

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
CLAIRMOUNT REDEVELOPMENT PROJECT AT 100
CLAIRMOUNT AVENUE

August 17, 2023

Prepared by:

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**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN**

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I. INTRODUCTION

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

The primary purpose of this Brownfield Plan (“Plan”) is to 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 parcel comprising the eligible property and the subject of this Plan is located at 100 Clairmount Avenue containing approximately 0.217 acres of land and an existing vacant four-story vacant building.

The aforementioned parcel and all new tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.” The Property is considered “functionally obsolete” as defined by Act 381.

Attachment A includes a site map of the Property. The Property is located in the City of Detroit, located on Clairmount east of the John C. Lodge Freeway and west of Woodward Avenue. Attachment B provides the individual legal description for the Property.

Address	Parcel ID	Owner
100 Clairmount Avenue	02001430 (Functionally Obsolete)	Clairmount Apartments, LLC

Clairmount Apartments LLC (“Developer”) is the project developer. Developer intends to rehabilitate the building and upon completion it is anticipated that the project will consist of a four-story approximately 26,018 square feet residential space housing approximately forty-two (42) units. Construction of the project will begin in fall 2023. The project will be completed in phases; however, this Plan only contemplates eligible activities associated with Phase 1 of the project. Plan.

The building is in extreme disrepair and will require an entire overhaul in order to ready the site for prospective tenants. The project will commence with selective interior demolition and lead/asbestos abatement. Once the demolition is complete, the residential floors will be framed to house approximately forty-two (42) residential units (studio, one, two, and three bedroom units). The basement will house approximately five (5) garden level units, fitness, and laundry space.

The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of this Plan. The actual development may vary from the project description provided herein (including, without limitation, the references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

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

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

The Property is "functionally obsolete" because it has been vacant for nearly twenty (20) years. There are no usable utilities. The property is uninhabitable in its current condition.

A letter from the City of Detroit Assessor (i.e. level 3 or level 4 assessor) certifying that the Property is functionally obsolete is attached as Attachment I. Further description of its eligibility is outlined below:

Functionally Obsolete

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

The eligible activities that the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities,” as defined by Section 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be 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 costs of such eligible activities do not exceed the total costs stated in Attachment E.

Some eligible activities have commenced prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement (as that term is defined below). Unless otherwise agreed to in writing by the DBRA, all remaining eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and all eligible activities will 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 pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement

to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”).

In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(vv) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (“MSF”) and the Michigan Department of Environment, Great Lakes and Energy (“EGLE”), as may be required pursuant to Act 381, within 270 days after the date this Plan is approved by the governing body, or such other date as the DBRA may agree to in writing or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated by 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 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 costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plans.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates. Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes during the abatement period.

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

Taxing Jurisdictions	<u>Reimbursement</u> <u>Costs</u>	<u>DBRA Admin</u> <u>Costs</u>	<u>SBRF Capture</u>	<u>LBRF Capture</u>	<u>Total Capture</u>
School Operating Tax	\$178,025	\$0	\$0	\$152,207	\$330,232
State Education Tax	\$31,337	\$0	\$58,129	\$26,792	\$116,258
City General Op	\$124,209	\$104,061	\$0	\$132,969	\$361,239
Wayne County Op	\$34,924	\$29,259	\$0	\$37,387	\$101,570
HCMA	\$1,379	\$1,155	\$0	\$1,476	\$4,011
Wayne County Safety	\$6,235	\$5,223	\$0	\$6,674	\$18,132
Library	\$30,852	\$25,847	\$0	\$33,028	\$89,726
Wayne County Parks	\$1,627	\$1,363	\$0	\$1,742	\$4,732
WCCC	\$21,454	\$17,974	\$0	\$22,967	\$62,396
Wayne County	\$6,548	\$5,486	\$0	\$7,010	\$19,045
Wayne County ISD	\$36,160	\$30,295	\$0	\$38,711	\$105,165
TOTAL	\$472,750	\$220,664	\$58,129	\$460,964	\$1,212,507

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

City Debt	\$155,011
School Debt	\$251,893
DIA	\$3,848
Zoo	\$1,922
TOTAL	\$412,675

This Plan includes total Developer eligible activities of \$472,750. The Developer intends to submit reimbursement requests for the maximum amount of eligible costs approved for eligible activities under this Plan.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s resolution approving this Plan or such other date authorized by Act 381. The base year is 2023 and the beginning date of capture is anticipated to be the 2025 tax year (commencing with the summer property taxes).

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

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

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

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

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan and described in Attachment E.

The Project was also approved for a 15-yr Neighborhood Enterprise Zone property tax abatement (“NEZ”) on the residential portion of the building which will reduce the amount of tax increment revenues available pursuant to this Plan. The NEZ abatement is included in the tax capture assumptions provided with this Plan in Attachment F. Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

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

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

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues for the Property shall occur in accordance with the tax increment financing (TIF) table included as Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan. The first year of capture is anticipated to be 2025 to the extent capture is available.

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

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

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

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

I. Local Brownfield Revolving Fund (“LBRF”) (Section 8; Section 13(2)(m))

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at \$451,907. All funds, if any, deposited into the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

K. Developer’s Obligations, Representations and Warrants; Section 13(2)(m)

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”) was performed at the Property. Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental (“BSEED”) acknowledgement of its receipt of the Phase 1 ESA. If appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*) shall also be performed on the Property and copies of such reports shall be submitted to BSEED by the Developer.

