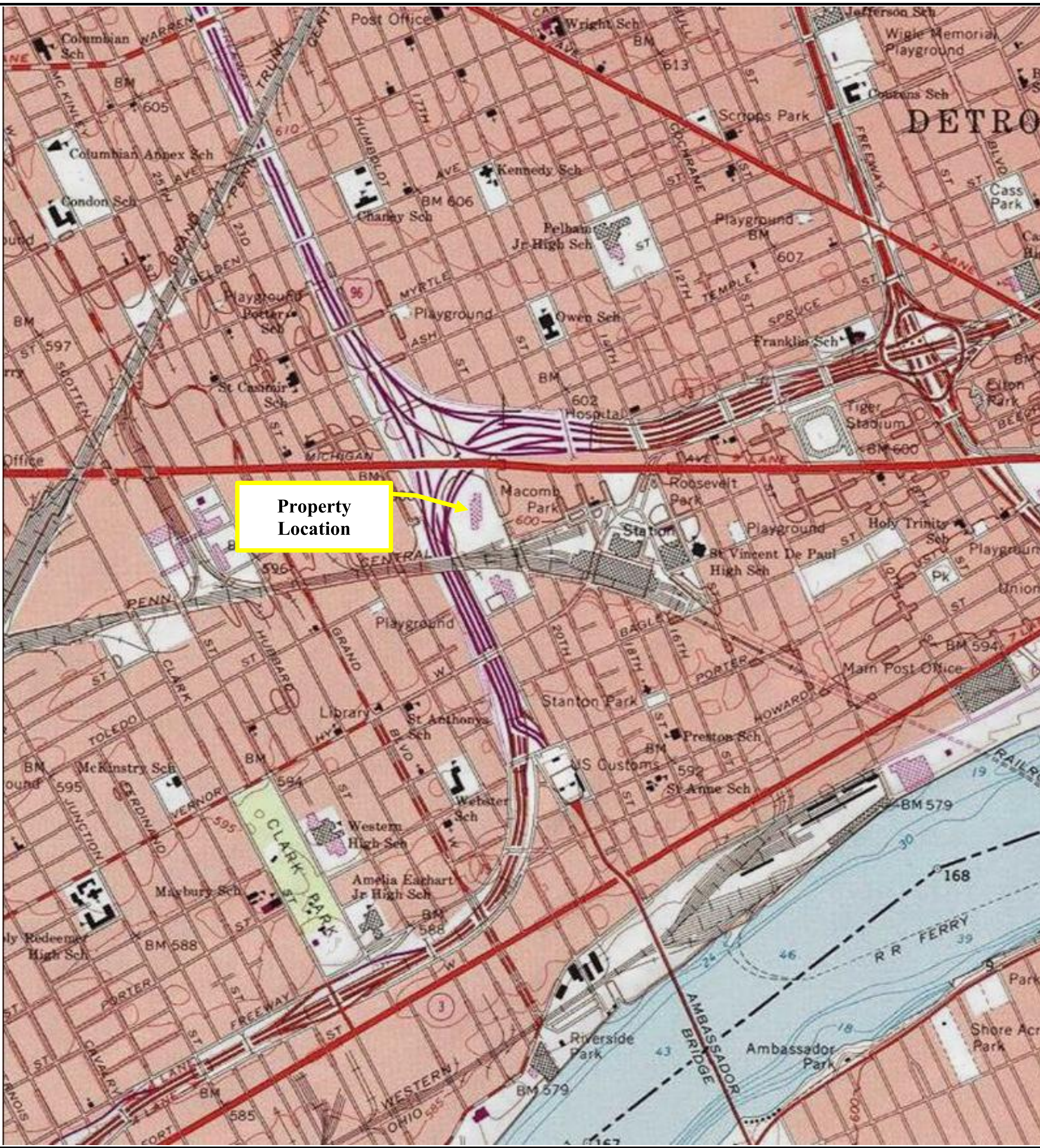
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

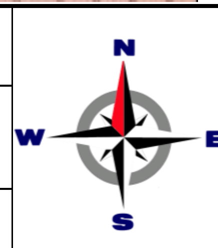
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Map



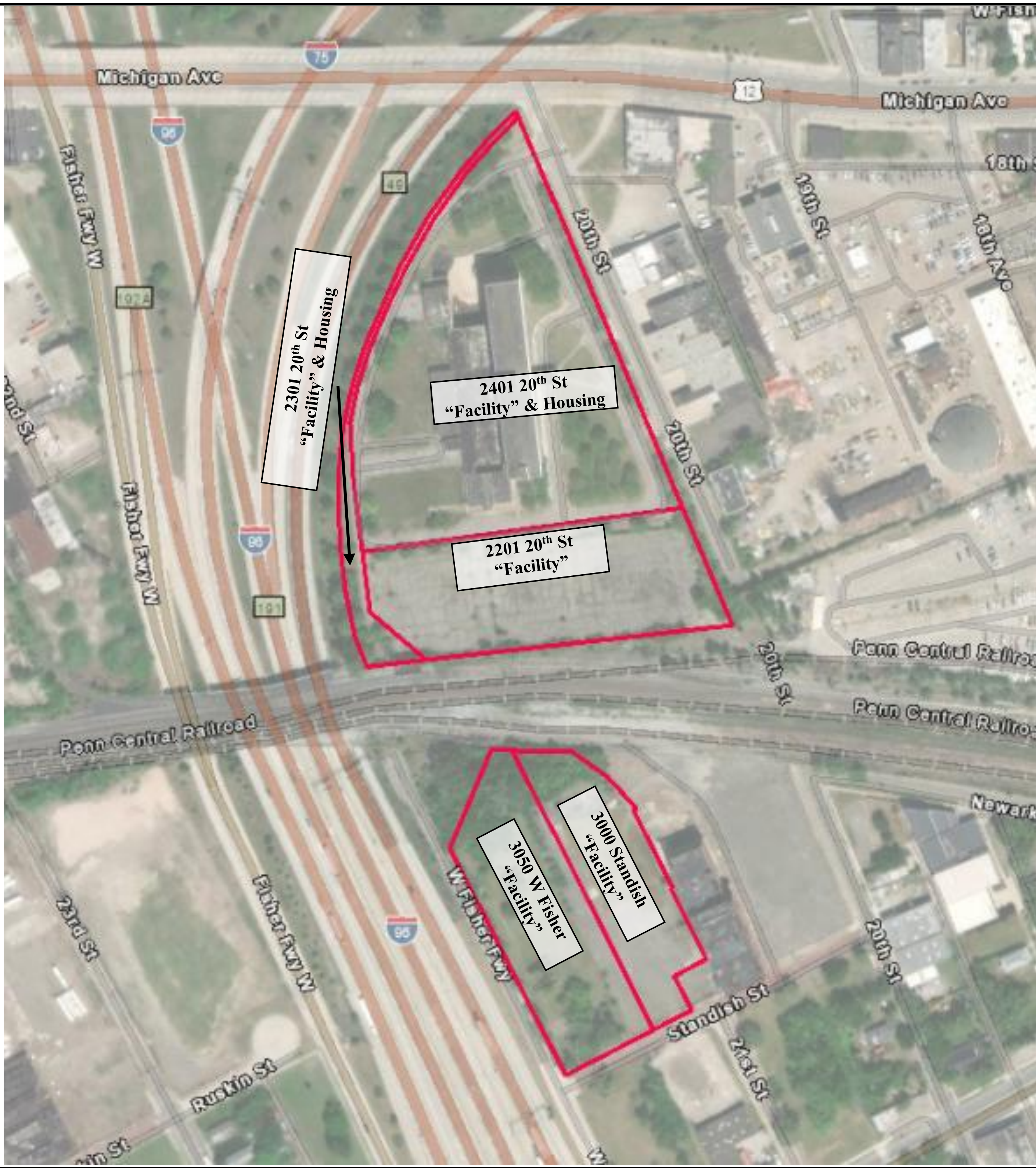


Property Vicinity Map

2201 / 2301 / 2401 20th St
3000 Standish and 3050 W Fisher
Detroit, Michigan

United States Geological Survey Division (U.S.G.S.) 7.5-Minute
Topographic Map of the Royal Oak, Michigan Quadrangle

PM ENVIRONMENTAL



PM ENVIRONMENTAL

Parcel Address	Parcel ID
2201 20th St	12007584.003L
2301 20th St	12007584.002
2401 20th St	12007584.001
3000 Standish	12000296.001
3050 W Fisher	12007773-99

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W
E
S

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Descriptions

2201 20th Street, Detroit, Wayne County, Michigan:
Parcel: 12007584.003L

W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

2301 20th Street, Detroit, Wayne County, Michigan:
Parcel: 12007584.002

W TWENTIETH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 25 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT SW COR MICHIGAN AVE 120 FT WD & 20TH ST 66 FT WD TH ALG W LINE SD 20TH ST S 23D 56M 24S E 10.59 FT TH S 44D 20M 12S W 64.87 FT TH S 40D 06M 42S W 78.79 FT TH ON CUR TO L 304.60 FT RAD 1030.16 FT CH BRG S 29D 15M 24S W 303.50 FT TH ON CUR TO L 164.33 FT RAD 710.16 FT CH BRG S 19D 11M 47S W 163.96 FT TH S 03D 03M 54S E 155.43 FT TH S 07D 11M 49S E 255.47 FT TH S 49D 40M 50S E 138.68 FT TH S 82D 29M 10S W 115.51 FT TO E LINE FISHER FWY TH ALG SD E LINE THE FOLLOWING 10 COURSES N 22D 53M 38S W 63.24 FT TH N 12D 52M 53S W 85.36 FT TH N 08D 11M 48S W 74.30 FT TH N 04D 02M 30S W 76.48 FT TH N 00D 04M W 67.68 FT TH N 03D 38M 25S E 66.80 FT TH ON CUR TO R 258.34 FT RAD 720 FT CH BRG N 15D 30M 43S E 256.96 FT TH ON CUR TO R 307.29 FT RAD 1040 FT CH BRG N 29D 16M 58S E 306.17 FT TH N 40D 06M 42S E 79.36 FT TH N 44D 20M 12S E 69.16 FT TO P O B 30,145 SQ FT OR 0.692 AC

2401 20th Street, Detroit, Wayne County, Michigan:
Parcel: 12007584.001

W 20TH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 27 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 10.59 FT FROM S LINE MICHIGAN AVE 120 FT WD TH ALG SD W LINE S 23D 56M 24S E 812.36 FT TH S 82D 30M 25S W 607.27 FT TH N 07D 11M 49S W 140.19 FT TH N 03D 03M 54S W 155.43 FT TH ON CUR TO R 164.33 FT RAD 710.16 FT CH BRG N 19D 11M 47S E 163.96 FT TH ON CUR TO R 304.60 FT RAD 1030.16 FT CH BRG N 29D 15M 54S E 303.50 FT TH N 40D 06M 42S E 78.79 FT TH N 44D 20M 12S E 64.87 FT TO P O B 304,960 SQ FT OR 7.0001 AC

3000 Standish Street, Detroit, Wayne County, Michigan:
Parcel: 12000296.001

N STANDISH PT OF 4 & 5 BEG AT A PT S 63D W 348.70 FT FROM INTSEC N LINE STANDISH AVE 50 FT WD & W LINE 20TH ST 50 FT WD TH S 63D W 81.36 FT TH N 26D 57M W 590.58 FT TH ON A 112.12 FT CUR TO R RAD 5628.04 FT CENT ANG 01D 08M 29S CHD BRG S 89D 09M 30S E 112.12 FT TH S 55D 09M E 86.01 FT TH S 41D 35M E 79.44 FT TH S 63D W 5.84 FT TH S 26D 34M 40S E 163.56 FT TH S 63D 03M W 3.0 FT TH S 26D 34M 40S E 148.95 FT TH S 63D W 67.21 FT TH S 27D E 73.0 FT TO POB P.C. 729 L57 P1 DEEDS, WCR 12/35 76,248 SQ FT

3050 West Fisher Freeway, Detroit, Wayne County, Michigan:
Parcel: 12007773-99

E FISHER FWY N 25.86 FT OF 13, 14 THRU 18; 19 EXC TH PT DESC AS BEG AT INTSEC OF ELY LINE OF FISHER FWY W (SERV DRIVE) 30 FT WD & SLY LINE OF FORMER MCRR RIGHT OF WAY TH ALG NLY LINE LOT 19 ON CUR TO R, RAD 5628.04 FT, ARC LENGTH 182.15 FT CH BRG N 88D 42M 055E TO NE COR OF SD LOT; TH S 23D 25M 51S W 209.05 FT TO APTE ON ELY LINE OF SD FISHER FWY W (SERV DRIVE) TH N 27D 48M 12S W ALG ELY LINE SD FISHER FWY (SERV DRIVE) 212.18 FT TO POB, PLAT OF PC 727 BETW FORT & MCRR L99 P411 DEEDS, WCR 12/121 E 20 FT OF PC 727 LYG BETW SLY LINE OF MCRR & NLY LINE OF SSTANDISH ST 50 FT WD W 25 FT OF 4 LYG N OF STANDISH ST W 25 FT OF 5 PLAT OF PC 729 S OF MCRR L57 P1 DEEDS WCR 12/35

ATTACHMENT C

Project Description

Project Name:	20th and Michigan Ave
Project Location:	2201, 2301, 2401 20th St and 3000 Standish and 3050 W Fisher, Detroit, Wayne County Michigan
Type of Eligible Property:	"Facility" and/or "Housing Property"
Total Project Investment:	Approximately $198 Million
Eligible Activities:	Work Plan Exempt Activities, Department Specific Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, Infrastructure Improvements, Housing Development Activities and Preparation and Implementation of a Brownfield Plan and 381 Work Plan
Eligible Expenses	$74,214,632 (includes eligible activities and 15% contingency)
Total Anticipated Reimbursement:	Estimated $74,214,632 over 30 years from start of capture
Base TV:	$465,911
Post Development TV	$38,750,000
Job Creation	109 permanent FTE; 523 part-time
Project Timeline:	Eligible activities commenced in August 2025 and expected to be completed by December 2028

Project Summary
The Developer proposes to facilitate the removal of a vacant and derelict property formerly occupied by United Community Hospital (UCH), along with two adjacent parcels to the south that were previously used for heavy industrial purposes.

Project Overview
The project includes three related development components:

Stadium
The new facility, AlumniFi Field, will be located at 2201, 2301, and 2401 20th Street in Detroit's Corktown neighborhood. The proposed new facility will operate as a commercial venue designed to host Detroit City Football Club (DCFC) matches. AlumniFi Field will be an approximately 15,000-seat stadium designed by global architecture firm HOK, known for its work on major sports venues including Little Caesars Arena and Mercedes-Benz Stadium. The stadium will feature modern amenities, hospitality-driven design, and fan-friendly sightlines.

AlumniFi Field is also intended to host a wide range of community, collegiate, entertainment events, and other sports competitions. It is designed to be a year-round destination that activates the surrounding area and supports broader redevelopment efforts in Southwest Detroit. The facility will include hospitality suites, DCFC team operations, media and press areas, food and beverage concessions, commercial leasable space, and community gathering areas.