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.

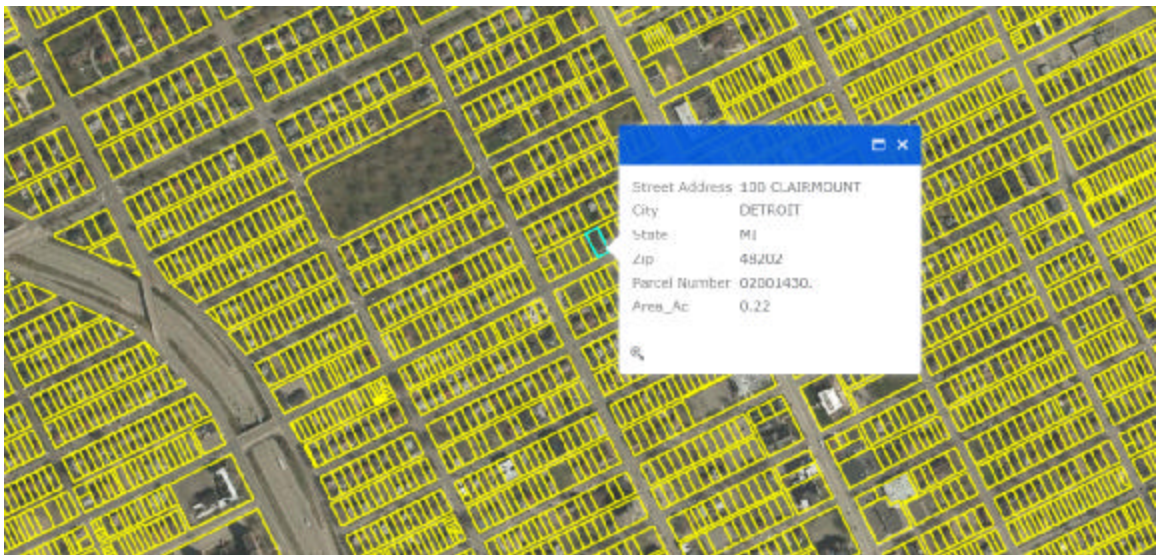
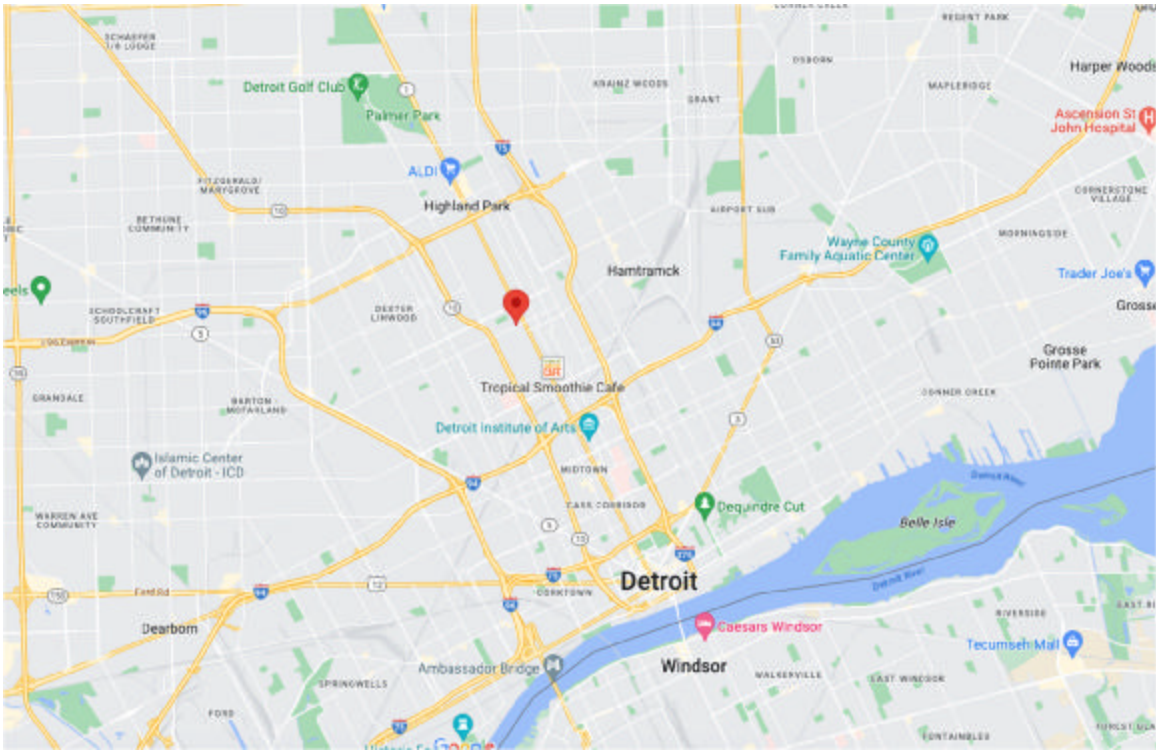
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

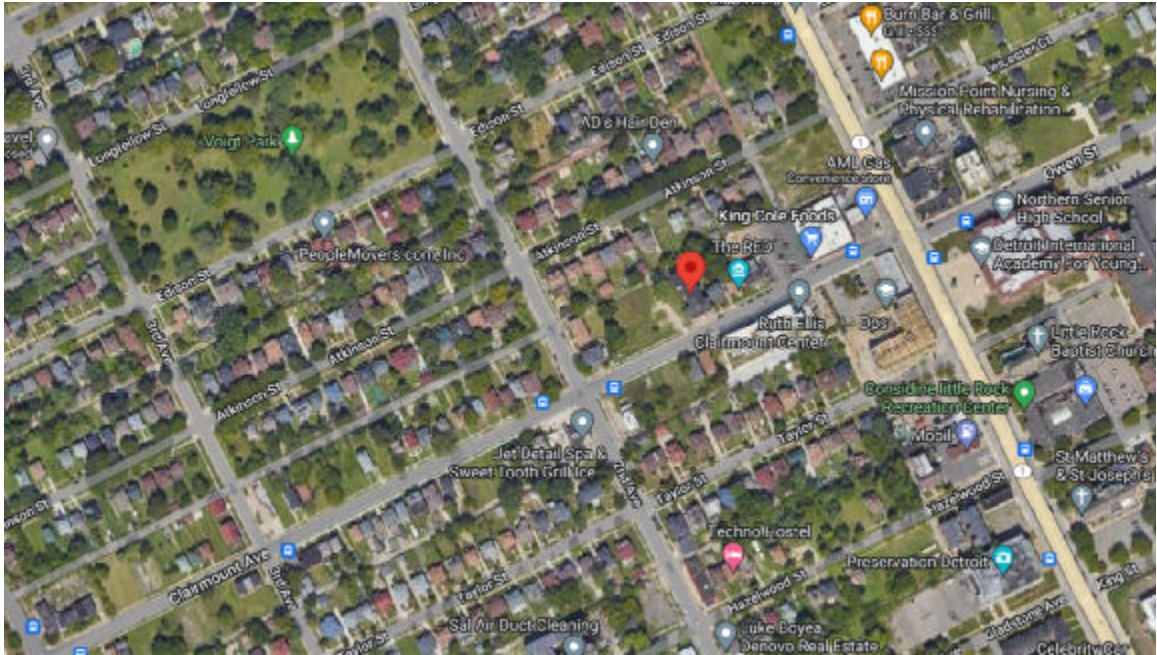
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III. ATTACHMENTS

ATTACHMENT A

Site Map





ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Address: 100 Clairmount
Detroit, Michigan 48202

Parcel ID: 02001430

Legal Description: *N CLAIRMOUNT E 68 FT 9 & S23FT OF VAC BANCROFT AVE IN REAR HUBBARD & DINWALLS SUB L10 P84 PLATS, W C R 2/43 68 X 139*

ATTACHMENT C

Project Description

- Project Name:** Clairmount Apartments
- Project Location:** 100 Clairmount Avenue, Detroit, Wayne County, MI
- Type of Eligible Property:** Functionally Obsolete
- Total Project Investment:** Approximately \$8.9 million
- Eligible Activities:** Department specific activities, demolition, lead and asbestos abatement, infrastructure improvements, and development, preparation, and implementation of brownfield plan and Act 381 work plan.
- Reimbursable Costs:** \$472,750 – Developer will seek reimbursement for the maximum amount of eligible costs approved for eligible activities under this Plan.
- Years to Complete Payback:** 19 years
- Base TV/New TV Estimate:** Base \$268,900 / New \$1,350,000

Project Overview: Clairmount Apartments is proposing a redevelopment of the Property located in the City of Detroit at 100 Clairmount Avenue. The proposed residential project includes conversion of a vacant building into approximately 26,018 of fully reactivated square feet. The rehabilitated building will include all of the modern amenities of a first class building and is projected to house ground floor residential and amenities with residential units on the upper four floors. The Project is anticipated to house approximately forty-two (42) residential units ranging from approximately 50% to 80% AMI based on MSHDA guidelines that will be subject to a Neighborhood Enterprise Zone Abatement.

The development team includes David Alade and Andrew Colom, founders of Century Partners, LLC, a Detroit based development firm focused on single, multifamily and mixed-use segments in Detroit. The development team's combined experience includes management and operations for a real estate portfolio comprised of 200 parcels of property.

The Property was historically known as the Clairwood Apartments and operated as residential units since approximately 1910 until 2005 and has been vacant since.

The Project is expected to generate approximately \$8.9 million in investment with approximately 65 temporary construction jobs and 3 new permanent jobs created by the end of construction. The Project will significantly improve the site with the presence of a completely renovated multifamily building in the City of Detroit, increased property taxes, and create new permanent and temporary jobs associated with the redevelopment activities.

ATTACHMENT D

Support Letters



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313•224•1339
www.detroitmi.gov

August 29, 2023

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

RE: 100 Clairmount Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 100 Clairmount Brownfield Redevelopment Plan (the "Plan") for consideration.

Clairmount Apartments, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 100 Clairmount Avenue on the north side of the street between Woodward and Second Avenues, bounded by an alley to the north, the property boundary to the east, Clairmount Avenue to the south, and the property boundary to the west in the Piety Hill neighborhood of Detroit.