The stadium will consist of three buildings connected by a concourse. All buildings will include restrooms and food and beverage concessions. The pitch will be oriented north-south, with the video scoreboard located at the south end. The total square footage of the stadium project, including pedestrian areas and the pitch, is approximately 380,000 square feet.

Flat Parking
The two parcels at 3050 W Fisher Street and 3000 Standish Street, located south of the stadium, will be converted into surface parking for approximately 680 vehicles. Pedestrian pathways will be provided to connect the parking lot to public sidewalks.

Mixed Use w/ Parking Structure
A new four-story mixed-use building will be constructed, totaling approximately 190,080 square feet.

This includes:

- Approximately 8,448 square feet of ground-floor commercial retail space
- Approximately 76 residential rental units on the upper levels
- Approximately 147,840 square feet of secured parking for approximately 421 vehicles

A minimum of approximately (8) units will be leased to households at 60% AMI and approximately sixtly (60) units will be leased to households at 80% AMI. Rent for the sixty-eight (68) affordable units will be inclusive of a utility allowance. Attachment I provides a detailed rent schedule for all units. The Developer is contemplating Low Income Housing Tax Credits that will enable more units to be available for households at or less than 60% AMI.

The commercial and multi-family space will wrap around the parking ramp on three (3) sides. The site's proximity to major arterial roads and interstate access allows for convenient commuting to employment and essential services, while pedestrian-friendly infrastructure and public transit options support a walkable, sustainable lifestyle.

This mixed-use development is a foundational component of the AlumniFi Field project. The secured parking structure is a critical infrastructure element that directly supports stadium functionality, enhances the visitor experience, and promotes neighborhood integration. Without this development, the stadium project would face significant logistical challenges, and the neighborhood would suffer from inadequate infrastructure and limited accessibility.

Proposed Timeline for Eligible Activities and Construction

- ACM Abatement and Demolition of the former hospital: October 2025
- Department-Specific Activities: October 2025
- Site Preparation and Infrastructure Improvements: January 2026
- Stadium Construction: March 2026
- Parking Structure and Flat Parking Construction: March 2026
- Mixed-Use Construction: August 2026

Anticipated Completion Dates:

- MSF and EGLE eligible activities: March 2027
- Leasing for income-qualified housing units: January 2028

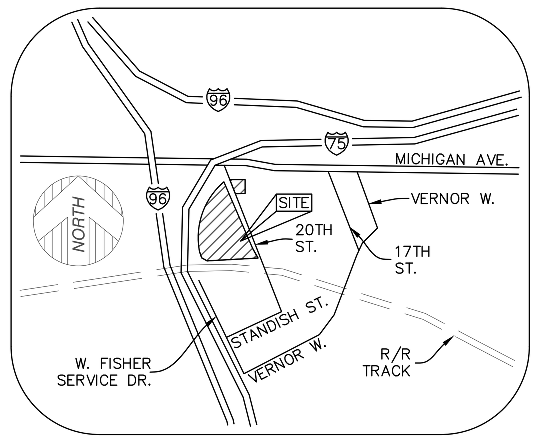
Broader Impact
The Project plays an important role in maintaining the momentum generated by prior public and private investments in the area. Together, these investments multiply benefits for the City of Detroit by establishing a stronger, more interconnected, district than any single project could deliver on its own.

The Project will create a placemaking opportunity at a major gateway into the city. It can help bridge the physical and perceived divide between Corktown and Mexicantown.

The site's unique elevation above surrounding infrastructure—including highway interchanges, rail lines, and industrial uses—positions it as a striking visual and physical gateway to multiple neighborhoods, visible at both pedestrian and highway scales. As an infill development, the Project increases density, enhances walkability, and leverages nearby infrastructure to create a more sustainable and connected community. Landscape design will reinforce these connections by creating a bold, culturally resonant presence along Michigan Avenue and establishing vibrant public spaces that serve the community year-round, not just on game days.

ALUMNIFI FIELD RENDERING

VIEW FROM I-75



VICINITY MAP

(NOT TO SCALE)

UTILITY PLAN - LEGEND

STORM SEWER
SANITARY SEWER
PERFORATED DRAIN
WATER SERVICE
UNDERGROUND ELECTRIC
GAS SERVICE
COMMUNICATIONS
FIRE HYDRANT
STOP BOX AND VALVE
FIRE DEPARTMENT CONNECTION
CATCH BASIN
SANITARY SEWER DRAIN
STORM CLEANOUT
SANITARY MANHOLE
STORM MANHOLE
STORM SEWER CLEANOUT
UNDERGROUND DETENTION SYSTEM
BIORETENTION

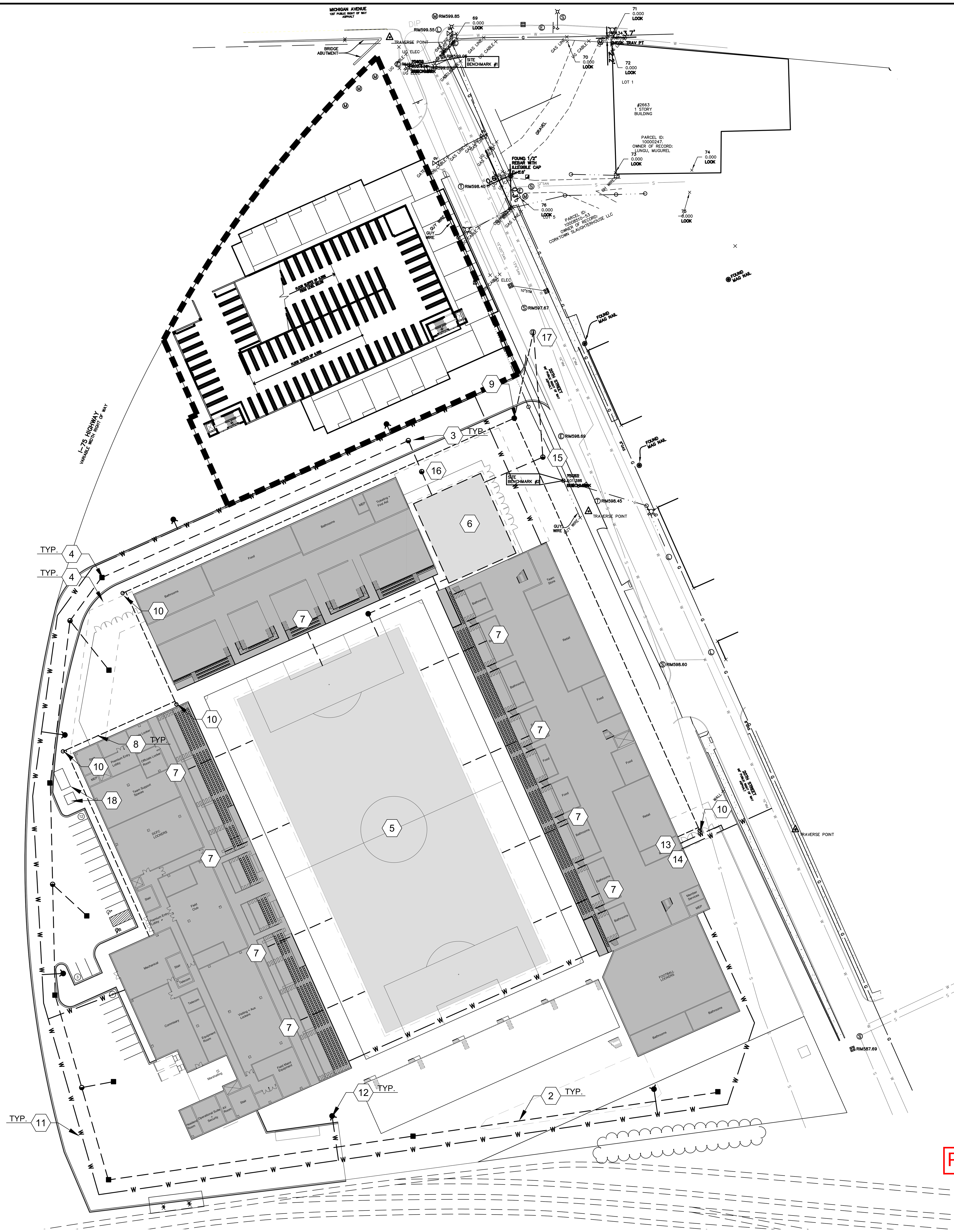
UTILITY PLAN - KEY NOTES

1. EXISTING PROPERTY LINE, TYP.
2. PROPOSED STORM SEWER PIPING
3. PROPOSED STORM MANHOLE
4. PROPOSED CATCH BASIN
5. PROPOSED UNDERGROUND PERMAVOID DETENTION SYSTEM
6. PROPOSED UNDERGROUND MODULAR CONCRETE DETENTION
7. PROPOSED ROOF LEAD
8. PROPOSED SANITARY SEWER PIPING
9. PROPOSED SANITARY SEWER MANHOLE
10. PROPOSED SANITARY CLEAN OUT
11. PROPOSED WATERMAIN
12. PROPOSED HYDRANT
13. PROPOSED DOMESTIC WATER SERVICE
14. PROPOSED FIRE SUPPRESSION SERVICE
15. PROPOSED OUTLET CONTROL STRUCTURE
16. PROPOSED PRETREATMENT UNIT
17. PROPOSED TAP TO EXISTING MANHOLE
18. PROPOSED TRANSFORMER AND GENERATOR SHOWN FOR REFERENCE

N

0 40' 80'

SCALE: 1" = 40'



For Site Plan Approval Only

Project
Detroit City FC Stadium
2401 20th St. Detroit, MI 48216

Prepared For
Detroit City Football Club
3401 East Lafayette Street, Detroit MI 48207

Hellmuth, Obata + Kassabaum, Inc.
300 West 22nd Street
Kansas City, MO 64081 USA
t +1 816 472 3360
f +1 816 472 2100

In Association with

Henderson Engineering
MEP Engineering
1801 Main Street
Kansas City, MO 64108

Thornton Tomasetti
Structural Engineering
2323 Grand Blvd Ste 900
Kansas City, MO 64108

Giffles Webster
Civil & Site Utilities Engineering
28 W Adams Ave Ste 1200
Detroit, MI 48226

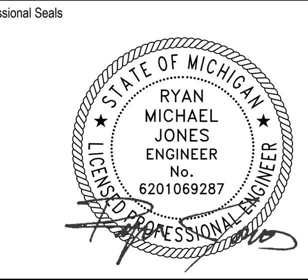
JIMA Studios
Landscape Architecture
1155 Brewery Park Blvd. Suite 260
Detroit, MI 48207

Forza
Code & Life Safety Consultant
3403 73rd St Suite 18
Lubbock, TX 79423

YoungCaruso
Food Service Consultant
8055 E Tufts Ave Ste 1320
Denver, CO 80237

Key Plan

Professional Seals



No.	Description	Date

PROJECT NO. 20665.00D
PHASE: FOR SITE PLAN APPROVAL
SUBMISSION DATE: JULY 21, 2025

Sheet Title

UTILITY PLAN

Original is 42 x 30. Do not scale contents of this drawing.

Sheet Number

C401

2025-07-11 2:06:44 PM

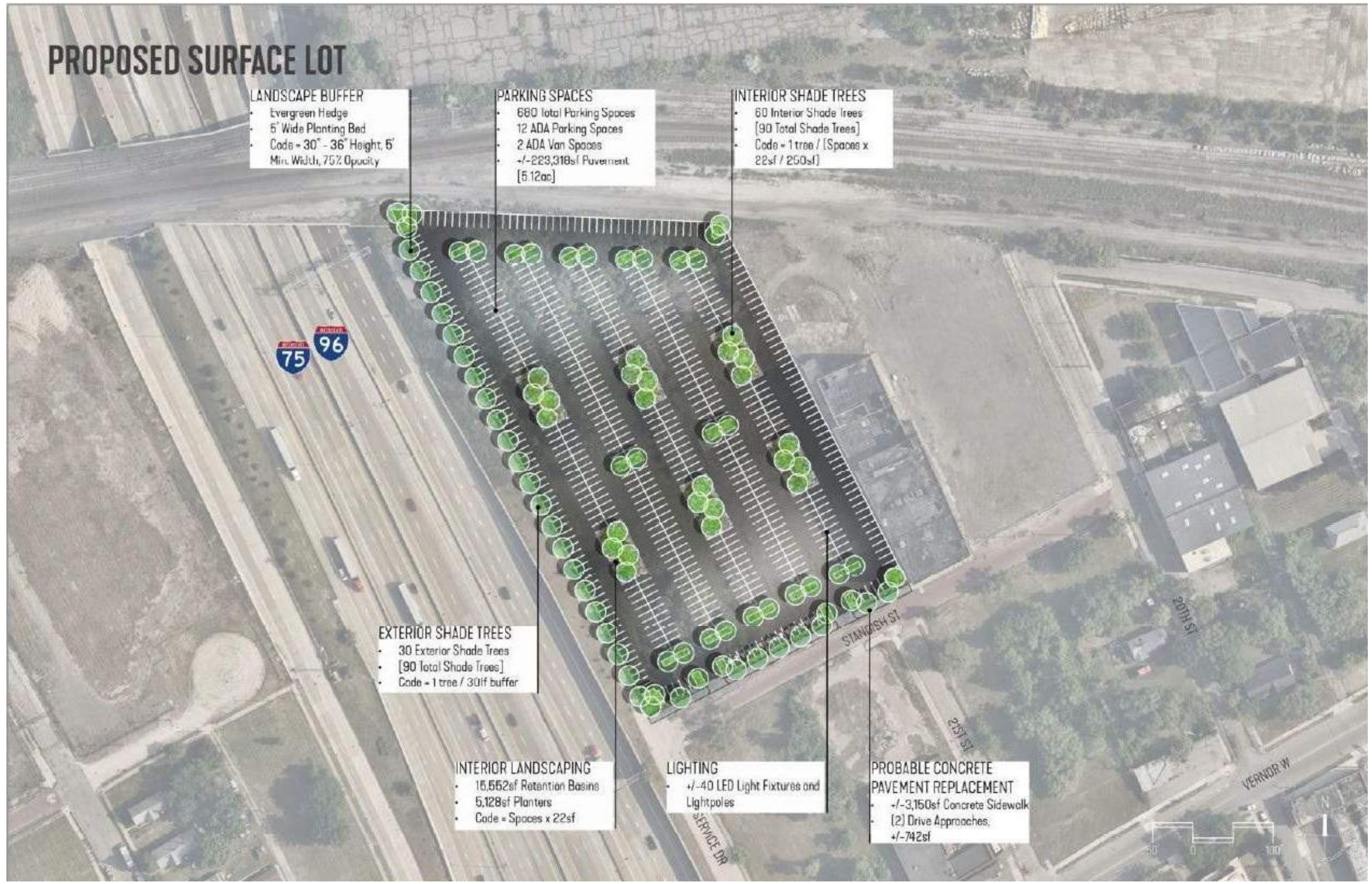
PARKING | SURFACE PARKING CONCEPT

SCENARIO 1 | PARKING LOT

STANDISH PARKING DECK

680

SPACES ON SURFACE LOT



Total parking yield at Standish lot

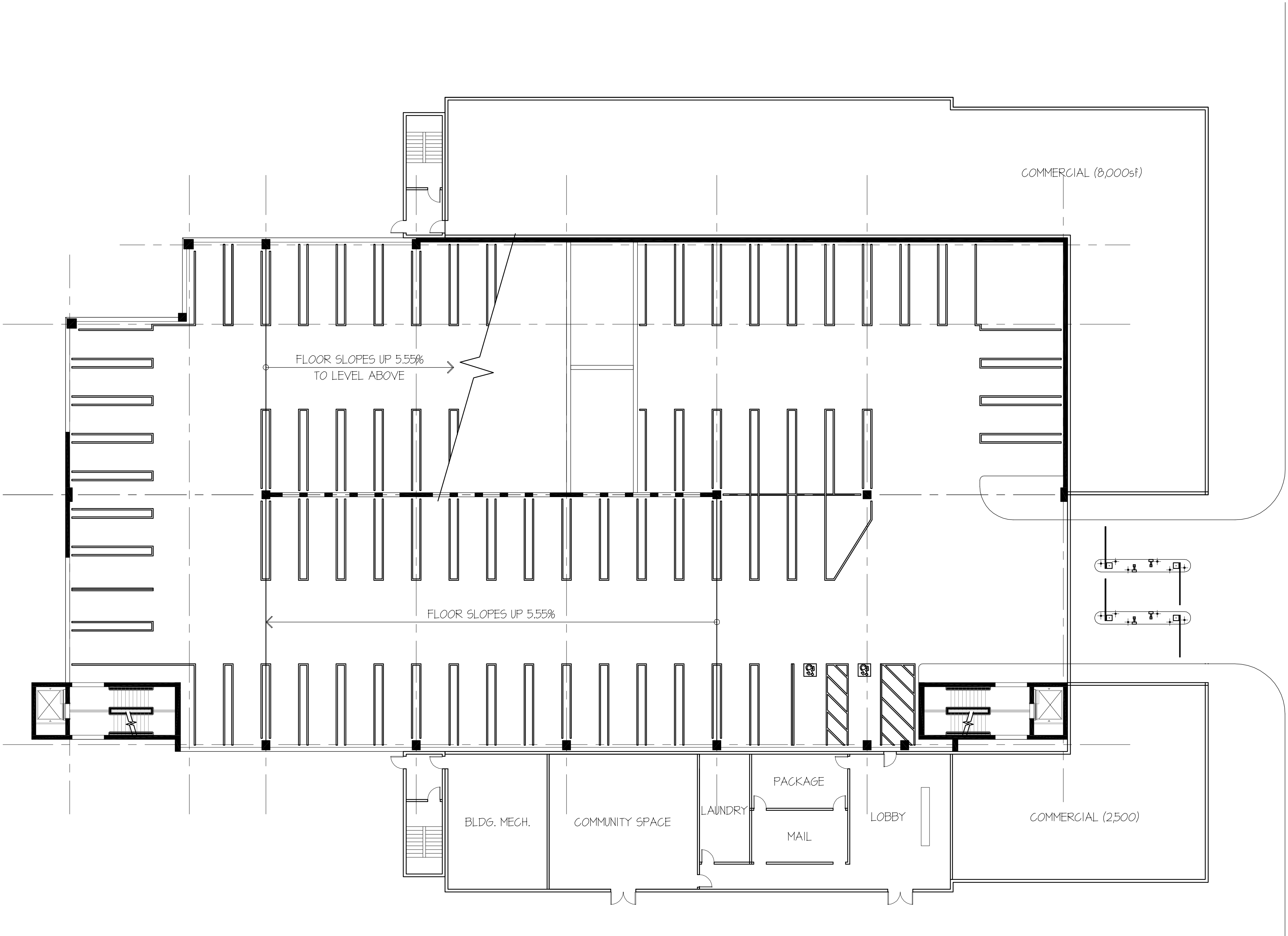
+/- 680 spaces

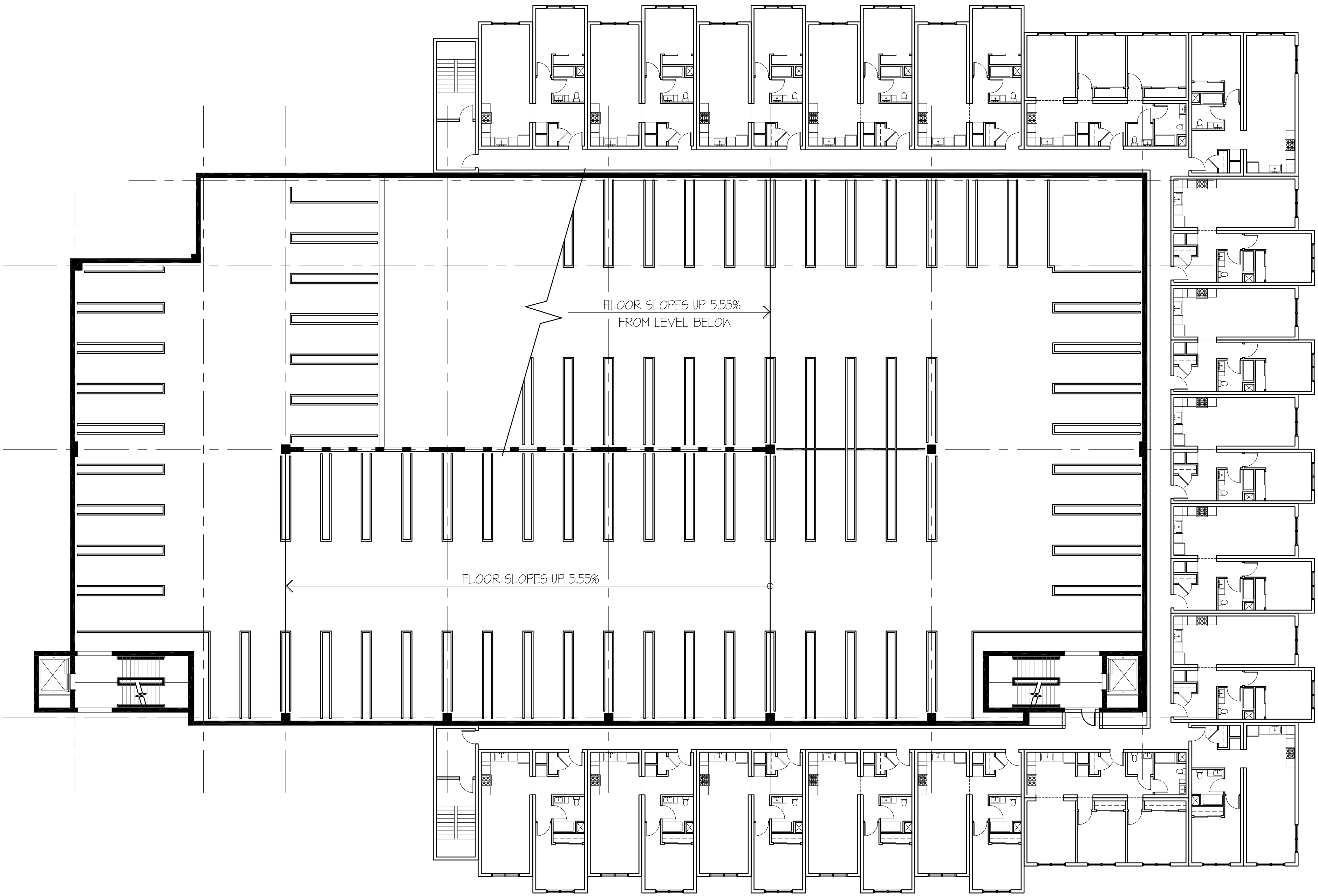
- 12 ADA spaces &
- 2 ADA Van spaces

Lighting

Landscaping and Buffer

Pedestrian Access


COMMERCIAL (8,000sf)
FLOOR SLOPES UP 5.55%
TO LEVEL ABOVE
FLOOR SLOPES UP 5.55%
PACKAGE
LAUNDRY
MAIL
LOBBY
BLDG. MECH.
COMMUNITY SPACE
COMMERCIAL (2,500)


FLOOR SLOPES UP 5.55%
FROM LEVEL BELOW
FLOOR SLOPES UP 5.55%

2201 TWENTIETH 48216 (Property Address)

Parcel Number: 12007584.003L

Item **1** of **4** 4 Images / 0 Sketches

Property Owner: 402310 HOLDINGS LLC

Summary Information

> Assessed Value: $1,804,700 | Taxable Value: $1,804,700

> Property Tax information found

Owner and Taxpayer Information

Owner	402310 HOLDINGS LLC 2211 BURNS ST DETROIT, MI 48214	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	202 COMMERCIAL-VACANT	**Unit**	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	**Assessed Value**	$1,804,700
WARD#	12	**Taxable Value**	$1,804,700
COUNCIL#	6	**State Equalized Value**	$1,804,700
PP CODE#	*Not Available*	**Date of Last Name Change**	08/07/2024
RELATED #	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
HOPE#	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	**Total Acres**	3.196
Land Value	$3,535,800	**Land Improvements**	$73,817
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	*Not Available*	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*Not Available*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/26/2024	$3,000,000.00	CD	BYZANTINE VENTURES LLC	402310 HOLDINGS LLC	19-MULTI PARCEL ARM'S LENGTH	2024197648
06/30/2017	$2,225,000.00	QC	DETROIT RIVER TUNNEL PARTNERSHIP	BYZANTINE VENTURES,LLC	20-MULTI PARCEL SALE REF	2017244062

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/28/2017	$0.00	QC	DETROIT RIVER TUNNEL PARTNERSHIP	BYZANTINE VENTURES LLC	21-NOT USED/OTHER	2017244062
11/13/2003	$4,000,000.00	PTA	COMM HEALTH CARE PROVIDERS INC	DETROIT RIVER TUNNEL PARTNERSHIP	03-ARM'S LENGTH	

2301 TWENTIETH 48216 (Property Address)

Parcel Number: 12007584.002

No Images Found

Property Owner: 402310 HOLDINGS LLC

Summary Information

- > Assessed Value: $168,000 | Taxable Value: $168,000
- > Property Tax information found

Owner and Taxpayer Information

Owner	402310 HOLDINGS LLC 2211 BURNS ST DETROIT, MI 48214	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	202 COMMERCIAL-VACANT	**Unit**	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	**Assessed Value**	$168,000
WARD#	12	**Taxable Value**	$168,000
COUNCIL#	6	**State Equalized Value**	$168,000
PP CODE#	*Not Available*	**Date of Last Name Change**	09/13/2024
RELATED #	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
HOPE#	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	**Total Acres**	0.611
Land Value	$336,000	**Land Improvements**	$0
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	*Not Available*	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*Not Available*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

W TWENTIETH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 25 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT SW COR MICHIGAN AVE 120 FT WD & 20TH ST 66 FT WD TH ALG W LINE SD 20TH ST S 23D 56M 24S E 10.59 FT TH S 44D 20M 12S W 64.87 FT TH S 40D 06M 42S W 78.79 FT TH ON CUR TO L 304.60 FT RAD 1030.16 FT CH BRG S 29D 15M 24S W 303.50 FT TH ON CUR TO L 164.33 FT RAD 710.16 FT CH BRG S 19D 11M 47S W 163.96 FT TH S 03D 03M 54S E 155.43 FT TH S 07D 11M 49S E 255.47 FT TH S 49D 40M 50S E 138.68 FT TH S 82D 29M 10S W 115.51 FT TO E LINE FISHER FWY TH ALG SD E LINE THE FOLLOWING 10 COURSES N 22D 53M 38S W 63.24 FT TH N 12D 52M 53S W 85.36 FT TH N 08D 11M 48S W 74.30 FT TH N 04D 02M 30S W 76.48 FT TH N 00D 04M W 67.68 FT TH N 03D 38M 25S E 66.80 FT TH ON CUR TO R 258.34 FT RAD 720 FT CH BRG N 15D 30M 43S E 256.96 FT TH ON CUR TO R 307.29 FT RAD 1040 FT CH BRG N 29D 16M 58S E 306.17 FT TH N 40D 06M 42S E 79.36 FT TH N 44D 20M 12S E 69.16 FT TO P O B 30,145 SQ FT OR 0.692 AC

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/26/2024	$3,000,000.00	CD	BYZANTINE VENTURES LLC	402310 HOLDINGS LLC	20-MULTI PARCEL SALE REF	2024197648
06/30/2017	$2,225,000.00	QC	DETROIT RIVER TUNNEL PARTNERSHIP	BYZANTINE VENTURE,LLC	20-MULTI PARCEL SALE REF	2017244062
06/28/2017	$0.00	QC	DETROIT RIVER TUNNEL PARTNERSHIP	BYZANTINE VENTURES LLC	21-NOT USED/OTHER	2017244062
11/13/2003	$4,000,000.00	PTA	COMM HEALTH CARE PROVIDERS INC	DETROIT RIVER TUNNEL PARTNERSHIP	03-ARM'S LENGTH	

2401 TWENTIETH 48216 (Property Address)

Parcel Number: 12007584.001

Item **1** of **21** 20 Images / 1 Sketch

Property Owner: 402310 HOLDINGS LLC

Summary Information

- Commercial/Industrial Building Summary
  - Yr Built: 1960
  - # of Buildings: 3
  - Total Sq.Ft.: N/A
- Assessed Value: $2,373,600 | Taxable Value: $2,373,600
- Property Tax information found

Owner and Taxpayer Information

Owner	402310 HOLDINGS LLC 2211 BURNS DETROIT, MI 48214	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	201 COMMERCIAL-IMPROVED	**Unit**	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	**Assessed Value**	$2,373,600
WARD#	12	**Taxable Value**	$2,373,600
COUNCIL#	6	**State Equalized Value**	$2,373,600
PP CODE#	*Not Available*	**Date of Last Name Change**	03/20/2024
RELATED #	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
HOPE#	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	**Total Acres**	5.567
Land Value	$4,747,200	**Land Improvements**	$1,401,921
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	*Not Available*	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*Not Available*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

W 20TH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 27 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 10.59 FT FROM S LINE MICHIGAN AVE 120 FT WD TH ALG SD W LINE S 23D 56M 24S E 812.36 FT TH S 82D 30M 25S W 607.27 FT TH N 07D 11M 49S W 140.19 FT TH N 03D 03M 54S W 155.43 FT TH ON CUR TO R 164.33 FT RAD 710.16 FT CH BRG N 19D 11M 47S E 163.96 FT TH ON CUR TO R 304.60 FT RAD 1030.16 FT CH BRG N 29D 15M 54S E 303.50 FT TH N 40D 06M 42S E 78.79 FT TH N 44D 20M 12S E 64.87 FT TO P O B 304,960 SQ FT OR 7.0001 AC

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
03/15/2024	$6,500,000.00	WD	20TH STREET DEVELOPMENT PROP ET AL	402310 HOLDINGS LLC	03-ARM'S LENGTH	2024141711