The project consists of the redevelopment of the existing approximately 26,000 square foot, vacant 4-story apartment building into forty-two (42) modern apartments with basement and ground floor residential amenity spaces. The project will also involve the rehabilitation of the striking brick and limestone exterior of the building.

The project will reactivate and preserve a highly visible and architecturally noteworthy vacant building just off Woodward Avenue in the Piety Hill neighborhood. Total investment is estimated at \$8.9 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

Russell Baltimore
Assistant Director Design
Planning and Development Department

c: B. Vosburg
C. Capler



**DETROIT CITY COUNCIL – DISTRICT 5
OFFICE OF THE PRESIDENT
MARY SHEFFIELD**



August 29, 2023



Re: Letter of Community Support of The Claire

I am writing to express my enthusiastic support for the 42-unit multifamily renovation project located at 100 Clairmount Street in Detroit, Michigan. As a member of this vibrant community, I believe that this project represents a significant step towards addressing crucial housing needs while simultaneously uplifting the quality of life for our residents.

Detroit has long been a city of resilience and innovation, and this multifamily renovation project is a testament to our commitment to rejuvenating our neighborhoods and fostering sustainable growth. The provision of desperately needed affordable housing is a fundamental cornerstone of a thriving community. With the scarcity of affordable housing options, many of our fellow residents have faced significant challenges in finding quality safe places to live. This project not only addresses this issue head-on but also paves the way for economic stability and improved living conditions for a diverse range of individuals and families.

Moreover, the incorporation of modern amenities and energy-efficient design into the renovation project is commendable. It not only ensures that our community members have access to updated facilities that enhance their daily lives but also reflects a thoughtful consideration for the environmental impact of the development. Energy-efficient design not only reduces utility costs for residents but also contributes to a greener and more sustainable future for Detroit.

I am impressed by the dedication of the team behind this project, as well as the collaborative efforts of all involved stakeholders. The transparent and inclusive approach taken throughout the planning process has been greatly appreciated by the community. It's heartening to see our concerns and suggestions being considered, fostering a sense of ownership and partnership.

I firmly believe that projects like these are essential for the holistic growth of our neighborhoods. This multifamily renovation project aligns perfectly with our community's values and aspirations for a brighter future.

Sincerely,

A handwritten signature in blue ink that reads "Mary Sheffield".

Mary Sheffield



CENTRAL DETROIT CHRISTIAN
COMMUNITY DEVELOPMENT

January 4, 2022

Mr. David Alade, Founding Partner
Century Partners
Detroit, MI 48206

Dear Century Partners,

This letter provides Central Detroit Christian CDC's support for The 100 Clairmount Project in the Piety Hill community. We are excited that Century Partners is interested in turning this vacant eyesore of a property into livable housing for our community. It is a daunting task, but when complete it will be a jewel that the community will come to admire and appreciate.

Your track record, Century Partners, is outstanding. And while you have focused primarily on single family housing (and have made an incredible difference on Atkinson street), I am confident that you can tackle this multi-family building successfully.

The removal of blight through property renovation is the best way to stabilize a community and you guys get that and have proven that time after time. Congratulations on all of your recent accolades that recognize the impact you have made in the Detroit real estate market. You have impacted hundreds of Detroiters with quality housing and stabilization of communities on the brink of turning to the point of no return.

We support the efforts of the 100 Clairmount Project to develop housing. I believe the community will share in my excitement as well since Clairmount is an entry point into the community. We expect this project to make a very positive impact on our community

Sincerely,

Lisa Johanon
Founder
Housing Director



David Alade, Founding Partner
Century Partners
1420 Washington Blvd, Suite 480
Detroit, MI 48226

Subject: Letter of Community Support for The Claire

To Whom it May Concern,

I hope this letter finds you well. I am writing to express my enthusiastic support for the 42-unit multifamily renovation project in the neighborhoods of Detroit, Michigan located at 100 Clairmount Street. As a member of this vibrant community, I believe that this project represents a significant step towards addressing crucial housing needs while simultaneously uplifting the quality of life for our residents.

Detroit has long been a city of resilience and innovation, and this multifamily renovation project is a testament to our commitment to rejuvenating our neighborhoods and fostering sustainable growth. The provision of desperately needed affordable housing is a fundamental cornerstone of a thriving community. With the scarcity of affordable housing options, many of our fellow residents have faced significant challenges in finding safe and comfortable places to live. This project not only addresses this issue head-on but also paves the way for economic stability and improved living conditions for a diverse range of individuals and families.

Moreover, the incorporation of modern amenities and energy-efficient design into the renovation project is commendable. It not only ensures that our community members have access to updated facilities that enhance their daily lives but also reflects a thoughtful consideration for the environmental impact of the development. Energy-efficient design not only reduces utility costs for residents but also contributes to a greener and more sustainable future for Detroit.

I am impressed by the dedication of the team behind this project, as well as the collaborative efforts of all involved stakeholders. The transparent and inclusive approach taken throughout the planning process has been greatly appreciated by the community. It's heartening to see our concerns and suggestions being considered, fostering a sense of ownership and partnership.

I firmly believe that projects like these are essential for the holistic growth of our neighborhoods. This multifamily renovation project aligns perfectly with our community's values and aspirations for a brighter future.

Thank you for your commitment to this project and for your unwavering dedication to the betterment of our community. Please feel free to reach out if there is any way I can further contribute or support this important endeavor.

Sincerely,

Mark B. Erwin
Executive Director

Mark B. Erwin
Executive Director
mark.erwin@ruthelliscenter.org

313-252-1950 (Main Office)

95 Victor Street
Highland Park, MI
48203

Board of Directors

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Corinne Rockoff, Co-Chair
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Jawad Bandar
Sophia Chue
James Coleman
Michael Einheuser
Matthew Guinta
Gregory Hawkins
Adam Hollier
Frank Hope
Jay Long
Marc Vanderburg
Josh Wilburn
John Zervos





January 10, 2022

David Alade – Founding Partner
Century Partners
1420 Washington Blvd, Suite 480
Detroit, MI 48226

Greetings,

It is with great pleasure that I write this letter of support for your project at 100 Clairmount. This development will enhance the neighborhood and surrounding community while also improving the quality of life for residents. Having witnessed your strategic, inclusive efforts in past projects, I look forward to seeing this 40-unit apartment building completed and occupied with residents from all backgrounds. As a community leader and resident, I am eager to see this project's contribution to the transformation and revitalization of our great city.

Kind Regards,

A handwritten signature in blue ink, appearing to read 'George Adams, Jr.', is written over a light blue circular stamp.

George Adams, Jr.
Founder & President

Revitalize ► Empower ► Improve

360 DETROIT, INC.

P.O. Box 02283 , Detroit, MI 48202

(313) 466-4360

info@360detroitinc.org

360detroitinc.org



Office: 80 Clairmount Ave., Detroit, MI 48202

www.livecoal.org | 313.900-8392

livecoal.org@gmail.com

August 29, 2023

Subject: Letter of Community Support for The Claire

To Whom It May Concern:

I hope this letter finds you well. I am writing to express my enthusiastic support for the 42 unit multifamily renovation project in the neighborhoods of Detroit, Michigan located at 100 Clairmount Street. As a member of this vibrant community, I believe that this project represents a significant step towards addressing crucial housing needs while simultaneously uplifting the quality of life for our residents.

I am the Founder and Executive Director of Live Coal – a non-profit organization transforming lives and neighborhoods through art, community development, and education. As an active member of my community and as someone who cares about equitable housing for Detroiters, I look forward to seeing Century Partners' development of The Claire! Our office and community space are located only two doors from the future home of The Claire so this development directly impacts us. Live Coal has already been invited by Century Partners to brainstorm and share ideas regarding a creative solution to preserving some of the public works of art on the block featuring one of Detroit's amazing artists. This tells me that they care about those who have been here as well as those who will come. I appreciate their desire to involve others in envisioning a more beautiful and sustainable neighborhood.

If you have any questions, do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Yvette Rock".

Yvette Rock

Founder & Executive Director

ATTACHMENT E

Estimated Cost of Eligible Activities Table

ESTIMATED COST OF ELIGIBLE ACTIVITIES

Description of Eligible Activities	Estimated Cost
EGLE Eligible Activities	
1. Department Specific Activities	\$10,000
<i>Subtotal EGLE Eligible Activities</i>	<i>\$10,000</i>
MSF Eligible Activities	
2. Demolition	\$325,000
3. Lead and Asbestos Abatement	\$25,000
4. Infrastructure Improvements	\$25,000
<i>Subtotal MSF Eligible Activities</i>	<i>\$375,000</i>
<i>Subtotal Eligible Activities</i>	<i>\$385,000</i>
5. Contingency (15%)	\$57,750
6. Brownfield/Work Plan Preparation and Development	\$30,000
Total Estimated Cost to Developer to be Funded Through TIF	\$472,750
7. State Brownfield Revolving Fund	\$58,129
8. DBRA Administrative Fees	\$189,923
9. Local Brownfield Revolving Fund	\$451,907
Total Potential Capture	\$1,172,709

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates for Clairmount Apartments, LLC
 Detroit, Michigan
 NEZ Capture - Residential Portion
 August 17, 2023

	Estimated Taxable Value (TV) Increase Rate: 3.00%		NEZ Abatement Period												
	Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Base Taxable Value	\$	268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900
Estimated New TV	\$	268,900	\$ 1,350,000	\$ 1,390,500	\$ 1,432,215	\$ 1,475,181	\$ 1,519,437	\$ 1,565,020	\$ 1,611,971	\$ 1,660,330	\$ 1,710,140	\$ 1,761,444	\$ 1,814,287	\$ 1,868,716	\$ 1,924,777
Incremental Difference (New TV - Base TV)	\$	-	\$ 1,081,100	\$ 1,121,600	\$ 1,163,315	\$ 1,206,281	\$ 1,250,537	\$ 1,296,120	\$ 1,343,071	\$ 1,391,430	\$ 1,441,240	\$ 1,492,544	\$ 1,545,387	\$ 1,599,816	\$ 1,655,877

School Capture	Millage Rate																	
State Education Tax (SET)	6.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,935
School Operating Tax	17.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 28,221
School Total	23.0430	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,156