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
02/11/2016	$7,779.00	SD	COMMUNITY HEALTHCARE PROVIDE et al	20TH STREET DEVELOPMENT PROP ET AL	10-FORECLOSURE	2016067754

Building Information - 109715 sq ft Hospitals - General (Commercial)

Floor Area	109,715 sq ft	**Estimated TCV**	*Not Available*
Occupancy	Hospitals - General	**Class**	C
Stories Above Ground	*Not Available*	**Average Story Height**	*Not Available*
Basement Wall Height	*Not Available*	**Identical Units**	*Not Available*
Year Built	1960	**Year Remodeled**	*No Data to Display*
Percent Complete	100%	**Heat**	Complete H.V.A.C.
Physical Percent Good	40%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	51 yrs

Building Information - 33720 sq ft Hospitals - General (Commercial)

Floor Area	33,720 sq ft	**Estimated TCV**	*Not Available*
Occupancy	Hospitals - General	**Class**	C
Stories Above Ground	*Not Available*	**Average Story Height**	*Not Available*
Basement Wall Height	*Not Available*	**Identical Units**	*Not Available*
Year Built	1960	**Year Remodeled**	*No Data to Display*
Percent Complete	100%	**Heat**	Complete H.V.A.C.
Physical Percent Good	40%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	51 yrs

Building Information - 3363 sq ft Hospitals - General (Commercial)

Floor Area	3,363 sq ft	**Estimated TCV**	*Not Available*
Occupancy	Hospitals - General	**Class**	C
Stories Above Ground	*Not Available*	**Average Story Height**	*Not Available*
Basement Wall Height	*Not Available*	**Identical Units**	*Not Available*
Year Built	1960	**Year Remodeled**	*No Data to Display*
Percent Complete	100%	**Heat**	Complete H.V.A.C.
Physical Percent Good	40%	**Functional Percent Good**	100%
Economic Percent Good	100%	**Effective Age**	51 yrs

3000 STANDISH 48216 (Property Address)

Parcel Number: 12000296.001

Item 1 of 3 | 2 Images / 1 Sketch

Property Owner: STANDISH HOLDCO LLC

Summary Information

- > Assessed Value: $300,800 | Taxable Value: $300,800
- > Property Tax information found

Owner and Taxpayer Information

Owner	STANDISH HOLDCO LLC 3000 STANDISH DETROIT, MI 48216	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	202 COMMERCIAL-VACANT	**Unit**	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	**Assessed Value**	$300,800
WARD#	12	**Taxable Value**	$300,800
COUNCIL#	6	**State Equalized Value**	$300,800
PP CODE#	*Not Available*	**Date of Last Name Change**	07/10/2009
RELATED #	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
HOPE#	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Land Information

Zoning Code	M4	**Total Acres**	1.750
Land Value	$584,200	**Land Improvements**	$17,576
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	*Not Available*	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*Not Available*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
Lot 1	160.00 ft	271.00 ft
	Total Frontage: 160.00 ft	**Average Depth: 271.00 ft**

Legal Description

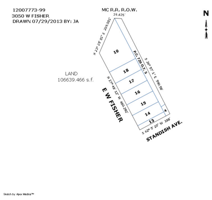
N STANDISH PT OF 4 & 5 BEG AT A PT S 63D W 348.70 FT FROM INTSEC N LINE STANDISH AVE 50 FT WD & W LINE 20TH ST 50 FT WD TH S 63D W 81.36 FT TH N 26D 57M W 590.58 FT TH ON A 112.12 FT CUR TO R RAD 5628.04 FT CENT ANG 01D 08M 29S CHD BRG S 89D 09M 30S E 112.12 FT TH S 55D 09M E 86.01 FT TH S 41D 35M E 79.44 FT TH S 63D W 5.84 FT TH S 26D 34M 40S E 163.56 FT TH S 63D 03M W 3.0 FT TH S 26D 34M 40S E 148.95 FT TH S 63D W 67.21 FT TH S 27D E 73.0 FT TO POB P.C. 729 L57 P1 DEEDS, WCR 12/35 76,248 SQ FT

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/25/2024	$1,500,000.00	CD	WE CO 1991 INC	STANDISH HOLDCO LLC	19-MULTI PARCEL ARM'S LENGTH	2024202957

3050 W FISHER DETROIT, MI 48216 (Property Address)

Parcel Number: 12007773-99



Item **1** of **1** 0 Images / 1 Sketch

Property Owner: STANDISH HOLDCO LLC

Summary Information

- > Assessed Value: $380,800 | Taxable Value: $380,800
- > Property Tax information found

Owner and Taxpayer Information

Owner	STANDISH HOLDCO LLC 3000 STANDISH DETROIT, MI 48216	**Taxpayer**	SEE OWNER INFORMATION

General Information for Tax Year 2025

Property Class	202 COMMERCIAL-VACANT	**Unit**	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	**Assessed Value**	$380,800
WARD#	12	**Taxable Value**	$380,800
COUNCIL#	6	**State Equalized Value**	$380,800
PP CODE#	*Not Available*	**Date of Last Name Change**	10/16/2024
RELATED #	*Not Available*	**Notes**	*Not Available*
Historical District	*Not Available*	**Census Block Group**	*Not Available*
HOPE#	*Not Available*	**Exemption**	*No Data to Display*

Principal Residence Exemption Information

Homestead Date	*No Data to Display*

Principal Residence Exemption	June 1st	Final
2025	0.0000 %	0.0000 %

Land Information

Zoning Code	M4	**Total Acres**	2.370
Land Value	$759,600	**Land Improvements**	$1,928
Renaissance Zone	No	**Renaissance Zone Expiration Date**	*No Data to Display*
ECF Neighborhood	*Not Available*	**Mortgage Code**	*No Data to Display*
Lot Dimensions/Comments	*Not Available*	**Neighborhood Enterprise Zone**	No

Lot(s)	Frontage	Depth
No lots found.		
	Total Frontage: 0.00 ft	**Average Depth: 0.00 ft**

Legal Description

E FISHER FWY N 25.86 FT OF 13, 14 THRU 18; 19 EXC TH PT DESC AS BEG AT INTSEC OF ELY LINE OF FISHER FWY W (SERV DRIVE) 30 FT WD & SLY LINE OF FORMER MCRR RIGHT OF WAY TH ALG NLY LINE LOT 19 ON CUR TO R, RAD 5628.04 FT, ARC LENGTH 182.15 FT CH BRG N 88D 42M 055E TO NE COR OF SD LOT; TH S 23D 25M 51S W 209.05 FT TO APTE ON ELY LINE OF SD FISHER FWY W (SERV DRIVE) TH N 27D 48M 12S W ALG ELY LINE SD FISHER FWY (SERV DRIVE) 212.18 FT TO POB, PLAT OF PC 727 BETW FORT & MCRR L99 P411 DEEDS, WCR 12/121 E 20 FT OF PC 727 LYG BETW SLY LINE OF MCRR & NLY LINE OF SSTANDISH ST 50 FT WD W 25 FT OF 4 LYG N OF STANDISH ST W 25 FT OF 5 PLAT OF PC 729 S OF MCRR L57 P1 DEEDS WCR 12/35

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/25/2024	$1,500,000.00	CD	WE CO 1991 INC	STANDISH HOLDCO LLC	20-MULTI PARCEL SALE REF	2024202957

ATTACHMENT D

Letters of Support

February 19, 2025

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

Dear City Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site.

I currently live less than a mile from the site in the southwest Detroit community where I was born and raised. As a neighbor and as someone who has worked steadfastly to improve and instill pride in my community among youth and residents through my 31 years of work at the Clark Park Coalition, I am pleased to support this initial phase of the project which will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support the City Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration.

Sincerely,

Anthony Benavides

Anthony Benavides
420 W Grand Blvd.
Detroit, MI 48216

iamdemocracy.org

September 17, 2025

Detroit Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200 Detroit, MI 48226

Re: Support for the Detroit City Football Club Brownfield Plan

Dear Honorable DBRA Board Members:

Iamdemocracy.org would like to express its support for the brownfield plan proposed to remediate and prepare the former Southwest Hospital Site for the construction of Detroit City Football Club's AlumniFi Field. Iamdemocracy.org is a private nonprofit focused on community-engaged economic development.

We are supportive of the construction of AlumniFi Field, which will build a world-class 15,000-seat soccer specific stadium and add much-needed residential, retail, and recreational areas to the Corktown and Mexicantown neighborhoods. We support this project because the proposal would extend the vibrancy of the Michigan Avenue business corridor west and build a commercial and recreational link between two of Detroit's historic neighborhoods.

Additionally, the revitalization of 20th street through the construction of 16,000 square feet of new year-round commercial space and public plazas will supply desperately needed pedestrian-oriented linkages between the bustling Michigan Avenue and Historic Bagley Street business corridors. Once completed, this project will contribute millions in new visitor spending to Detroit's economy.

Furthermore, construction for AlumniFi Field will be funded by investor debt and equity– rather than municipal bonds or direct public funding– contributing to the city's lasting fiscal base through ongoing tax payments.

The infusion of $150 million dollars in private investment and the construction of Detroit's first soccer-specific stadium will unlock Detroit's capacity to host more high impact events and conventions - bringing more visitors to our city and improving Detroit's ability to host world-class events.

I am confident that this team will build a first-rate project and will provide high-quality experience once it is complete. iamdemocracy.org is in support of the project and understands both the need and request for brownfield reimbursement funds to ensure that the project is constructed successfully.

Sincerely,

Doug Graham
Founding Partner, Chairman

February 27, 2025

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave.
Detroit, MI 48226

Dear Council Members,

I am writing as a lifelong resident of Southwest Detroit to express my strong support for Detroit City FC's proposed demolition project to redevelop the long-abandoned and blighted Southwest Detroit Hospital site. This long-overdue step will eliminate a major eyesore and safety concern, paving the way for a development that will benefit and uplift our community.

Beyond addressing blight, this project holds deep cultural significance for our neighborhood. Mexicantown and the surrounding area are home to a large Hispanic population with a deep-rooted love for soccer—a sport that connects generations. Having a professional stadium within our community will provide a space where parents, children, and families can bond over the game they cherish, all without having to travel far or stretch their budgets. Given the current political climate, creating inclusive, affordable, and accessible spaces for families to gather is more important than ever.

This stadium will not only serve as a hub for sports and community engagement, but it will also generate new economic opportunities for local businesses, further solidifying Southwest Detroit as a vibrant, desirable place to live. Our community has worked hard to preserve its cultural identity while welcoming progress, and this project aligns with that vision.

For these reasons, I strongly support Council's efforts to assist in the initial demolition phase through the brownfield program, allowing this much-needed transformation to move forward.

Thank you for your time and consideration. Please feel free to reach out if you need any further information.

Sincerely,

Bianca Cuevas

3945 Porter Street
Detroit, MI 48216
313-820-8721
blcuevas@gmail.com

HRRA
HUBBARD RICHARD
RESIDENTS ASSOCIATION

February 24th, 2025

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

Dear Honorable Members of the Detroit City Council,

The Hubbard Richard Resident Association (HRRA) is writing to express our strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

For these reasons, the HRRA supports Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Sam Butler
President, Hubbard Richard Resident Association

February 19, 2025

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

Dear Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, **Hygrade Deli** strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Chuck Nolen

Hygrade Deli

September 13, 2025

Detroit Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200 Detroit, MI 48226

Re: Support for the Detroit City Football Club Brownfield Plan

Dear Honorable DBRA Board Members:

Lager House would like to express its support for the brownfield plan proposed to remediate and prepare the former Southwest Hospital Site for the construction of Detroit City Football Club's AlumniFi Field. Lager House is a historic live music venue and restaurant located in the heart of Corktown, serving Detroiters and visitors for over 50 years. As both a neighborhood gathering space and a driver of nightlife and tourism along Michigan Avenue, we strongly support projects that bring new energy, residents, and businesses into our community. We believe AlumniFi Field will complement our mission by further strengthening Corktown's cultural and economic vitality.

We are supportive of the construction of AlumniFi Field, which will build a world-class 15,000 seat soccer specific stadium and add much-needed residential, retail, and recreational areas to the Corktown and Mexicantown neighborhoods. We support this project because the proposal would extend the vibrancy of the Michigan Ave.business corridor west and build a commercial and recreational link between two of Detroit's historic neighborhoods.

Additionally, the revitalization of 20th street through the construction of 16,000 square feet of new year-round commercial space and public plazas will supply desperately needed pedestrian-oriented linkages between the bustling Michigan Avenue and Historic Bagley Street business corridors. Once completed, this project will contribute millions in new visitor spending to Detroit's economy.

Furthermore, construction for AlumniFi Field will be funded by investor debt and equity– rather than municipal bonds or direct public funding– contributing to the city's lasting fiscal base through ongoing tax payments.

The infusion of $150 million dollars in private investment and the construction of Detroit's first soccer-specific stadium will unlock Detroit's capacity to host more high impact events and conventions - bringing more visitors to our city and improve Detroit's ability to host world-class events.

I am confident that this team will build a first-rate project and will provide high-quality experience once it is complete. Lager House is in support of the project and understands both the need and request for brownfield reimbursement funds to ensure that the project is constructed successfully.

Sincerely,

Alex Riley
Lager House LLC
1254 Michigan Avenue, Detroit, MI 48226
alex@thelagerhouse.com
(313) 949-9901

LIVING ARTS DETROIT
440 Burroughs St. Ste. 141,
Detroit, MI, 48202

February 28th, 2025

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

Dear Members of the Detroit City Council,

On behalf of Living Arts, I am writing to express my strong support for Detroit City FC's proposed redevelopment of the long-abandoned Southwest Hospital. As an organization dedicated to enriching Detroit's communities through the arts, we understand the vital role that revitalized spaces play in fostering creativity, opportunity, and neighborhood well-being.

For years, the Southwest Hospital site has remained a symbol of neglect, but with Detroit City FC's vision, it has the potential to become a beacon of positive transformation. Their commitment to community engagement and investment aligns with Living Arts' mission to empower youth and families. This redevelopment would not only bring new energy to Southwest Detroit but also create spaces that inspire collaboration, creativity, and connection among residents.

Detroit City FC has demonstrated their dedication to the people of Detroit—not just as a sports organization, but as a community partner. Their redevelopment efforts will bring economic growth, job opportunities, and community programming.

I hope the Council supports this project, as it will significantly contribute to the cultural and economic vibrancy of Southwest Detroit. Living Arts looks forward to the potential for collaboration and shared efforts in strengthening our community through this exciting redevelopment.

Thank you for your time and consideration. Please do not hesitate to reach out if you have any questions.

Sincerely,

Laura Scales | CEO
Laura@livingartsdetroit.org
248.219.3776

MEXICANTOWN
DETROIT MICHIGAN

Mexicantown Community Development Corporation

February 19, 2025

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

Dear Detroit City Council Members:

This letter is to express our strong support for Detroit City Football Club's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Southwest Detroit Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the immediate Southwest Detroit community but will also address safety concerns, improve the overall aesthetic and the economic potential of the area. Subsequent phases of the project are intended to introduce a sports venue, which will serve as a major attraction for the city, enhance the cultural and economic landscape of the community and will also provide the potential for further residential and commercial development.

This site is strategically located in the Hubbard Richard neighborhood between the Corktown and Mexicantown areas and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance all the neighboring communities. For these reasons, the Mexicantown Community Development Corporation strongly supports the Council's efforts with the assistance of the brownfield program, to assist in the initial proposal for demolishing the long vacant hospital.

Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Raymond Lozano

Raymond Lozano
Executive Director
Mexicantown Community Development Corporation, Inc.
2835 Bagley, Suite 895
Detroit, Michigan 48216
313.962.6232 o
248.470.0588 c
raymond.lozano@mexicantowncdc.org
http://www.mexicantowncdc.org/
Facebook: @mexicantowncdcdetroitInstagram: @mexicantowncdcdet

2050 15th Street
Detroit, MI 48216

michigancentral.com

February 19, 2025

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

Dear Council Members:

Michigan Central wishes to express our support for Detroit City Football Club's (DCFC) proposed demolition of the former Community Hospital to facilitate the redevelopment of the long-abandoned and blighted site. This initial phase of the project will not only eliminate a highly visible nuisance, but it will also renew the neighborhood gateway and improve the economic potential of the area.

We understand that subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the city and enhance the cultural and economic landscape of our community. We also recognize the potential for follow-on residential and commercial development. The site is our neighbor, located near the Corktown, Southwest and Core City neighborhoods; DCFC's development vision will offer new opportunities for local businesses and create housing that will strengthen and enhance these communities. We look forward to DCFC's thoughtful engagement with communities as they continue their work.

For these reasons, Michigan Central supports DCFC's efforts to advance their project vision via this demolition action. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Josh Sirefman, CEO

Michigan Central

MICHIGAN CENTRAL

9/14/2025

Detroit Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200 Detroit, MI 48226

Re: Support for the Detroit City Football Club Brownfield Plan

Dear Honorable DBRA Board Members:

Old Western Market at 2640 Michigan Avenue, Cathy Schneider and Richard Noto residents at 2572 Michigan Avenue, would like to express our support for the brownfield plan proposed to remediate and prepare the former Southwest Hospital Site for the construction of Detroit City Football Club's AlumniFi Field. I, Cathy Schneider, own and live at 2572 Michigan Avenue, a mixed-use building with commercial and residential components. I have had the pleasure of seeing Corktown and in particular, Western Corktown, grow and evolve. Richard, to advocate for our neighborhood/commercial corridor needs, formed the Western Corktown Association. The other block clubs and the other associations do not always advocate for our needs here at the west end.

We are supportive of the construction of AlumniFi Field, which will build a world-class 15,000 seat soccer specific stadium and add much-needed residential, retail, and recreational areas to the Corktown and Mexicantown neighborhoods. We support this project because the proposal would extend the vibrancy of the Michigan Ave. business corridor west and build a commercial and recreational link between two of Detroit's historic neighborhoods.

Additionally, the revitalization of 20th street through the construction of 16,000 square feet of new year-round commercial space and public plazas will supply desperately needed pedestrian-oriented linkages between the bustling Michigan Avenue and Historic Bagley Street business corridors. Once completed, this project will contribute millions in new visitor spending to Detroit's economy.

Furthermore, construction for AlumniFi Field will be funded by investor debt and equity– rather than municipal bonds or direct public funding– contributing to the city's lasting fiscal base through ongoing tax payments.

The infusion of $150 million dollars in private investment and the construction of Detroit's first soccer-specific stadium will unlock Detroit's capacity to host more high impact events and

SOUTHWEST DETROIT
BUSINESS ASSOCIATION

February 19, 2025

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

Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Laura L. Chavez Wazeerud-Din
President & CEO
Southwest Detroit Business Association

7752 West Vernor Highway Detroit, MI 48209-1516
T 313 842 0986 F 313 842 6350 www.southwestdetroit.com

BUSINESS BUILDING COMMUNITY. COMMUNITY BUILDING BUSINESS.

O'Connor Real Estate

September 12, 2025

Detroit Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200 Detroit, MI 48226

Re: Support for the Detroit City Football Club Brownfield Plan

Dear Honorable DBRA Board Members:

O'Connor Realty Detroit would like to express its support for the brownfield plan proposed to remediate and prepare the former Southwest Hospital Site for the construction of Detroit City Football Club's AlumniFi Field. Our company has been located in Corktown for 20 years and has seen a great deal of change over that time. While we love all the development and progress that's been done to date, we firmly believe this development will have the greatest impact on the neighborhood's economy. Our office has already fielded phone calls from people looking to purchase residential and commercial real estate in order to be within walking distance to the stadium.

We are supportive of the construction of AlumniFi Field, which will build a world-class 15,000 seat soccer specific stadium and add much-needed residential, retail, and recreational areas to the Corktown and Mexicantown neighborhoods. We support this project because the proposal would extend the vibrancy of the Michigan Ave.business corridor west and build a commercial and recreational link between two of Detroit's historic neighborhoods.

Additionally, the revitalization of 20th street through the construction of 16,000 square feet of new year-round commercial space and public plazas will supply desperately needed pedestrian-oriented linkages between the bustling Michigan Avenue and Historic Bagley Street business corridors. Once completed, this project will contribute millions in new visitor spending to Detroit's economy.

Furthermore, construction for AlumniFi Field will be funded by investor debt and equity– rather than municipal bonds or direct public funding– contributing to the city's lasting fiscal base through ongoing tax payments.

The infusion of $150 million dollars in private investment and the construction of Detroit's first soccer-specific stadium will unlock Detroit's capacity to host more high impact events and conventions - bringing more visitors to our city and improve Detroit's ability to host world-class events.

I am confident that this team will build a first-rate project and will provide high-quality experience once it is complete. O'Connor Realty Detroit is in support of the project and understands both the need and request for brownfield reimbursement funds to ensure that the project is constructed successfully.

Sincerely,

Ryan Cooley
Owner, O'Connor Realty Detroit

March 2, 2025

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

Dear Council Members:

WEBBERWILLIS VENTURES is writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, **WebberWillisVentures** strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Lavetta Willis
Partner
WebberWillisVentures

ATTACHMENT E

Estimated Cost of Eligible Activities Tables
(Table 1 & 2 on following pages)

Table 1: Eligible Activities and Costs

Eligible Activities Costs		Completion Season/Year
Environmental Eligible Activities	Cost	
Work Plan Exempt	$ 395,500	Q4 2026
Department Specific	$ 6,121,780	Q4 2028
Environmental Eligible Activities Total (including 15% contingency)	**$ 6,517,280**	
Non-Environmental Eligible Activities	Cost	
Asbestos Abatement & Demolition	$ 3,905,417	Q2 2026
Infrastructure Improvements	$ 17,529,815	Q4 2028
Site Preparation	$ 9,160,800	Q2 2027
Non-Environmental Eligible Activities Total (including 15% contingency)	**$ 30,596,032**	
MSHDA Eligible Activities Costs		Completion Season/Year
Housing Development Activities	**$ 37,021,320**	Winter 2056
Brownfield & 381 Work Plan Preparation	**$ 30,000**	
Brownfield & 381 Work Plan Implementation	**$ 50,000**	

Total Eligible Activities Costs for Developer	**$ 74,214,632**

Other Costs	
DBRA Administrative Costs	$ 7,063,966
Local Brownfield Revolving Fund	$ 0
State Brownfield Fund	$ 3,210,474
Total Estimated Cost to be Funded Through TIF	**$ 84,449,071**

Eligible Brownfield Core Community Activities			
ASBESTOS ABATEMENT & DEMOLITION	**Stadium**	**Mixed Use**	**Flat Parking**
Activity		***Est. Cost***	
Abatement (including monitoring, oversight and reporting)		$500,000	
Building Demolition		$2,155,125	
Site Demolition		$863,342	
Removal of Abandoned Utilities		$386,950	
15% Contingency		$585,813	
Subtotal Abatement & Demolition		*$3,905,417*	
INFRASTRUCTURE IMPROVEMENTS			
Activity			
Sidewalks - publically owned	$152,100		
Curbs and Gutters - publically owned	$10,000		
Landscaping - ROW	$75,000		
Lighting - ROW	$50,000		
Public Park or Seating Areas - ROW	$25,000		
Roadways (including temp roads)	$500,000		
Vertical, underground, or integrated parking	$0	$12,750,000	
Urban storm water management system - low impact design	$1,456,220		
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Infrastructure Improvements	$50,000	$175,000	
15% Contingency	$347,745	$1,938,750	
Subtotal Infrastructure Improvements	*$2,666,065*	*$14,863,750*	*$17,529,815*
SITE PREPARATION			
Activity			
Compaction & Sub-Base Preparation Related to Other Eligible Activities	$625,000		
Excavation of Unstable Material (e.g., Urban or Historic Fill)	$1,170,300		
Fill	$1,733,000		
Foundation Work to Address Special Soil Concerns	$2,472,800		
Relocation of Active Utilities (Electric)	$437,500		
Relocation of Active Utilities (Gas)	$75,000		
Relocation of Active Utilities (Water)	$292,815		
Relocation of Active Utilities (Sewer)	$212,000		
Staking Related to Eligible Activities	$25,000		
Temporary Erosion Control	$400,000		
Temporary Facility (office, restrooms, electricity)	$290,000		
Temporary Site Control (Fencing, Posts, Gates, Locking Devices, Gaurdrails, Signage, and Lighting)	$90,000		
Temporary Traffic Contol (Road Closure, Signage, Barricades, Lights, Guards, Flaggers)	$10,000		
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation	$132,500		
15% Contingency	$1,194,885		
Subtotal Site Prep	*$9,160,800*	*$0*	*$0*
MSF Subtotal	**$15,732,282**	**$14,863,750**	**$30,596,032**
HOUSING			
Rent Loss	$0	**$37,021,320**	$0
EGLE			
Work Plan Exempt		***$395,500***	
Work Plan Exempt Activities - Assessment		$147,500	
Work Plan Exempt Activities - Due Care Planning		$248,000	
Department Specific			
Vapor Mitigation Systems (Stadium and Housing)		$1,390,000	
Barriers, Liners, Gasketing		$890,000	
Contaminated Soil Transport and Disposal		$1,115,000	
Contaminated Water Management		$1,115,000	
Demolition Response Activities		$66,000	
Response Activities allowance		$500,000	
Oversight, Sampling and Reporting		$280,500	
<15% Contingency		$765,280	
Subtotal EGLE		**$6,517,280**	
Brownfield & 381 Plan Preparation		$30,000	
Brownfield & 381 Plan Implementation		$50,000	
Total All Activities		**$74,214,632**	

DBRA
Brownfield Redevelopment Authority
City of Detroit
500 Griswold, Suite 2200
Detroit, MI 48226

Housing TIF
Project Rent Loss

Mixed Use 9/5/2025

Housing TIF Duration (Years)	30
Housing TIF Type	New Construction

			A			B	C	D	E =(C - D)	F =(B - E)	G =(F x A x 12)	H =(G x TIF Duration)	I =(H / A)
Structure Type	**Unit Type**	**Unit AMI**	**Number of Units**	**Parking Allowance**	**Structure Description**	**MSHDA Control Rent**	**Total Allowable Housing Costs**	**Utility + Parking Allowance**	**Maximum Allowable Rent**	**Project Monthly Rent Loss Per Unit**	**Annual Rent Loss**	**Project Rent Loss Cap**	**Per Unit**
#1	Studio	60%	1		Low Rise Apartment (Less than 5 Stories)	$2,478	$1,060	$177	$883	$1,595	**$19,140**	**$574,200**	**$574,200**
#1	1 Bed	60%	6		Low Rise Apartment (Less than 5 Stories)	$2,725	$1,136	$232	$904	$1,821	**$131,112**	**$3,933,360**	**$655,560**
#1	2 Bed	60%	1		Low Rise Apartment (Less than 5 Stories)	$3,445	$1,363	$299	$1,064	$2,381	**$28,572**	**$857,160**	**$857,160**
#1	Studio	80%	5		Low Rise Apartment (Less than 5 Stories)	$2,478	$1,414	$177	$1,237	$1,241	**$74,460**	**$2,233,800**	**$446,760**
#1	1 Bed	80%	50		Low Rise Apartment (Less than 5 Stories)	$2,725	$1,515	$232	$1,283	$1,442	**$865,200**	**$25,956,000**	**$519,120**
#1	2 Bed	80%	5		Low Rise Apartment (Less than 5 Stories)	$3,445	$1,818	$299	$1,519	$1,926	**$115,560**	**$3,466,800**	**$693,360**
Total			**68**								**$1,234,044**	**$37,021,320**	**$544,431**

Housing TIF Eligible Activities

Financial Gap (Project Rent Loss)	$37,021,320	*Reimbursable*
Infrastructure & Safety Improvements		*Reimbursable*
Demolition		*Reimbursable*
Renovation		*Non-Reimbursable*
Temporary Household Relocation		*Non-Reimbursable*
Acquisition Costs of Residential Rental Properties		*Non-Reimbursable*
TOTAL	**$37,021,320**	

DBRA
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Housing TIF
Utility Allowance Calculation

Mixed Use

9/5/2025

Structure Type #1:	Mixed Use	Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Structure Type	Low Rise Apartment (Less than 5 Stories)						
Heating Source	Electric	$55	$74	$94	$115	$146	$167
Cooking Heat Source	Electric	$10	$14	$18	$22	$27	$31
Water Heater Source	Electric	$28	$39	$50	$61	$77	$89
Include General Electricity	Yes	$40	$52	$65	$77	$96	$108
Include Water	Yes	$16	$20	$28	$40	$53	$65
Include Sewer	Yes	$28	$33	$44	$60	$76	$92
Include Trash							
Include Range							
Include Refrigerator							
Include Air Conditioning							
Total Utility Allowance		**$177**	**$232**	**$299**	**$375**	**$475**	**$552**

ATTACHMENT F

TIF Tables

Tax Increment Financing Capture Estimates
Mixed Use West | Stadium | Flat Parking
Combined

Combined West of 20th
Detroit

Value (TV) Increase Rate: 2.00% Multiplier 1.020

Abatement Year	**0**	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**			
Brownfield Plan Year		**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**	**14**	**15**
Calendar Year	**2025**	**2026**	**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**	**2036**	**2037**	**2038**	**2039**	**2040**
Parent Parcel Base Taxable Value		$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 223,148	$ 223,148	$ 223,148
Ad Valorem Estimated New TV		$ 5,160,353	$ 5,263,560	$ 5,368,831	$ 5,476,208	$ 5,585,732	$ 5,697,446	$ 5,811,395	$ 5,927,623	$ 6,046,176	$ 6,167,099	$ 9,949,977	$ 10,148,977	$ 5,873,093	$ 5,990,555	$ 6,110,366
Incremental Difference (New TV - Base TV)		$ 4,694,442	$ 4,797,649	$ 4,902,920	$ 5,010,297	$ 5,119,821	$ 5,231,535	$ 5,345,484	$ 5,461,712	$ 5,580,265	$ 5,701,188	$ 9,484,066	$ 9,683,066	$ 5,649,946	$ 5,767,408	$ 5,887,219
Non-Frozen Parcel Base TV	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Estimated New TV		$ 7,588,607	$ 18,205,983	$ 33,411,072	$ 34,079,294	$ 34,760,880	$ 35,456,097	$ 36,165,219	$ 36,888,523	$ 37,626,294	$ 38,378,820	$ 35,486,860	$ 36,196,597	$ -	$ -	$ -
Incremental Difference		**$ 7,588,607**	**$ 18,205,983**	**$ 33,411,072**	**$ 34,079,294**	$ 34,760,880	$ 35,456,097	$ 36,165,219	$ 36,888,523	$ 37,626,294	$ 38,378,820	$ 35,486,860	$ 36,196,597	$ -	$ -	$ -
Total Base Value Brownfield		$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911
Total Incremental Difference		**$ 12,283,048**	**$ 23,003,631**	**$ 38,313,992**	**$ 39,089,590**	**$ 39,880,700**	**$ 40,687,632**	**$ 41,510,703**	**$ 42,350,236**	**$ 43,206,558**	**$ 44,080,008**	**$ 44,970,926**	**$ 45,879,663**	**$ 46,806,574**	**$ 47,752,024**	**$ 48,716,383**
Post Development Taxable Value		**$ 12,748,959**	**$ 23,469,542**	**$ 38,779,903**	**$ 39,555,501**	**$ 40,346,611**	**$ 41,153,543**	**$ 41,976,614**	**$ 42,816,147**	**$ 43,672,469**	**$ 44,545,919**	**$ 45,436,837**	**$ 46,345,574**	**$ 47,272,485**	**$ 48,217,935**	**$ 49,182,294**
School Capture	Millage Rate	PA 210 & PA 255 Active										PA 255 Active				
State Education Tax (SET)	6.0000	$ 55,526	$ 92,590	$ 139,021	$ 141,857	$ 144,750	$ 147,701	$ 249,064	$ 254,101	$ 259,239	$ 264,480	$ 269,826	$ 275,278	$ 280,839	$ 286,512	$ 292,298
School Operating Tax	18.0000	$ 166,577	$ 277,771	$ 417,063	$ 425,572	$ 434,251	$ 443,103	$ 747,193	$ 762,304	$ 777,718	$ 793,440	$ 809,477	$ 825,834	$ 842,518	$ 859,536	$ 876,895
School Brownfield Capturable Total	24.0000	**$ 222,103**	**$ 370,361**	**$ 556,083**	**$ 567,429**	**$ 579,001**	**$ 590,805**	**$ 996,257**	**$ 1,016,406**	**$ 1,036,957**	**$ 1,057,920**	**$ 1,079,302**	**$ 1,101,112**	**$ 1,123,358**	**$ 1,146,049**	**$ 1,169,193**
Local Capture																
City Operating	19.8123	*$ 153,015*	*$ 245,070*	*$ 397,173*	*$ 405,301*	*$ 413,591*	*$ 422,048*	*$ 430,673*	*$ 439,471*	*$ 448,445*	*$ 457,599*	*$ 539,439*	*$ 550,413*	$ 927,346	$ 946,077	$ 965,184
Library	4.5982	*$ 35,513*	*$ 56,878*	*$ 92,179*	*$ 94,065*	*$ 95,990*	*$ 97,952*	*$ 99,954*	*$ 101,996*	*$ 104,079*	*$ 106,203*	*$ 125,197*	*$ 127,744*	$ 215,226	$ 219,573	$ 224,008
Wayne County Operating (summer)	5.5622	*$ 42,958*	*$ 68,802*	*$ 111,504*	*$ 113,786*	*$ 116,114*	*$ 118,488*	*$ 120,909*	*$ 123,379*	*$ 125,899*	*$ 128,469*	*$ 151,445*	*$ 154,526*	$ 260,348	$ 265,606	$ 270,970
Wayne County Operating (winter)	0.9795	*$ 7,565*	*$ 12,116*	*$ 19,636*	*$ 20,038*	*$ 20,448*	*$ 20,866*	*$ 21,292*	*$ 21,727*	*$ 22,171*	*$ 22,623*	*$ 26,669*	*$ 27,212*	$ 45,847	$ 46,773	$ 47,718
Wayne County Jails	0.9327	*$ 7,203*	*$ 11,537*	*$ 18,698*	*$ 19,080*	*$ 19,471*	*$ 19,869*	*$ 20,275*	*$ 20,689*	*$ 21,111*	*$ 21,542*	*$ 25,395*	*$ 25,912*	$ 43,656	$ 44,538	$ 45,438
Wayne County Parks	0.2433	*$ 1,879*	*$ 3,010*	*$ 4,877*	*$ 4,977*	*$ 5,079*	*$ 5,183*	*$ 5,289*	*$ 5,397*	*$ 5,507*	*$ 5,619*	*$ 6,624*	*$ 6,759*	$ 11,388	$ 11,618	$ 11,853
HCMA	0.2062	*$ 1,593*	*$ 2,551*	*$ 4,134*	*$ 4,218*	*$ 4,305*	*$ 4,393*	*$ 4,482*	*$ 4,574*	*$ 4,667*	*$ 4,763*	*$ 5,614*	*$ 5,729*	$ 9,652	$ 9,846	$ 10,045
RESA Enhancement	1.9708	*$ 15,221*	*$ 24,378*	*$ 39,508*	*$ 40,317*	*$ 41,141*	*$ 41,983*	*$ 42,841*	*$ 43,716*	*$ 44,608*	*$ 45,519*	*$ 53,660*	*$ 54,752*	$ 92,246	$ 94,110	$ 96,010
Wayne County ISD (RESA)	0.0952	*$ 735*	*$ 1,178*	*$ 1,908*	*$ 1,948*	*$ 1,987*	*$ 2,028*	*$ 2,069*	*$ 2,112*	*$ 2,155*	*$ 2,199*	*$ 2,592*	*$ 2,645*	$ 4,456	$ 4,546	$ 4,638
Wayne County RESA Special Ed	3.3328	*$ 25,740*	*$ 41,225*	*$ 66,812*	*$ 68,179*	*$ 69,574*	*$ 70,996*	*$ 72,447*	*$ 73,927*	*$ 75,437*	*$ 76,977*	*$ 90,744*	*$ 92,590*	$ 155,997	$ 159,148	$ 162,362
Wayne County Community College	3.20430	*$ 24,747*	*$ 39,636*	*$ 64,236*	*$ 65,550*	*$ 66,891*	*$ 68,259*	*$ 69,654*	*$ 71,077*	*$ 72,528*	*$ 74,009*	*$ 87,245*	*$ 89,020*	$ 149,982	$ 153,012	$ 156,102
Local Brownfield Capturable Total	**40.9375**	***$ 316,169***	***$ 506,379***	***$ 820,665***	***$ 837,459***	***$ 854,590***	***$ 872,063***	***$ 889,886***	***$ 908,065***	***$ 926,608***	***$ 945,521***	***$ 1,114,626***	***$ 1,137,300***	**$ 1,916,144**	**$ 1,954,848**	**$ 1,994,327**
				$ -												
Non-Capturable Millages				*$ -*												
City Debt	4.0000	*$ 30,893*	*$ 49,478*	*$ 80,187*	*$ 81,828*	*$ 83,502*	*$ 85,209*	*$ 86,951*	*$ 88,727*	*$ 90,539*	*$ 92,387*	*$ 108,910*	*$ 111,125*	$ 187,226	$ 191,008	$ 194,866
School Debt	13.0000	*$ 100,402*	*$ 160,804*	*$ 260,608*	*$ 265,941*	*$ 271,381*	*$ 276,930*	*$ 282,590*	*$ 288,363*	*$ 294,251*	*$ 300,257*	*$ 353,957*	*$ 361,158*	$ 608,485	$ 620,776	$ 633,313
Wayne County DIA	0.1979	*$ 1,528*	*$ 2,448*	*$ 3,967*	*$ 4,048*	*$ 4,131*	*$ 4,216*	*$ 4,302*	*$ 4,390*	*$ 4,479*	*$ 4,571*	*$ 5,388*	*$ 5,498*	$ 9,263	$ 9,450	$ 9,641
Wayne County Zoo	0.0988	*$ 763*	*$ 1,222*	*$ 1,981*	*$ 2,021*	*$ 2,062*	*$ 2,105*	*$ 2,148*	*$ 2,192*	*$ 2,236*	*$ 2,282*	*$ 2,690*	*$ 2,745*	$ 4,624	$ 4,718	$ 4,813
Total Non-Capturable Taxes	**17.2967**	***$ 133,586***	***$ 213,953***	***$ 346,743***	***$ 353,839***	***$ 361,077***	***$ 368,460***	***$ 375,990***	***$ 383,671***	***$ 391,506***	***$ 399,497***	***$ 470,946***	***$ 480,526***	**$ 809,599**	**$ 825,952**	**$ 842,633**
Total	82.2342	$ 671,858	$ 1,090,693	$ 1,723,491	$ 1,758,727	$ 1,794,668	$ 1,831,327	$ 2,262,133	$ 2,308,142	$ 2,355,071	$ 2,402,938	$ 2,664,874	$ 2,718,937	$ 3,849,101	$ 3,926,850	$ 4,006,153
Total Tax Increment Revenue (TIR) Available for Capture		**$ 538,272**	**$ 876,740**	**$ 1,376,748**	**$ 1,404,888**	**$ 1,433,591**	**$ 1,462,868**	**$ 1,886,143**	**$ 1,924,471**	**$ 1,963,565**	**$ 2,003,442**	**$ 2,193,928**	**$ 2,238,412**	**$ 3,039,502**	**$ 3,100,897**	**$ 3,163,520**

Tax Increment Financing Capture Estimates
Mixed Use West | Stadium | Flat Parking
Combined

Combined West of 20th	Value (TV) Increase Rate:	2.00%
Detroit	**Abatement Year**	**0**

	Brownfield Plan Year		**16**	**17**	**18**	**19**	**20**	**21**	**22**	**23**	**24**	**25**	**26**	**27**	**28**	**29**	**30**	**Total**
	Calendar Year	**2025**	**2041**	**2042**	**2043**	**2044**	**2045**	**2046**	**2047**	**2048**	**2049**	**2050**	**2051**	**2052**	**2053**	**2054**	**2055**	
Parent Parcel	Base Taxable Value		$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	$ 223,148	
Ad Valorem	Estimated New TV		$ 6,232,574	$ 6,357,225	$ 6,484,370	$ 6,614,057	$ 6,746,338	$ 6,881,265	$ 7,018,890	$ 7,159,268	$ 7,302,454	$ 7,448,503	$ 7,597,473	$ 7,749,422	$ 7,904,411	$ 8,062,499	$ 8,223,749	
	Incremental Difference (New TV - Base TV)		$ 6,009,426	$ 6,134,078	$ 6,261,222	$ 6,390,909	$ 6,523,191	$ 6,658,117	$ 6,795,743	$ 6,936,120	$ 7,079,306	$ 7,225,355	$ 7,374,325	$ 7,526,274	$ 7,681,263	$ 7,839,351	$ 8,000,601	
Non-Frozen Parcel	Base TV	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Estimated New TV		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Incremental Difference		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
	Total Base Value Brownfield		$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	$ 465,911	
	Total Incremental Difference		**$ 49,700,029**	**$ 50,703,348**	**$ 51,726,733**	**$ 52,770,586**	**$ 53,835,316**	**$ 54,921,340**	**$ 56,029,085**	**$ 57,158,985**	**$ 58,311,483**	**$ 59,487,031**	**$ 60,686,090**	**$ 61,909,130**	**$ 63,156,630**	**$ 64,429,081**	**$ 65,726,981**	
	Post Development Taxable Value		**$ 50,165,940**	**$ 51,169,259**	**$ 52,192,644**	**$ 53,236,497**	**$ 54,301,227**	**$ 55,387,251**	**$ 56,494,996**	**$ 57,624,896**	**$ 58,777,394**	**$ 59,952,942**	**$ 61,152,001**	**$ 62,375,041**	**$ 63,622,541**	**$ 64,894,992**	**$ 66,192,892**	
School Capture	Millage Rate																	
State Education Tax (SET)	6.0000		$ 298,200	$ 304,220	$ 310,360	$ 316,624	$ 323,012	$ 329,528	$ 336,175	$ 342,954	$ 349,869	$ 356,922	$ 364,117	$ 371,455	$ 378,940	$ 386,574	$ 394,362	$ 8,316,395
School Operating Tax	18.0000		$ 894,601	$ 912,660	$ 931,081	$ 949,871	$ 969,036	$ 988,584	$ 1,008,524	$ 1,028,862	$ 1,049,607	$ 1,070,767	$ 1,092,350	$ 1,114,364	$ 1,136,819	$ 1,159,723	$ 1,183,086	$ 24,949,185
School Brownfield Capturable Total	24.0000		**$ 1,192,801**	**$ 1,216,880**	**$ 1,241,442**	**$ 1,266,494**	**$ 1,292,048**	**$ 1,318,112**	**$ 1,344,698**	**$ 1,371,816**	**$ 1,399,476**	**$ 1,427,689**	**$ 1,456,466**	**$ 1,485,819**	**$ 1,515,759**	**$ 1,546,298**	**$ 1,577,448**	**$ 33,265,580**
Local Capture																		
City Operating	19.8123		$ 984,672	$ 1,004,550	$ 1,024,826	$ 1,045,507	$ 1,066,601	$ 1,088,118	$ 1,110,065	$ 1,132,451	$ 1,155,285	$ 1,178,575	$ 1,202,331	$ 1,226,562	$ 1,251,278	$ 1,276,488	$ 1,302,203	$ 24,790,356
Library	4.5982		$ 228,531	$ 233,144	$ 237,850	$ 242,650	$ 247,546	$ 252,539	$ 257,633	$ 262,828	$ 268,128	$ 273,533	$ 279,047	$ 284,671	$ 290,407	$ 296,258	$ 302,226	$ 5,753,548
Wayne County Operating (summer)	5.5622		$ 276,442	$ 282,022	$ 287,714	$ 293,521	$ 299,443	$ 305,483	$ 311,645	$ 317,930	$ 324,340	$ 330,879	$ 337,548	$ 344,351	$ 351,290	$ 358,367	$ 365,587	$ 6,959,763
Wayne County Operating (winter)	0.9795		$ 48,681	$ 49,664	$ 50,666	$ 51,689	$ 52,732	$ 53,795	$ 54,880	$ 55,987	$ 57,116	$ 58,268	$ 59,442	$ 60,640	$ 61,862	$ 63,108	$ 64,380	$ 1,225,610
Wayne County Jails	0.9327		$ 46,355	$ 47,291	$ 48,246	$ 49,219	$ 50,212	$ 51,225	$ 52,258	$ 53,312	$ 54,387	$ 55,484	$ 56,602	$ 57,743	$ 58,906	$ 60,093	$ 61,304	$ 1,167,051
Wayne County Parks	0.2433		$ 12,092	$ 12,336	$ 12,585	$ 12,839	$ 13,098	$ 13,362	$ 13,632	$ 13,907	$ 14,187	$ 14,473	$ 14,765	$ 15,062	$ 15,366	$ 15,676	$ 15,991	$ 304,432
HCMA	0.2062		$ 10,248	$ 10,455	$ 10,666	$ 10,881	$ 11,101	$ 11,325	$ 11,553	$ 11,786	$ 12,024	$ 12,266	$ 12,513	$ 12,766	$ 13,023	$ 13,285	$ 13,553	$ 258,010
RESA Enhancement	1.9708		$ 97,949	$ 99,926	$ 101,943	$ 104,000	$ 106,099	$ 108,239	$ 110,422	$ 112,649	$ 114,920	$ 117,237	$ 119,600	$ 122,011	$ 124,469	$ 126,977	$ 129,535	$ 2,465,985
Wayne County ISD (RESA)	0.0952		$ 4,731	$ 4,827	$ 4,924	$ 5,024	$ 5,125	$ 5,229	$ 5,334	$ 5,442	$ 5,551	$ 5,663	$ 5,777	$ 5,894	$ 6,013	$ 6,134	$ 6,257	$ 119,120
Wayne County RESA Special Ed	3.3328		$ 165,640	$ 168,984	$ 172,395	$ 175,874	$ 179,422	$ 183,042	$ 186,734	$ 190,499	$ 194,341	$ 198,258	$ 202,255	$ 206,331	$ 210,488	$ 214,729	$ 219,055	$ 4,170,202
Wayne County Community College	3.20430		$ 159,254	$ 162,469	$ 165,748	$ 169,093	$ 172,505	$ 175,984	$ 179,534	$ 183,155	$ 186,847	$ 190,614	$ 194,456	$ 198,375	$ 202,373	$ 206,450	$ 210,609	$ 4,009,415
Local Brownfield Capturable Total	**40.9375**		**$ 2,034,595**	**$ 2,075,668**	**$ 2,117,563**	**$ 2,160,296**	**$ 2,203,883**	**$ 2,248,342**	**$ 2,293,691**	**$ 2,339,946**	**$ 2,387,126**	**$ 2,435,250**	**$ 2,484,337**	**$ 2,534,405**	**$ 2,585,475**	**$ 2,637,566**	**$ 2,690,698**	**$ 51,223,491**
Non-Capturable Millages																		
City Debt	4.0000		$ 198,800	$ 202,813	$ 206,907	$ 211,082	$ 215,341	$ 219,685	$ 224,116	$ 228,636	$ 233,246	$ 237,948	$ 242,744	$ 247,637	$ 252,627	$ 257,716	$ 262,908	$ 5,005,043
School Debt	13.0000		$ 646,100	$ 659,144	$ 672,448	$ 686,018	$ 699,859	$ 713,977	$ 728,378	$ 743,067	$ 758,049	$ 773,331	$ 788,919	$ 804,819	$ 821,036	$ 837,578	$ 854,451	$ 16,266,391
Wayne County DIA	0.1979		$ 9,836	$ 10,034	$ 10,237	$ 10,443	$ 10,654	$ 10,869	$ 11,088	$ 11,312	$ 11,540	$ 11,772	$ 12,010	$ 12,252	$ 12,499	$ 12,751	$ 13,007	$ 247,625
Wayne County Zoo	0.0988		$ 4,910	$ 5,009	$ 5,111	$ 5,214	$ 5,319	$ 5,426	$ 5,536	$ 5,647	$ 5,761	$ 5,877	$ 5,996	$ 6,117	$ 6,240	$ 6,366	$ 6,494	$ 123,625
Total Non-Capturable Taxes	17.2967		$ 859,646	$ 877,001	$ 894,702	$ 912,757	$ 931,173	$ 949,958	$ 969,118	$ 988,662	$ 1,008,596	$ 1,028,929	$ 1,049,669	$ 1,070,824	$ 1,092,401	$ 1,114,410	$ 1,136,860	$ 21,642,684
Total	82.2342		$ 4,087,042	$ 4,169,549	$ 4,253,706	$ 4,339,547	$ 4,427,104	$ 4,516,412	$ 4,607,507	$ 4,700,423	$ 4,795,198	$ 4,891,868	$ 4,990,472	$ 5,091,048	$ 5,193,635	$ 5,298,274	$ 5,405,006	$ 106,131,755
Total Tax Increment Revenue (TIR) Available for Capture			**$ 3,227,396**	**$ 3,292,549**	**$ 3,359,005**	**$ 3,426,790**	**$ 3,495,931**	**$ 3,566,455**	**$ 3,638,389**	**$ 3,711,762**	**$ 3,786,602**	**$ 3,862,939**	**$ 3,940,803**	**$ 4,020,224**	**$ 4,101,234**	**$ 4,183,863**	**$ 4,268,146**	**$ 84,489,071**

Brownfield Tax Increment Financing
Mixed Use West | Stadium | Flat Parking
Combined Reimbursement

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	**$ 74,214,632**	**$ (0)**	**$ 74,214,632**
State	40.50%	$ 30,055,106	$ -	$ 30,055,106
Local	59.50%	$ 44,159,526	$ (0)	$ 44,159,526
TOTAL	100.00%	**$ 74,214,632**	**$ -**	**$ 74,214,632**
EGLE	8.81%	$ 6,537,280	$ -	$ 6,537,280
MSHDA	49.94%	$ 37,061,320		$ 37,061,320
MSF	41.25%	$ 30,616,032	$ -	$ 30,616,032

Note: The administration fee included in the Reimbursement Tables is an estimate. The actual fee may be adjusted upward or downward by the DBRA based upon the Plan's proportionate share of all tax increment revenues available, and will not exceed twenty-percent (20%) of the statutory cap under Section 13b(7) of Michigan Public Act 381 of 1996, as amended.

Estimated Total Years of Plan: 30

Estimated Capture	
Administrative Fees	$ 7,063,966
State Revolving Fund	$ 3,210,474
LBRF	$ -
Developer Capture	$ 74,214,632
Total	$ 84,489,071

		2026	2027	2028	2029	2030	2031	2032	2033
Tax Abatement		*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*
Brownfield		*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*
Total State Incremental Revenue		$222,103	$370,361	$556,083	$567,429	$579,001	$590,805	$996,257	$1,016,406
State Brownfield Revolving Fund (50% of SET)		$27,763	$46,295	$69,510	$70,929	$72,375	$73,851	$124,532	$127,051
State TIR Available for Reimbursement		**$194,340**	**$324,066**	**$486,573**	**$496,500**	**$506,626**	**$516,954**	**$871,725**	**$889,355**
Total Local Incremental Revenue		$316,169	$506,379	$820,665	$837,459	$854,590	$872,063	$889,886	$908,065
BRA Administrative Fee		$80,741	$131,511	$206,512	$210,733	$215,039	$219,430	$250,000	$250,000
Local TIR Available for Reimbursement		**$235,428**	**$374,868**	**$614,152**	**$626,726**	**$639,551**	**$652,633**	**$639,886**	**$658,065**
Total State & Local TIR Available		**$429,768**	**$698,934**	**$1,100,725**	**$1,123,226**	**$1,146,177**	**$1,169,587**	**$1,511,611**	**$1,547,420**
DEVELOPER	Beginning Balance								
DEVELOPER Reimbursement Balance	***$74,214,632***	***$73,784,864***	***$73,085,930***	***$71,985,204***	***$70,861,978***	***$69,715,801***	***$68,546,214***	***$67,034,603***	***$65,487,183***
MSF Non-Environmental Costs	**$30,616,032**								
State Tax Reimbursement		$80,172	$133,688	$200,728	$204,823	$209,000	$213,261	$359,616	$366,889
Local Tax Reimbursement		$97,122	$154,646	$253,358	$258,546	$263,836	$269,233	$263,974	$271,474
Developer Reimbursement Balance		**$30,438,738**	**$30,150,404**	**$29,696,318**	**$29,232,950**	**$28,760,113**	**$28,277,619**	**$27,654,029**	**$27,015,666**
MSHDA Housing Costs	**$37,061,320**								
State Tax Reimbursement		$97,049	$161,832	$242,985	$247,942	$252,999	$258,157	$435,322	$444,126
Local Tax Reimbursement		$117,568	$187,202	$306,696	$312,975	$319,379	$325,912	$319,546	$328,625
Developer Reimbursement Balance		**$36,846,702**	**$36,497,668**	**$35,947,988**	**$35,387,071**	**$34,814,693**	**$34,230,624**	**$33,475,756**	**$32,703,005**
EGLE Environmental Costs	**$6,537,280**								
State Tax Reimbursement		$17,119	$28,546	$42,860	$43,735	$44,627	$45,536	$76,787	$78,340
Local Tax Reimbursement		$20,738	$33,021	$54,098	$55,206	$56,336	$57,488	$56,365	$57,966
Developer Reimbursement Balance		**$6,499,423**	**$6,437,857**	**$6,340,898**	**$6,241,958**	**$6,140,995**	**$6,037,971**	**$5,904,819**	**$5,768,513**
Total Annual Developer Reimbursement		**$429,768**	**$698,934**	**$1,100,725**	**$1,123,226**	**$1,146,177**	**$1,169,587**	**$1,511,611**	**$1,547,420**

		2034	2035	2036	2037	2038	2039	2040	2041
Tax Abatement		*9*	*10*	*11*	*12*				
Brownfield		*9*	*10*	*11*	*12*	*13*	*14*	*15*	*16*
Total State Incremental Revenue		$1,036,957	$1,057,920	$1,079,302	$1,101,112	$1,123,358	$1,146,049	$1,169,193	$1,192,801
State Brownfield Revolving Fund (50% of SET)		$129,620	$132,240	$134,913	$137,639	$140,420	$143,256	$146,149	$149,100
State TIR Available for Reimbursement		**$907,338**	**$925,680**	**$944,389**	**$963,473**	**$982,938**	**$1,002,793**	**$1,023,044**	**$1,043,701**
Total Local Incremental Revenue		$926,608	$945,521	$1,114,626	$1,137,300	$1,916,144	$1,954,848	$1,994,327	$2,034,595
BRA Administrative Fee		$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
Local TIR Available for Reimbursement		**$676,608**	**$695,521**	**$864,626**	**$887,300**	**$1,666,144**	**$1,704,848**	**$1,744,327**	**$1,784,595**
Total State & Local TIR Available		**$1,583,946**	**$1,621,202**	**$1,809,015**	**$1,850,773**	**$2,649,082**	**$2,707,641**	**$2,767,371**	**$2,828,296**
DEVELOPER	Beginning Balance								
DEVELOPER Reimbursement Balance	***$74,214,632***	***$63,903,238***	***$62,282,036***	***$60,473,021***	***$58,622,248***	***$55,973,166***	***$53,265,525***	***$50,498,154***	***$47,669,859***
MSF Non-Environmental Costs	**$30,616,032**								
State Tax Reimbursement		$374,307	$381,874	$389,592	$397,465	$405,495	$413,686	$422,040	$430,562
Local Tax Reimbursement		$279,123	$286,926	$356,687	$366,041	$687,341	$703,307	$719,594	$736,205
Developer Reimbursement Balance		**$26,362,235**	**$25,693,435**	**$24,947,155**	**$24,183,649**	**$23,090,814**	**$21,973,821**	**$20,832,187**	**$19,665,420**
MSHDA Housing Costs	**$37,061,320**								
State Tax Reimbursement		$453,107	$462,266	$471,609	$481,139	$490,860	$500,775	$510,888	$521,203
Local Tax Reimbursement		$337,885	$347,330	$431,777	$443,100	$832,039	$851,368	$871,082	$891,191
Developer Reimbursement Balance		**$31,912,014**	**$31,102,417**	**$30,199,031**	**$29,274,792**	**$27,951,893**	**$26,599,750**	**$25,217,780**	**$23,805,385**
EGLE Environmental Costs	**$6,537,280**								
State Tax Reimbursement		$79,924	$81,540	$83,188	$84,869	$86,583	$88,332	$90,116	$91,936
Local Tax Reimbursement		$59,600	$61,266	$76,162	$78,159	$146,764	$150,174	$153,651	$157,198
Developer Reimbursement Balance		**$5,628,989**	**$5,486,184**	**$5,326,835**	**$5,163,807**	**$4,930,460**	**$4,691,954**	**$4,448,187**	**$4,199,054**
Total Annual Developer Reimbursement		**$1,583,946**	**$1,621,202**	**$1,809,015**	**$1,850,773**	**$2,649,082**	**$2,707,641**	**$2,767,371**	**$2,828,296**

LOCAL BROWNFIELD REVOLVING FUND

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LBRF Deposits		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
State Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Local Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total LBRF Capture																	

Brownfield Tax Increment Financing
Mixed Use West | Stadium | Flat Parking
Combined Reimbursement

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	**$ 74,214,632**	**$ (0)**	**$ 74,214,632**
State	40.50%	$ 30,055,106	$ -	$ 30,055,106
Local	59.50%	$ 44,159,526	$ (0)	$ 44,159,526
TOTAL	100.00%	**$ 74,214,632**	**$ -**	**$ 74,214,632**
EGLE	8.81%	$ 6,537,280	$ -	$ 6,537,280
MSHDA	49.94%	$ 37,061,320		$ 37,061,320
MSF	41.25%	$ 30,616,032	$ -	$ 30,616,032

Note: The administration fee included in the Reimbursement Tables is an estimate. The actual fee may be adjusted upward or downward by the DBRA based upon the Plan's proportionate share of all tax increment revenues available, and will not exceed twenty-percent (20%) of the statutory cap under Section 13b(7) of Michigan Public Act 381 of 1996, as amended.

Estimated Total Years of Plan:	30

Estimated Capture	
Administrative Fees	$ 7,063,966
State Revolving Fund	$ 3,210,474
LBRF	$ -
Developer Capture	$ 74,214,632
Total	$ 84,489,071

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Tax Abatement		*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*				
Brownfield		*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*9*	*10*	*11*	*12*	*13*	*14*	*15*	*16*
Total State Incremental Revenue		$222,103	$370,361	$556,083	$567,429	$579,001	$590,805	$996,257	$1,016,406	$1,036,957	$1,057,920	$1,079,302	$1,101,112	$1,123,358	$1,146,049	$1,169,193	$1,192,801
State Brownfield Revolving Fund (50% of SET)		$27,763	$46,295	$69,510	$70,929	$72,375	$73,851	$124,532	$127,051	$129,620	$132,240	$134,913	$137,639	$140,420	$143,256	$146,149	$149,100
State TIR Available for Reimbursement		**$194,340**	**$324,066**	**$486,573**	**$496,500**	**$506,626**	**$516,954**	**$871,725**	**$889,355**	**$907,338**	**$925,680**	**$944,389**	**$963,473**	**$982,938**	**$1,002,793**	**$1,023,044**	**$1,043,701**
Total Local Incremental Revenue		$316,169	$506,379	$820,665	$837,459	$854,590	$872,063	$889,886	$908,065	$926,608	$945,521	$1,114,626	$1,137,300	$1,916,144	$1,954,848	$1,994,327	$2,034,595
BRA Administrative Fee		$80,741	$131,511	$206,512	$210,733	$215,039	$219,430	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000	$250,000
Local TIR Available for Reimbursement		**$235,428**	**$374,868**	**$614,152**	**$626,726**	**$639,551**	**$652,633**	**$639,886**	**$658,065**	**$676,608**	**$695,521**	**$864,626**	**$887,300**	**$1,666,144**	**$1,704,848**	**$1,744,327**	**$1,784,595**
Total State & Local TIR Available		**$429,768**	**$698,934**	**$1,100,725**	**$1,123,226**	**$1,146,177**	**$1,169,587**	**$1,511,611**	**$1,547,420**	**$1,583,946**	**$1,621,202**	**$1,809,015**	**$1,850,773**	**$2,649,082**	**$2,707,641**	**$2,767,371**	**$2,828,296**
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	***$74,214,632***	***$73,784,864***	***$73,085,930***	***$71,985,204***	***$70,861,978***	***$69,715,801***	***$68,546,214***	***$67,034,603***	***$65,487,183***	***$63,903,238***	***$62,282,036***	***$60,473,021***	***$58,622,248***	***$55,973,166***	***$53,265,525***	***$50,498,154***	***$47,669,859***
MSF Non-Environmental Costs	**$30,616,032**																
State Tax Reimbursement		$80,172	$133,688	$200,728	$204,823	$209,000	$213,261	$359,616	$366,889	$374,307	$381,874	$389,592	$397,465	$405,495	$413,686	$422,040	$430,562
Local Tax Reimbursement		$97,122	$154,646	$253,358	$258,546	$263,836	$269,233	$263,974	$271,474	$279,123	$286,926	$356,687	$366,041	$687,341	$703,307	$719,594	$736,205
Developer Reimbursement Balance		**$30,438,738**	**$30,150,404**	**$29,696,318**	**$29,232,950**	**$28,760,113**	**$28,277,619**	**$27,654,029**	**$27,015,666**	**$26,362,235**	**$25,693,435**	**$24,947,155**	**$24,183,649**	**$23,090,814**	**$21,973,821**	**$20,832,187**	**$19,665,420**
MSHDA Housing Costs	**$37,061,320**																
State Tax Reimbursement		$97,049	$161,832	$242,985	$247,942	$252,999	$258,157	$435,322	$444,126	$453,107	$462,266	$471,609	$481,139	$490,860	$500,775	$510,888	$521,203
Local Tax Reimbursement		$117,568	$187,202	$306,696	$312,975	$319,379	$325,912	$319,546	$328,625	$337,885	$347,330	$431,777	$443,100	$832,039	$851,368	$871,082	$891,191
Developer Reimbursement Balance		**$36,846,702**	**$36,497,668**	**$35,947,988**	**$35,387,071**	**$34,814,693**	**$34,230,624**	**$33,475,756**	**$32,703,005**	**$31,912,014**	**$31,102,417**	**$30,199,031**	**$29,274,792**	**$27,951,893**	**$26,599,750**	**$25,217,780**	**$23,805,385**
EGLE Environmental Costs	**$6,537,280**																
State Tax Reimbursement		$17,119	$28,546	$42,860	$43,735	$44,627	$45,536	$76,787	$78,340	$79,924	$81,540	$83,188	$84,869	$86,583	$88,332	$90,116	$91,936
Local Tax Reimbursement		$20,738	$33,021	$54,098	$55,206	$56,336	$57,488	$56,365	$57,966	$59,600	$61,266	$76,162	$78,159	$146,764	$150,174	$153,651	$157,198
Developer Reimbursement Balance		**$6,499,423**	**$6,437,857**	**$6,340,898**	**$6,241,958**	**$6,140,995**	**$6,037,971**	**$5,904,819**	**$5,768,513**	**$5,628,989**	**$5,486,184**	**$5,326,835**	**$5,163,807**	**$4,930,460**	**$4,691,954**	**$4,448,187**	**$4,199,054**
Total Annual Developer Reimbursement		**$429,768**	**$698,934**	**$1,100,725**	**$1,123,226**	**$1,146,177**	**$1,169,587**	**$1,511,611**	**$1,547,420**	**$1,583,946**	**$1,621,202**	**$1,809,015**	**$1,850,773**	**$2,649,082**	**$2,707,641**	**$2,767,371**	**$2,828,296**

LOCAL BROWNFIELD REVOLVING FUND

		2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LBRF Deposits		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
State Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Local Tax Capture		$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Total LBRF Capture																	

ATTACHMENT G

BSEED Acknowledgement of Receipt of Environmental Documents

BUILDINGS, SAFETY ENGINEERING
AND ENVIRONMENTAL DEPARTMENT

Coleman A. Young Municipal Center
2 Woodward Avenue, Fourth Floor
Detroit, Michigan 48226

Phone 313•224•2733 TTY:711
Fax 313•224•1467
www.detroitmi.gov/BSEED

September 19, 2025

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

RE: **DBRA Document Review and Invoice Notice**

Dear Ms. Kanalos:

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review of the 20th Street Holdco LLC redevelopment project located at 2301, 2201 and 2401 20th Street and 3000 Standish and 3050 W. Fisher.

The review included the following documents:

- 01-15096-0-0001 2401 20th St Detroit MI_PI ESA Ereport.pdf
- 01-15096-1-0001 2201 & 2401 20th St Detroit MI_BEA.pdf
- 01-15096-1-0001 2201 & 2401 20th St Detroit MI_DDCC Ereport.pdf
- 01-15096-1-0002 2301 20th St Detroit MI_PI ESA Ereport.pdf
- 01-15096-3-0001 3000 Standish & 3050 W Fisher Svc Dr Detroit MI_PI ESA Ereport.pdf
- R242.10702.000 MI Parcels Detroit MI_BEA Ereport.pdf

Invoice #6274706 in the amount of $1500.00 for these services is submitted to your office for payment. The Record Number is POS2025-00095. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 628-2459.

Sincerely,

Anita Harrington

Anita Harrington

Enclosure
cc: Brian Vosburg,
Crystal Rogers

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 20th Street Holdco LLC redevelopment project

DATE: 9/19/2025

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental (a Pinchin company) on behalf of 20th Street Holdco LLC as part of its Brownfield Plan Amendment submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at 3000 Standish, 3050 Fisher, 2301, 2201 and 2401 20th

_1__ Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21

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

_1__ Baseline Environmental Assessment, pursuant to Part 201 of Michigan 's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

___1__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 "Environmental Disclosure and Acknowledgement" section of the DBRA guidelines.

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

By: Anita Harrington
Its: Environmental Specialist III

ATTACHMENT H

Incentive Information Chart for City Council

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New Facility	PA 255 PA 210 Brownfield TIF	$198,000,000	District 6

Jobs Available							
Construction				**Post Construction**			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
110	789	110	21	49	77	16	523 (part-time)

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

   The development team will present at a Skilled Trades Task Force and Detroit at Work, as well as connect with local unions and attend job fairs to assist in connecting with Detroiters for the project.

   The construction manager for this project is Ideal Construction, a certified minority-owned, woman-owned, and veteran-owned, Detroit headquartered business located in southwest Detroit. In addition to adhering to the City's Executive Orders, Ideal construction has a thorough and robust Trade Partner program, allowing for any interested contractor to fill out required paperwork to become a subcontractor. Additionally, Ideal will advertise bids. Further information and support can be provided by emailing support@idealcontracting.com.

   The Developer is required to comply with City Executive Order 2024-02 (the "EO") because the Project will receive tax increment financing in excess of $3,000,000. If the Developer is unable to meet the Work Force Target, the Developer shall help strengthen the City's workforce by making a monetary contribution to the City's CRIO-administered Workforce Training Fund in accordance with the EO.

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

   During the construction phase, the contractor will be looking to hire subcontractors, having employees of Detroit residency, for the following trades and divisions: Electricians, Plumbers, Ironworkers, Glaziers, HVAC, Painters, Carpenters, Masonry

   DIV 1 - Testing
   DIV 2 - Abatement
   DIV 3 - Concrete
   DIV 4 - Masonry
   DVI 5 - Steel
   DIV 6 - Rough Carpentry
   DIV 6 - Finish Carpentry
   DIV 7 - Roofing
   DIV 7 - Panel/Thermal Insulation/Waterproofing
   DIV 8 - Glass and Glazing
   DIV 8 - Doors/Frames/Hardware
   DIV 9 - Gyp Board Assemblies
   DIV 9 - Tile
   DIV 9 - Painting and Coatings
   DIV 10 - Specialties - Toilet and Bath / Partitions
   DIV 11 - Equipment
   DIV 12 - Millwork and Casework
   DIV 13 - Fire Protection
   DIV 15 - Plumbing
   DIV 15 - HVAC
   DIV 16 – Electrical

Post-Construction Jobs
After completion of the project, it is anticipated that approximately 142 permanent FTE jobs will be created in total.

- Approximately 127 jobs are associated with Stadium and DCFC operations. The position types include:
  - Team
    - Players
    - Coaches
    - Trainers
  - Front Office
    - Sales and Account Executives
    - Clerks and Administrative
    - Marketing, Graphic Designer, Media and Communications Specialists
    - Financial Managers and Analysts
  - Stadium Management
    - Facilities Manager
    - Building Services
    - Security
  - Stadium Operations
    - Customer Service
    - Gate Security
    - Attendants
  - Hospitality
    - Housekeeping
    - Managers
    - Cooks, Bartenders, Servers
    - Concessions

- Approximately 15 jobs are associated with future commercial tenants. The position types include:
  - Management
  - Retail Operations
  - Parking Operations

3. Will this development cause any relocation that will create new Detroit residents?
No

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

DCFC has conducted both formal and informal meetings with community stakeholders and leaders including but not limited to:

- Corktown Business Association
- Core City Neighborhoods Inc.
- Train Station Block Club
- Southwest Detroit Business Association
- Hubbard Richard Residents Association
- North Corktown Neighborhood Association
- ProsperUS Detroit
- Mexicantown Community Development Corporation
- West Corktown Business Association

In addition, the Club also regularly hosts engagement meetings with team supporters, and recently held its Stadium Announcement event at the Mexicantown Mercado with over 300 attendees from across the community.

In addition, the project has received a lot of media attention.

The CBO process began in August 2025.

5. **When is construction slated to begin?**
   Construction is anticipated to begin in early 2026

6. **What is the expected completion date of construction?**
   The Project is expected to be completed by December 2028

ATTACHMENT I

Affordable Housing Plan

Affordable Housing Plan

A. Name of Developer: 402310 Holdings LLC, a Michigan limited liability company

B. Name of Project: 20th and Michigan Ave

C. Address of Project: 2201, 2301, 2401 20th Street, 3000 Standish Street and 3050 West Fisher Freeway, Detroit, MI 48221

D. Housing Development Costs:
a. Potential Rent Loss Approximately $37,101,000

E. Total # of Units: 76

F. Total # of Affordable Units: 68

G. Types of Units:

	AVG SF/Unit	60% AMI	80%AMI	Other	Total
Studio	576	1	5	2	8
One Bedroom	724	6	50	4	60
Two Bedroom	938	1	5	2	8
Total # of Units		8	60	8	76

H. For Sale or Rental: Rental

I. New Construction or Rehabilitation: New Construction

J. Mixed Use Project: Yes

K. Public Benefit: See attached Letters of Support in Attachment D to the Brownfield Plan for the Project.

The proposed project offers overall benefits to the public that include economic growth, community enhancement, improved walkability, increased real estate values, and the provision of workforce housing. These elements collectively contribute to the overall benefit of the public, making the project a valuable asset to the City.

The redevelopment of the site and construction of approximately 76 housing units will provide much-needed housing for households. This is inclusive of the 68 units that will be rented out to households in the 60%-80% AMI range. "Affordable and quality housing is critical to stability, well-being, and upward economic mobility."[1]

The development of additional housing, including units affordable to households earning between 60 - 80% of the AMI, directly addresses Michigan's critical shortage of attainable housing. Additionally, this project supports essential workers, young professionals, and seniors to live near employment centers, schools, and services. The site's proximity to major arterial roads and interstate access allows for convenient commuting to employment and essential services, while pedestrian-friendly infrastructure and public transit options support a walkable, sustainable lifestyle.

L. **Evidence of Commitment by Developer to Maintain Affordability**:

Per the Reimbursement Agreement, the Developer shall be required to maintain the Affordability Commitment for the duration of the life of the Brownfield Plan for the Project (i.e. 30 years). Failure to do so will result in (i) ineligibility for reimbursement, in whole or in part, of eligible activities; and/or (ii) abolishment or termination of the Brownfield Plan for the Project.

M. **Description of how the Project meets the specific housing needs of the community**:

HR&A's Detroit Housing Data Report[2] (April 2024) states that the average rent in Corktown is $1,790. Corktown has 29 units with affordability requirements set to expire in 2028.

This project supports the Detroit Affordable Housing Strategy (2025–2030):
— Goal 1: Develop 3,000 affordable, mixed-income units[3]

N. **Absorption data**:

According to MMG Real Estate Advisors, Southwest Detroit has a unit inventory of 1,595 units with a stabilized occupancy rate of 94%. MMG also reports that in 2025 an estimated 1,741 units are projected to come online in Metro Detroit. This is a 17% decline from 2024. At the same time, occupancy in metro Detroit's workforce housing segment grew in 2024 and reflects a growing demand. [4]

[1] City of Detroit. (2025). Detroit Market Housing Strategy (Digital). Housing and Revitalization Department. https://detroitmi.gov/sites/detroitmi.localhost/files/2025-08/Detroit%20Market%20Housing%20Strategy%20%28Digital%29.pdf
[2] HR&A Advisors. 2024. "City of Detroit Housing Market Study." Market Study Report. Accessed August 27, 2025. https://detroitmi.gov/sites/detroitmi.localhost/files/2025-04/Detroit%20Housing%20Data%20Report%20%28April%202024%29.pdf
[3] City of Detroit. (2025). Detroit Market Housing Strategy (Digital). Housing and Revitalization Department.
[4] MMG. n.d. Accessed August 27, 2025. https://mmgrea.com/2025-detroit-forecast/

According to the Bureau of Labor Statistics the unemployment figure for Detroit in July 2025 was 11.5% BLS Data Viewer, compared to the State average of approximately 5.3% (https://data.bls.gov/dataViewer/view/timeseries/LASST260000000000003)

O. Phasing timeline and site plans for Affordable Dwelling units and market rate Dwelling units:

Construction for all units is anticipated to begin in November 2026 and will be completed within 24 months thereafter.

P. Price and Income Monitoring of the Units:

The price and income monitoring of the units shall be conducted by the City of Detroit by and through its Housing and Revitalization Department. The duration of such monitoring shall be for the life of the Brownfield Plan for the Project (i.e. 30 years).

Q. Additional Considerations/Miscellaneous:

Developer represents and warrants that the fit & finish of all apartment units in the Project shall be comparable to each other regardless of the income level of the occupant.