Local Capture*	Millage Rate																	
City General Op	19.9520	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,649
Wayne County Op	5.6099	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,806
Huron Clinton MA	0.2070	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 343
Wayne County Jail	0.9358	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,550
Library	4.6307	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,668
Wayne County Parks	0.2442	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 404
Wayne County Community College	3.2202	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,332
Wayne County	0.9829	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,628
County ISD Spec Ed	3.3443	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,538
County ISD Enhancement	1.9876	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,291
County ISD Oper	0.0956	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 158
Local Total	41.2102	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,366

Non-Capturable Millages	Millage Rate																	
Zoo Authority	0.0992	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 164
Art Institute	0.1986	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 329
School Debt	13.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,526
City Debt	8.0000	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,247
Total Non-Capturable Taxes	21.2978	\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,267

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ - \$ 90,523

Footnotes:
 Assumes new taxable value based on proposed build out,
 plus 3% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ Abatement

Tax Increment Revenue Capture Estimates for Clairmount Apartments, LLC
 Detroit, Michigan
 NEZ Capture - Residential Portion
 August 17, 2023

Estimated Taxable Value (TV) Increase Rate:		Phase out period										
Plan Year	15	16	17	18	19	20	21	22	23	TOTAL		
Calendar Year	2038	2039	2040	2041	2042	2043	2044	2045	2046			
Base Taxable Value	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	\$ 268,900	
Estimated New TV	\$ 1,982,521	\$ 2,041,996	\$ 2,103,256	\$ 2,166,354	\$ 2,231,344	\$ 2,298,285	\$ 2,367,233	\$ 2,438,250	\$ 2,511,398	\$ 2,511,398		
Incremental Difference (New TV - Base TV)	\$ 1,713,621	\$ 1,773,096	\$ 1,834,356	\$ 1,897,454	\$ 1,962,444	\$ 2,029,385	\$ 2,098,333	\$ 2,169,350	\$ 2,242,498	\$ 2,242,498		

School Capture	Millage Rate										
State Education Tax (SET)	6.0000	\$ 10,282	\$ 10,639	\$ 11,006	\$ 11,385	\$ 11,775	\$ 12,176	\$ 12,590	\$ 13,016	\$ 13,455	\$ 116,258
School Operating Tax	17.0430	\$ 29,205	\$ 30,219	\$ 31,263	\$ 32,338	\$ 33,446	\$ 34,587	\$ 35,762	\$ 36,972	\$ 38,219	\$ 330,232
School Total	23.0430	\$ 39,487	\$ 40,857	\$ 42,269	\$ 43,723	\$ 45,221	\$ 46,763	\$ 48,352	\$ 49,988	\$ 51,674	\$ 446,491

Local Capture*	Millage Rate										
City General Op	19.9520	\$ 25,643	\$ 30,955	\$ 36,599	\$ 37,858	\$ 39,155	\$ 40,490	\$ 41,866	\$ 43,283	\$ 44,742	\$ 361,239
Wayne County Op	5.6099	\$ 7,210	\$ 8,704	\$ 10,291	\$ 10,645	\$ 11,009	\$ 11,385	\$ 11,771	\$ 12,170	\$ 12,580	\$ 101,570
Huron Clinton MA	0.2070	\$ 355	\$ 367	\$ 380	\$ 393	\$ 406	\$ 420	\$ 434	\$ 449	\$ 464	\$ 4,011
Wayne County Jail	0.9358	\$ 1,604	\$ 1,659	\$ 1,717	\$ 1,776	\$ 1,836	\$ 1,899	\$ 1,964	\$ 2,030	\$ 2,099	\$ 18,132
Library	4.6307	\$ 7,935	\$ 8,211	\$ 8,494	\$ 8,787	\$ 9,087	\$ 9,397	\$ 9,717	\$ 10,046	\$ 10,384	\$ 89,726
Wayne County Parks	0.2442	\$ 418	\$ 433	\$ 448	\$ 463	\$ 479	\$ 496	\$ 512	\$ 530	\$ 548	\$ 4,732
Wayne County Community College	3.2202	\$ 5,518	\$ 5,710	\$ 5,907	\$ 6,110	\$ 6,319	\$ 6,535	\$ 6,757	\$ 6,986	\$ 7,221	\$ 62,396
Wayne County	0.9829	\$ 1,684	\$ 1,743	\$ 1,803	\$ 1,865	\$ 1,929	\$ 1,995	\$ 2,062	\$ 2,132	\$ 2,204	\$ 19,045
County ISD Spec Ed	3.3443	\$ 5,731	\$ 5,930	\$ 6,135	\$ 6,346	\$ 6,563	\$ 6,787	\$ 7,017	\$ 7,255	\$ 7,500	\$ 64,801
County ISD Enhancement	1.9876	\$ 3,406	\$ 3,524	\$ 3,646	\$ 3,771	\$ 3,901	\$ 4,034	\$ 4,171	\$ 4,312	\$ 4,457	\$ 38,513
County ISD Oper	0.0956	\$ 164	\$ 170	\$ 175	\$ 181	\$ 188	\$ 194	\$ 201	\$ 207	\$ 214	\$ 1,852
Local Total	41.2102	\$ 59,668	\$ 67,404	\$ 75,594	\$ 78,194	\$ 80,873	\$ 83,631	\$ 86,473	\$ 89,399	\$ 92,414	\$ 766,017

Non-Capturable Millages	Millage Rate										
Zoo Authority	0.0992	\$ 170	\$ 176	\$ 182	\$ 188	\$ 195	\$ 201	\$ 208	\$ 215	\$ 222	\$ 1,922
Art Institute	0.1986	\$ 340	\$ 352	\$ 364	\$ 377	\$ 390	\$ 403	\$ 417	\$ 431	\$ 445	\$ 3,848
School Debt	13.0000	\$ 22,277	\$ 23,050	\$ 23,847	\$ 24,667	\$ 25,512	\$ 26,382	\$ 27,278	\$ 28,202	\$ 29,152	\$ 251,893
City Debt	8.0000	\$ 13,709	\$ 14,185	\$ 14,675	\$ 15,180	\$ 15,700	\$ 16,235	\$ 16,787	\$ 17,355	\$ 17,940	\$ 155,011
Total Non-Capturable Taxes	21.2978	\$ 36,496	\$ 37,763	\$ 39,068	\$ 40,412	\$ 41,796	\$ 43,221	\$ 44,690	\$ 46,202	\$ 47,760	\$ 412,675

Total Tax Increment Revenue (TIR) Available for Capture \$ 99,155 \$ 108,262 \$ 117,863 \$ 121,917 \$ 126,093 \$ 130,394 \$ 134,825 \$ 139,388 \$ 144,088 \$ 1,212,507

Footnotes:
 Assumes new taxable value based on proposed build out,
 plus 3% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ Abatement

Tax Increment Financing Reimbursement Table
 Clairmont Apartments, LLC
 Detroit, Michigan
 August 17, 2023

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	44.3%	\$ 209,362	\$ -	\$ 209,362
Local	55.7%	\$ 263,388	\$ -	\$ 263,388
TOTAL		\$ 472,750		\$ 472,750
EGLE		\$ 11,500	\$ -	\$ 11,500
MSF		\$ 461,250	\$ -	\$ 461,250

Estimated Total
Years of Plan: 24

Estimated Capture	\$ 1,212,507
Administrative Fees	\$ 220,664
State Revolving Fund	\$ 58,129
LBRF	\$ 460,964

	2024	15yr NEZ on Residential											NEZ Phase Out			
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 38,156	\$ 39,487	\$ 40,857
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (4,968)	\$ (5,141)	\$ (5,319)
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,189	\$ 34,346	\$ 35,538
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,366	\$ 59,668	\$ 67,404
BRA Administrative Fee (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (52,366)	\$ (14,873)	\$ (16,239)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 44,795	\$ 51,165
Accrued BRA Admin Fee (15%)			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,189	\$ 79,141	\$ 86,703

DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 472,750	\$ 439,561	\$ 360,421

MSF Non-Environmental Costs	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 428,869	\$ 351,653	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 32,381	\$ 33,511	\$ 34,674
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 43,705	\$ 49,920
Total MSF Reimbursement Balance	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 461,250	\$ 428,869	\$ 351,653	\$ 267,059

EGLE Environmental Costs	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 10,693	\$ 8,768	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 807	\$ 835	\$ 864
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,090	\$ 1,245
Total EGLE Reimbursement Balance	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 11,500	\$ 10,693	\$ 8,768	\$ 6,658

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 33,189	\$ 79,141	\$ 86,703

LOCAL BROWNFIELD REVOLVING FUN

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

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

Footnotes:

(1) Assumes taxable value increases based on proposed build out, plus 3% annual increases for inflation thereafter. 2025 is the first year of TIF Capture and reimbursements are shown with a one year delay.

(2) Assumes Millage Rates remain constant. DDA capture resumes following abatements expiring.

(3) Assumes 15yr NEZ on Residential

Tax Increment Financing Reimbursement Table
 Clairmont Apartments, LLC
 Detroit, Michigan
 August 17, 2023

	2040	2041	2042	2043	2044	2045	2046	TOTAL
Total State Incremental Revenue	\$ 42,269	\$ 43,723	\$ 45,221	\$ 46,763	\$ 48,352	\$ 49,988	\$ 51,674	\$ 446,491
State Brownfield Revolving Fund (50% of SET)	\$ (5,503)	\$ (5,692)	\$ (5,887)	\$ (6,088)	\$ (6,295)	\$ (6,508)	\$ (6,727)	\$ (58,129)
State TIR Available for Reimbursement	\$ 36,766	\$ 38,031	\$ 39,333	\$ 40,675	\$ 42,057	\$ 43,480	\$ 44,946	\$ 388,361
Total Local Incremental Revenue	\$ 75,594	\$ 78,194	\$ 80,873	\$ 83,631	\$ 86,473	\$ 89,399	\$ 92,414	\$ 766,017
BRA Administrative Fee (15%)	\$ (17,679)	\$ (18,288)	\$ (18,914)	\$ (19,559)	\$ (20,224)	\$ (20,908)	\$ (21,613)	\$ (220,664)
Local TIR Available for Reimbursement	\$ 57,915	\$ 59,907	\$ 61,959	\$ 64,072	\$ 66,249	\$ 68,491	\$ 70,801	\$ 545,353
Accrued BRA Admin Fee (15%)								
Total State & Local TIR Available	\$ 94,681	\$ 97,937	\$ 101,292	\$ 104,747	\$ 108,306	\$ 111,971	\$ 115,747	\$ 933,714
DEVELOPER								
DEVELOPER Reimbursement Balance	\$ 273,717	\$ 179,037	\$ 81,099	\$ -	\$ -	\$ -	\$ -	
<hr style="border-top: 1px dashed black;"/>								
MSF Non-Environmental Costs								
MSF Non-Environmental Costs	\$ 267,059	\$ 174,682	\$ 79,126	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 35,872	\$ 37,106	\$ 30,726	\$ -	\$ -	\$ -	\$ -	\$ 204,269
Local Tax Reimbursement	\$ 56,506	\$ 58,450	\$ 48,400	\$ -	\$ -	\$ -	\$ -	\$ 256,981
Total MSF Reimbursement Balance	\$ 174,682	\$ 79,126	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE Environmental Costs								
EGLE Environmental Costs	\$ 6,658	\$ 4,355	\$ 1,973	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ 894	\$ 925	\$ 766	\$ -	\$ -	\$ -	\$ -	\$ 5,093
Local Tax Reimbursement	\$ 1,409	\$ 1,457	\$ 1,207	\$ -	\$ -	\$ -	\$ -	\$ 6,407
Total EGLE Reimbursement Balance	\$ 4,355	\$ 1,973	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Only Costs								
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 94,681	\$ 97,937	\$ 81,099	\$ -	\$ -	\$ -	\$ -	
LOCAL BROWNFIELD REVOLVING FUN								
LBRF Deposits *	\$ -	\$ -	\$ 20,193	\$ 104,747	\$ 108,306	\$ 111,971	\$ 115,747	\$ 460,964
State Tax Capture	\$ -	\$ -	\$ 7,841	\$ 40,675	\$ 42,057	\$ 43,480	\$ 44,946	\$ 179,000
Local Tax Capture	\$ -	\$ -	\$ 12,352	\$ 64,072	\$ 66,249	\$ 68,491	\$ 70,801	\$ 281,965
Total LBRF Capture								

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

Footnotes:

(1) Assumes taxable value increases based on plus 3% annual increases for inflation thereafter; year of TIF Capture and reimbursements are st year delay.

(2) Assumes Millage Rates remain constant. I resumes following abatements expiring.

(3) Assumes 15yr NEZ on Residential

ATTACHMENT G

Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 100 Clairmount

DATE: 9/12/2023

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 Partner Engineering and Science, Inc. on behalf of Century Partners, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 100 Clairmount redevelopment project.

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

A Ground Penetrating Radar Report, 100 and 136 Clairmount Avenue, Detroit, Michigan, Applied EcoSystems, Inc., March 23, 2021(date error, 2022?) was also reviewed. 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

Incentives Chart

INCENTIVE INFORMATION CHART

Project Type	Incentive Type	Investment Amount	District
Residential	Brownfield TIF and NEZ	\$8.9 million	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
4	0	55	10	1	0	2	0

1. What is the plan for hiring Detroiters?
 - The Developer's contractor will work with local trades to help facilitate and ensure that local hiring practices are implemented.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e.: job type, job qualifications, etc.
 - Available unskilled skilled jobs will include demolition, sanitation and cleaning, , maintenance work
 - Available skilled jobs will include HVAC installation, electrical installation, roof installation, plumbing installation, drywall installation, brick and concrete masonry repair and construction, painting, , metal work, framing, appliance, installation and delivery, asphalt installation and paving, carpentry
 - Available professional jobs will include security monitoring, maintenance management, property management, construction management, site supervision, architecture, legal, owners representative, furniture and fixture procurement

Construction trade contractors include carpenters, laborers, operators, roofers, plumbers, electricians, and landscapers. There will be approximately 25 construction positions during the duration of construction with additional indirect support positions.

3. Will this development cause any relocation that will create new Detroit residents?
 - Given the scope of the Project, it is anticipated that it will result in the creation of new Detroit residents.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
 - The Project was discussed through the local CDC Central Detroit Christian CDC and the Virginia Park neighborhood association

5. When is the construction slated to begin?

- Construction began in fall 2023 and is estimated to be completed 12-15 months thereafter.

6. What is the expected completion date of construction?

- Construction of the overall Project is expected to be completed within approximately 12-15 months following construction commencement.

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

ATTACHMENT I

Functionally Obsolete Determination



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

August 22, 2023

Mr. Brian Vosburg
Director of Brownfield Redevelopment
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22nd Floor
Detroit, Michigan 48226

RE: 100 Clairmount, Detroit, Michigan

Dear Mr. Vosburg:

The Office of the Chief Financial Officer – Office of the Assessor has reviewed the proposed project for the property located at 100 Clairmount, Detroit, Michigan (the “Property”) in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act (“Act 381”) requires that a level III or IV assessor make a finding that the Property is “functionally obsolete”, as defined by Act 381, and provide the underlying basis for that opinion.

Section 2(s) of Act 381 defines “functionally obsolete” as property that is “unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.” MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as “a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy.” Michigan Assessors Manual, Vol. I Glossary, p. 239.

The Property was originally intended for multi-family residential use, and without substantial updates and renovations, the Property is not able to meet market demand to return to its intended use for several reasons, including, but not limited to: lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the floors, ceilings, roof, and walls, lack of fire protection systems, lack of energy efficiency in antiquated materials and equipment, and obsolete building materials through the presence of lead and asbestos.

The Office of the Chief Financial Officer, Office of the Assessor, finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors