

## EXHIBIT A

### CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

### BROWNFIELD PLAN FOR THE BRUSH AND EDMUND REDEVELOPMENT PROJECT

Prepared by:

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June 23, 2025

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

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## **I. INTRODUCTION**

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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 (this “Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. Except as provided herein, 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

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### **A. Description of the Eligible Property (Section 13 (2)(h)) and the Project**

The property comprising the eligible property consists of two (2) parcels located at 301 Edmund Place and 321 Edmund Place, Detroit, Michigan. The parcels included within this Plan are each considered to be a “housing property” in accordance with Act 381, as further described in Section B of this Plan. The aforementioned parcels and 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 Brush Park Neighborhood, bounded by Edmund Place to the South and Brush St to the East.

Parcel information for the Property is outlined below.

Address	301 Edmund Place, Detroit, MI 48201
Parcel ID	01000724
Owner	City of Detroit
Legal Description	N EDMUND PL 3 W 5 FT OF 2BLK 7 BRUSH SUB L2 P25 PLATS, WCR 1/43 55 X150

Address	321 Edmund Place, Detroit, MI 48201
Parcel ID	01000725
Owner	City of Detroit
Legal Description	N EDMUND PL E 45 FT OF 2 1BLK 7 BRUSH SUB OF PT OF PK LOTS 14 & 15 L2 P25 PLATS W C R 1/43 105 IRREG

Brush & Edmund Development, LLC, a Michigan limited liability company, is the project developer (“Developer”) and contracted purchaser of the Property. The Developer anticipates closing on the purchase of the Property from the City of Detroit on [insert date/timeframe]. As described in more detail in Attachment C (the “Project”), the Project involves development of the Property into an approximately four (4)-story, mixed-use apartment building with on-site parking which will feature approximately 57 residential rental units (i.e. approximately 24 studio units, 30 one-bedroom units, and 3 two-bedroom units) and approximately 1,100 square feet of ground floor retail space.

For the duration of this Plan: no less than twenty percent (20%) of the units (i.e. approximately six (6) of the Studio units, five (5) of the One Bedroom rental units, and one (1) of the Two Bedroom units) will be reserved for lease by occupants earning no more than 80% 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) (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 to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement").

It is currently anticipated that construction will begin in the Summer of 2025 and the Project will be completed within 18 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 other apartment units in the Project. 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(p)(ii) because the Property includes “housing property for which eligible activities are identified under a brownfield plan, including personal property located on the property, to the extent included in the brownfield plan.”

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 Project to be completed at the Property includes the construction of approximately 57 rental units in a mixed-use project, as more particularly described in Attachment I.

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

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, because they include: Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the 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.

Unless otherwise agreed to in writing by the DBRA, 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 may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the 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”), the Michigan Department of Environment, Great Lakes, and Energy (“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 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 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 (rounded to the nearest cent):



	Developer Reimbursement Costs	Administrative Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
State Education Tax (SET)	\$ 179,671.17	\$ -	\$ 179,671.17	\$ -	\$ 359,342.34
School Operating Tax	\$ 1,078,027.01	\$ -	\$ -	\$ -	\$ 1,078,027.01
<b>School Total</b>	<b>\$ 1,257,698.18</b>	<b>\$ -</b>	<b>\$ 179,671.17</b>	<b>\$ -</b>	<b>\$ 1,437,369.35</b>
City Operating	\$ 812,814.09	\$ 394,272.58	\$ -	\$ 726,431.89	\$ 1,933,518.55
Library	\$ 188,644.52	\$ 91,505.99	\$ -	\$ 168,596.23	\$ 448,746.74
Wayne County Operating (summer)	\$ 229,387.17	\$ 111,269.07	\$ -	\$ 205,008.94	\$ 545,665.18
Wayne County Operation (winter)	\$ 40,184.70	\$ 19,492.44	\$ -	\$ 35,914.06	\$ 95,591.19
Wayne County Jails	\$ 38,264.70	\$ 18,561.10	\$ -	\$ 34,198.10	\$ 91,023.90
Wayne County Parks	\$ 9,981.56	\$ 4,841.77	\$ -	\$ 8,920.77	\$ 23,744.09
HCMA	\$ 8,459.51	\$ 4,103.46	\$ -	\$ 7,560.47	\$ 20,123.43
Wayne County RESA Enhancement	\$ 81,280.18	\$ 39,426.66	\$ -	\$ 72,642.09	\$ 193,348.93
Wayne County RESA (ISD)	\$ 3,905.65	\$ 1,894.52	\$ -	\$ 3,490.57	\$ 9,290.74
Wayne County RESA Special Ed	\$ 136,730.56	\$ 66,324.03	\$ -	\$ 122,199.45	\$ 325,254.04
Wayne County Community College	\$ 131,458.75	\$ 63,766.83	\$ -	\$ 117,487.91	\$ 312,713.49
<b>Local Total</b>	<b>\$ 1,681,111.37</b>	<b>\$ 815,458.45</b>	<b>\$ -</b>	<b>\$ 1,502,450.47</b>	<b>\$ 3,999,020.29</b>
Non-Capturable Millages	\$ 2,091,098.16				
City Debt	\$ 721,185.57				\$ 721,185.57
School Debt	\$ 1,339,344.63				\$ 1,339,344.63
ZOO AUTHORITY	\$ 10,179.02				\$ 10,179.02
ART INSTITUTE	\$ 20,388.95				\$ 20,388.95
<b>Total Non-Capturable Taxes</b>	<b>\$ 2,091,098.16</b>				<b>\$ 2,091,098.16</b>

*\*The last year of tax capture for SET and School Operating Taxes is slightly less than the projected capture, due to only partial reimbursement in the last year.*

### **E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Note or Bond 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.

Unless agreed upon in writing by the Developer, the DBRA, and the applicable agency/department of the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan.

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 seeking to obtain local approval for a Neighborhood Enterprise Zone District ("NEZ") under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended. The NEZ will reduce the Property's tax obligations during the applicable period, thereby reducing the amount of tax increment revenues available pursuant to this Plan. The abatement has been included in the tax capture assumptions provided in Attachment F. Notwithstanding these projections, the DBRA is permitted to capture tax increment revenue derived from Local Taxes or Specific Taxes considered Local Taxes during the abatement period

**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, unless otherwise requested in advance by the Developer in writing to the DBRA. 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 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 and beginning date of the capture of tax increment revenues is anticipated to be the 2025 tax year (commencing with the summer 2025 property taxes).

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

a. The governing body may abolish this Plan (or any subsequent amendment thereto) when it finds that the purposes for which this Plan was established have been accomplished.

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

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

#### **G. Effective Date of Inclusion in Brownfield Plan**

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

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

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared 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 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 estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$1,502,450.47. 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 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") and a Phase II ESA (collectively, the "Environmental Documents"), pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed on the Property. Attached hereto as Attachment G is the City of Detroit's Buildings, Safety Engineering, and Environmental Department'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.

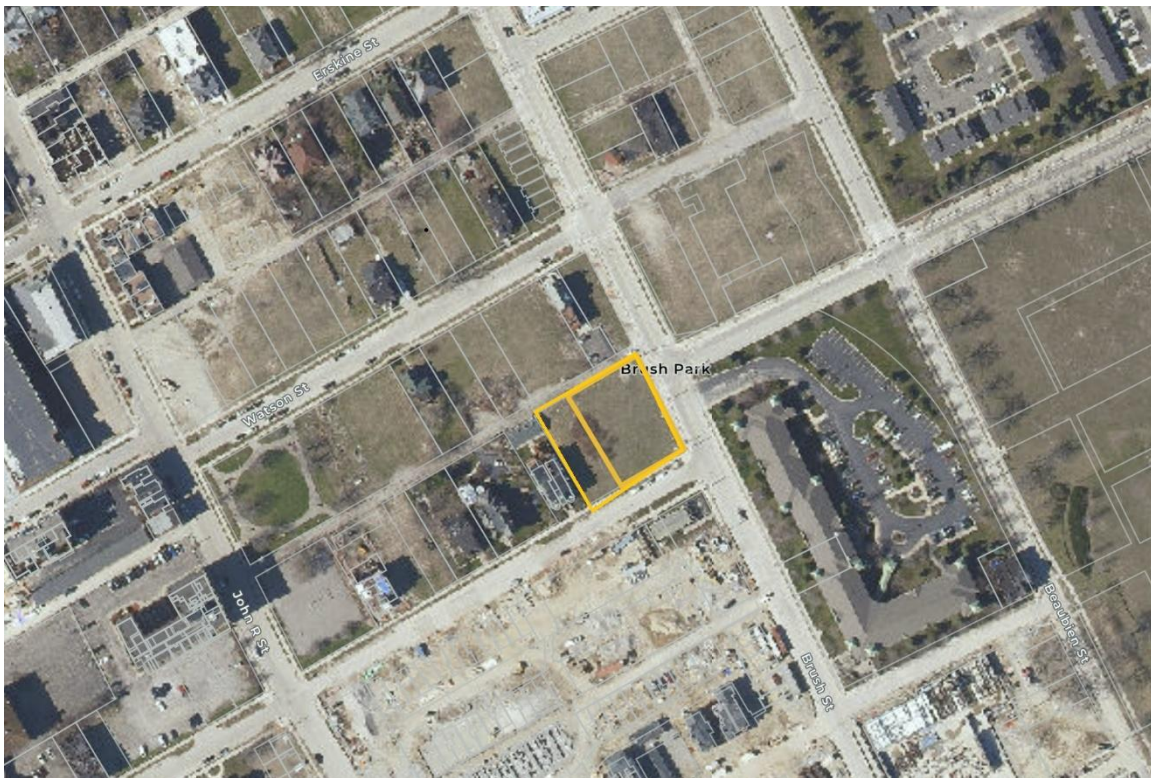
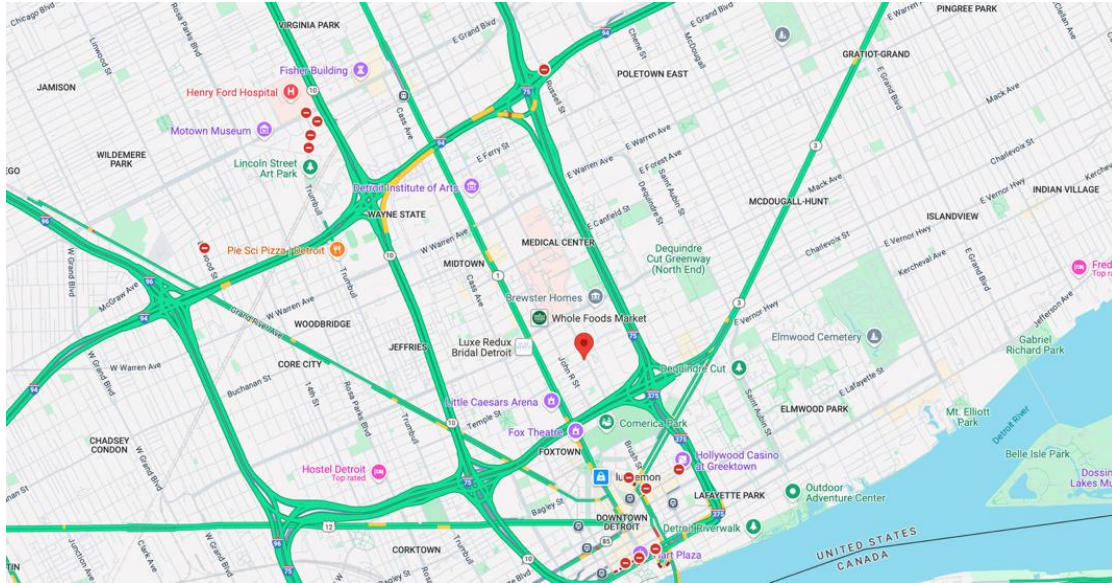
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

### **III. ATTACHMENTS**



## ATTACHMENT A

### Site Map



## **ATTACHMENT B**

### **Legal Descriptions of Eligible Property to which the Plan Applies**

**301 Edmund Place, Detroit, Wayne County, Michigan:**

Parcel: 01000724

N EDMUND PL 3 W 5 FT OF 2BLK 7 BRUSH SUB L2 P25 PLATS, WCR 1/43 55  
X150

**321 Edmund Place, Detroit, Wayne County, Michigan:**

Parcel: 01000725

N EDMUND PL E 45 FT OF 2 1BLK 7 BRUSH SUB OF PT OF PK LOTS 14 & 15 L2  
P25 PLATS W C R 1/43 105 IRREG

## ATTACHMENT C

### Project Description

<b>Address</b>	301 & 321 Edmund Pl, Detroit, MI 48201
<b>Developer</b>	Brush & Edmund Development LLC
<b>City Council District</b>	District 5
<b>Neighborhood</b>	Brush Park
<b>Located in HRD/SNF Targeted Area</b>	N/A
<b>Total Square Footage (SF)</b>	41,200
<b>Residential SF</b>	30,387
<b>Common Area SF</b>	9,658
<b>Retail SF</b>	1,155
<b>Industrial SF</b>	N/A
<b>Total Residential Units</b>	57 Units (12 Affordable)
<b>Studios</b>	24 Units (6 Affordable); 396 Avg. SF
<b>1-Bed</b>	25 Units (5 Affordable); 610 Avg. SF
<b>2-Bed</b>	3 Units (1 Affordable); 980 Avg. SF

By the third quarter of 2025, Brush & Edmund Development LLC will begin construction on an approximately four (4)-story mixed-use apartment building located at 301 & 321 Edmund Pl in Detroit, Michigan, named, “The Rim.” The building will be constructed on two (2) currently vacant parcels that were awarded to the Developer through a City of Detroit led RFP and subject to a fully executed Development and Purchase Agreement and the Developer will close and take title to the land in August 2025. The Project is approximately 57 units, mainly studios and one bedrooms, with 3 two-bedroom units. Twenty percent (20%) of the units will be affordable and reserved for families with incomes not exceeding 80% AMI.

### Sources and Uses of Capital Summary

**Total Investment:** \$15,630,277

**Estimated Jobs:** (FTE/Construction) One (1) FTE/45 Construction

**Eligible Activities:** Housing Development Activities, as described in Section C of the Plan.

### Additional Incentives

The Developer is seeking to obtain local approval for a Neighborhood Enterprise Zone District (“NEZ”) under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended. The NEZ will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

### Project Timeline:

Construction Start Date: Summer 2025

Expected Completion Date: Q1 2027



Exhibit A  
301 & 321 Edmund Place  
Brownfield Redevelopment Plan



**ATTACHMENT D**

**Letters of Support**



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

May 27, 2025

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

**RE: Brush & Edmund Brownfield Redevelopment Plan**

Dear Jennifer Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the Brush & Edmund Brownfield Redevelopment Plan (the "Plan") for consideration.

Woodward Capital Partners is the project developer ("Developer"). The property in the Plan consists of two (2) parcels at 301 & 321 Edmund Place bounded by the alley to the north, Brush Street to the east, Edmund Place to the south, and the property line to the west in the Brush Park neighborhood of Detroit.

The project consists of the development of vacant, city-owned land into a new-construction four (4) story mixed-use building. There will be an 1,155 square foot retail space as well as fifty-seven (57) rental apartments which will include studio, one-bedroom, and two-bedroom units. Twelve (12) of the apartments will be affordable for households at 80% AMI, evenly spread across all unit sizes.

The project will reactivate and return to the tax rolls vacant, city-owned properties at a prominent corner in the Brush Park neighborhood. The development adds much needed residential and retail space and features a site plan, building massing and design that is respectful to the neighboring historic as well as contemporary developments. Total investment is estimated at \$15.6 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



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234 Winder Street • Detroit, MI 48201 • [www.BrushParkCDC.org](http://www.BrushParkCDC.org) • [Hello@BrushParkCDC.org](mailto:Hello@BrushParkCDC.org)

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March 31, 2025

The Honorable City Council  
2 Woodward Ave #1340  
Detroit, MI 48226

**Re: Brush Park CDC Letter of Support for 321 Edmund Development Proposal**

The Brush Park Community Development Corporation (the “CDC”) forwards this letter to indicate our support for the proposed redevelopment of the property located at 321 Edmund Street (the “Project”) by the development team Woodward Capital Partners (the “Developer”).

The Developer presented the Project to the community at our public meeting February 11, 2025. After the presentation, the community was invited to comment and ask questions. Generally, the feedback was positive and supportive. The Developer has committed to offering 20% of the units at or below 80% AMI. Following the meeting, a majority of the CDC board members voted in support of the Project. Attached to this letter are some comments related to the proposed Project.

It is important to support and encourage development and investment in our neighborhood, especially when the investment saves one of our historic buildings from being demolished. We urge the City Council to support this project.

Thank you for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

A handwritten signature in blue ink that reads "Mike Essian". The signature is fluid and cursive, with a stylized "E" and "S".

Mike Essian, Vice President

# BRODER SACHSE

REAL ESTATE

May 21, 2025

## RE: Support Letter for 301 and 321 Edmund Pl

To Whom It May Concern,

I am writing to express my full support for the redevelopment of the properties located at 301 and 321 Edmund Place in Detroit's Brush Park neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while preserving the unique architectural and cultural character of Brush Park.

This project represents the culmination of years of design refinement, financial planning, and community engagement. The renovation of these properties will not only preserve their history, but it is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new four-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- **Mixed Income Units:** The building includes 57 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

I urge you to support this important project and help ensure the continued success of our community.

Sincerely,



Woodward and Erskine LLC

dba The Scott at Brush Park

Richard B. Broder, Owner

[rbroder@brodersachse.com](mailto:rbroder@brodersachse.com)

3663 Woodward Ave, Suite 550

Detroit, MI 48201

3663 Woodward Avenue | Suite 550 | Detroit, MI 48201

313-765-1000 | [brodersachse.com](http://brodersachse.com)

**RE: Support Letter for 301 and 321 Edmund Pl**

To Whom It May Concern,

I am writing to express my full support for the redevelopment of the properties located at 301 and 321 Edmund Place in Detroit's Brush Park neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Brush Park.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

\_\_\_\_Clifford A. Brown (not as a member of the Brush Park CDC)\_\_\_\_

Name

\_\_\_\_cbrown@woodborn.com\_\_\_\_\_

Email

2420 Bagley, Detroit, MI 48216\_\_\_\_\_

Address



# Hunter Pasteur

**RE: Support Letter for 301 and 321 Edmund Pl**

To Whom It May Concern,

I am writing to express my full support for the development of the parcel located at 301 and 321 Edmund Place in Detroit's Brush Park neighborhood. As a member of the community, I recognize the importance of this project in advancing our City's goals while designing a building that honors the unique architectural and cultural character of Brush Park.

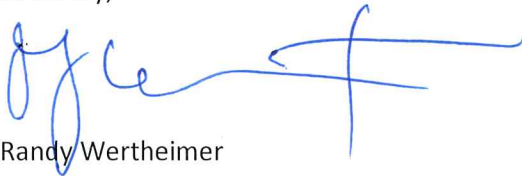
This development represents years of design effort, community engagement, and financial analysis, resulting in an apartment building which is well-positioned to bring lasting value to the neighborhood and to the City at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new four-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently vacant site.
- **Mixed Income Units:** The building includes 57 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing with rental rates at 80% Area Median Income (AMI) allowing for the creation of a mixed income community of residents within the building.

I urge you to support this important project and help ensure the continued success of our community.

Sincerely,



Randy Wertheimer

CEO, Hunter Pasteur

[randy@hunterpasteurhomes.com](mailto:randy@hunterpasteurhomes.com)



**RE: Support Letter for 301 and 321 Edmund Pl**

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I am writing to express my full support for the redevelopment of the properties located at 301 and 321 Edmund Place in Detroit's Brush Park neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Brush Park.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

MATTHEW NIE

Name

INFO@BRUSHERYDETROIT.COM

Email

2700 BRUSH ST. DETROIT, MI

Address



**RE: Support Letter for 301 and 321 Edmund Pl**

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I am writing to express my full support for the redevelopment of the properties located at 301 and 321 Edmund Place in Detroit's Brush Park neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Brush Park.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Kojo Asantey

Name

Kojoasantey@gmail.com

Email

2853 Brush St.

Address

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Sincerely,



Name

Email



Address

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Sincerely,

Walter Reitan

Name

Walter Reitan@carwest.net

Email

3150 Woodward Ave

Address

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Pamela Bowerman

Name

plumbowerman@icloud.com

Email

112 Watson St #23 Detroit MI 48201

Address

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Sincerely,

Elise Metzger

Name

Elise.m.metzger@gmail.com

Email

241 Alfred St, Detroit, MI, 48201

Address

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Sincerely,

Kevin Hill

Name

Gene@thedetroitdeal.com

Email

2915 John F #201

Address

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Kane Peterson

Name

khpeterson1@gmail.com

Email

3105 Brush St

Address

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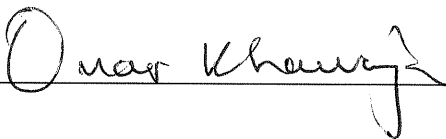
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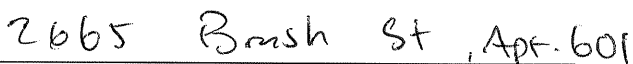
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Sincerely,

  
Name

\_\_\_\_\_  
Email

  
Address



**ATTACHMENT E**

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

**Table 1**  
**Eligible Activities and Costs**

MSHDA Eligible Activities Costs		Completion Season/Year
<b>Non-Environmental Eligible Activities</b>	Cost	
Financing Gap (Project Rent Loss)/Development Loss Subsidy	\$2,858,810	Spring 2025- Winter 2027
<b>Subtotal Non-Environmental Eligible Activities</b>	<b>\$2,858,840</b>	
Brownfield Plan and/or Work Plan Preparation	\$30,000	Spring 2025
Brownfield Plan and/or Work Plan Implementation	\$50,000	Duration of Brownfield Plan
<b>Non-Environmental Eligible Activities Total</b>	<b>\$2,938,810*</b>	

<b>Total Eligible Activities Costs for Developer</b>	<b>2,938,810*</b>
--	-------------------

Other Costs	
DBRA Administrative Costs	\$815,458
Local Brownfield Revolving Fund	\$1,502,450
State Brownfield Fund	\$179,671
<b>Total Estimated Cost to be Funded Through TIF</b>	<b>\$2,497,580</b>

\* Despite having Brownfield TIF eligible costs of \$3,070,020, the Developer's 16 year affordability commitment results in only \$2,938,810 in TIF reimbursement to the Developer.

**Table 2**  
**Housing TIF Eligible Activities and Costs**

Housing TIF Duration (Years)	16
Housing TIF Type	New Construction

A					B	C	D	E	F	G	H	I	
Structure Type	Unit Type	Unit AMI	Number of Units	Parking Allowance	Structure Description	MSHDA Control Rent	Total Allowable Housing Costs	Utility + Parking Allowance	=(C - D)	=(B - E)	=(F x A x 12)	=(G x TIF Duration)	=(H / A)
									Maximum Allowable Rent	Project Monthly Rent Loss Per Unit	Annual Rent Loss	Project Rent Loss Cap	Per Unit
#1	Studio	80%	6	\$50	Low Rise Apartment (Less than 5 Stories)	\$2,478	\$1,414	\$143	\$1,271	\$1,207	\$86,904	\$1,390,464	\$231,744
#1	1 Bed	80%	5	\$50	Low Rise Apartment (Less than 5 Stories)	\$2,725	\$1,515	\$177	\$1,338	\$1,387	\$83,220	\$1,331,520	\$266,304
#1	2 Bed	80%	1	\$25	Low Rise Apartment (Less than 5 Stories)	\$3,445	\$1,818	\$187	\$1,631	\$1,814	\$21,768	\$348,288	\$348,288

**Housing TIF Eligible Activities**

Financial Gap (Project Rent Loss)	\$3,070,272	Reimbursable
Infrastructure & Safety Improvements		Reimbursable
Demolition		Reimbursable
Renovation		Non-Reimbursable
Temporary Household Relocation		Non-Reimbursable
Acquisition Costs of Residential Rental Properties		Non-Reimbursable
<b>TOTAL</b>	<b>\$3,070,272</b>	

\* Despite having Brownfield TIF eligible costs of \$3,070,020, the Developer's 16 year affordability commitment results in only \$2,938,810 in TIF reimbursement to the Developer.

**ATTACHMENT F**

**TIF Tables**



Tax Increment Revenue Capture Estimates  
Brush Edmund Place  
301-321 Edmund Place  
Detroit, Michigan  
6/23/2025; SME Project 098576.00

Inflation Multiplier 1.02  
Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	0	0	1	2	3	4	5	6	7	8	9
Tax Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ -	\$ 3,079,413	\$ 6,158,825	\$ 6,282,002	\$ 6,407,642	\$ 6,535,794	\$ 6,666,510	\$ 6,799,840	\$ 6,935,837	\$ 7,074,554
Incremental Difference (New TV - Base TV)		\$ -	\$ 3,079,413	\$ 6,158,825	\$ 6,282,002	\$ 6,407,642	\$ 6,535,794	\$ 6,666,510	\$ 6,799,840	\$ 6,935,837	\$ 7,074,554

School Capture	Millage Rate		NEZ-NF	Full	Full	Full	NEZ Tax Abatement In Effect																			
State Education Tax (SET)	6.0000		1.8962	6.0000	6.0000	6.0000	\$	-	\$	7,481	\$	13,353	\$	13,620	\$	13,892	\$	14,170	\$	14,454	\$	14,743	\$	15,038	\$	15,338
School Operating Tax	18.0000		5.6887	18.0000	18.0000	18.0000	\$	-	\$	22,442	\$	40,059	\$	40,860	\$	41,677	\$	42,511	\$	43,361	\$	44,228	\$	45,113	\$	46,015
School Total	24.0000		7.5850	24.0000	24.0000	24.0000	\$	-	\$	29,923	\$	53,412	\$	54,480	\$	55,570	\$	56,681	\$	57,815	\$	58,971	\$	60,151	\$	61,354

Local Capture	Millage Rate		5/8	3/4	7/8										
City Operating	19.8123	6.2615	12.3827	14.8592	17.3358	\$ -	\$ 24,702	\$ 44,092	\$ 44,974	\$ 45,874	\$ 46,791	\$ 47,727	\$ 48,681	\$ 49,655	\$ 50,648
Library	4.5982	1.4532	2.8739	3.4487	4.0234	\$ -	\$ 5,733	\$ 10,233	\$ 10,438	\$ 10,647	\$ 10,860	\$ 11,077	\$ 11,298	\$ 11,524	\$ 11,755
Wayne County Operating (summer)	5.5913	1.7671	3.4946	4.1935	4.8924	\$ -	\$ 6,971	\$ 12,443	\$ 12,692	\$ 12,946	\$ 13,205	\$ 13,469	\$ 13,739	\$ 14,013	\$ 14,294
Wayne County Operation (winter)	0.9795	0.3096	0.6122	0.7346	0.8571	\$ -	\$ 1,221	\$ 2,180	\$ 2,223	\$ 2,268	\$ 2,313	\$ 2,360	\$ 2,407	\$ 2,455	\$ 2,504
Wayne County Jails	0.9327	0.2948	0.5829	0.6995	0.8161	\$ -	\$ 1,163	\$ 2,076	\$ 2,117	\$ 2,160	\$ 2,203	\$ 2,247	\$ 2,292	\$ 2,338	\$ 2,384
Wayne County Parks	0.2433	0.0769	0.1521	0.1825	0.2129	\$ -	\$ 303	\$ 541	\$ 552	\$ 563	\$ 575	\$ 586	\$ 598	\$ 610	\$ 622
HCMA	0.2062	0.0652	0.1289	0.1547	0.1804	\$ -	\$ 257	\$ 459	\$ 468	\$ 477	\$ 487	\$ 497	\$ 507	\$ 517	\$ 527
Wayne County RESA Enhancement	1.9812	0.6261	1.2383	1.4859	1.7336	\$ -	\$ 2,470	\$ 4,409	\$ 4,497	\$ 4,587	\$ 4,679	\$ 4,773	\$ 4,868	\$ 4,965	\$ 5,065
Wayne County RESA (ISD)	0.0952	0.0301	0.0595	0.0714	0.0833	\$ -	\$ 119	\$ 212	\$ 216	\$ 220	\$ 225	\$ 229	\$ 234	\$ 239	\$ 243
Wayne County RESA Special Ed	3.3328	1.0533	2.0830	2.4996	2.9162	\$ -	\$ 4,155	\$ 7,417	\$ 7,565	\$ 7,717	\$ 7,871	\$ 8,029	\$ 8,189	\$ 8,353	\$ 8,520
Wayne County Community College	3.2043	1.0127	2.0027	2.4032	2.8038	\$ -	\$ 3,995	\$ 7,131	\$ 7,274	\$ 7,419	\$ 7,568	\$ 7,719	\$ 7,873	\$ 8,031	\$ 8,191
Local Total	40.9770	12.9504	25.6106	30.7328	35.8549	\$ -	\$ 51,090	\$ 91,194	\$ 93,018	\$ 94,878	\$ 96,776	\$ 98,712	\$ 100,686	\$ 102,699	\$ 104,753

Non-Capturable Millages	Millage Rate		Full	Full	Full										
City Debt	7.0000	2.2123	7.0000	7.0000	7.0000	\$ -	\$ 8,728	\$ 15,578	\$ 15,890	\$ 16,208	\$ 16,532	\$ 16,863	\$ 17,200	\$ 17,544	\$ 17,895
School Debt	13.0000	4.1085	13.0000	13.0000	13.0000	\$ -	\$ 16,208	\$ 28,931	\$ 29,510	\$ 30,100	\$ 30,702	\$ 31,316	\$ 31,943	\$ 32,582	\$ 33,233
ZOO AUTHORITY	0.0988	0.0312	0.0988	0.0988	0.0988	\$ -	\$ 123	\$ 220	\$ 224	\$ 229	\$ 233	\$ 238	\$ 243	\$ 248	\$ 253
ART INSTITUTE	0.1979	0.0625	0.1979	0.1979	0.1979	\$ -	\$ 247	\$ 440	\$ 449	\$ 458	\$ 467	\$ 477	\$ 486	\$ 496	\$ 506
Total Non-Capturable Taxes	20.2967	6.4146	20.2967	20.2967	20.2967	\$ -	\$ 25,306	\$ 45,170	\$ 46,074	\$ 46,995	\$ 47,935	\$ 48,894	\$ 49,872	\$ 50,869	\$ 51,886

Total Tax Increment Revenue (TIR) Available for Capture \$ - \$ 81,014 \$ 144,606 \$ 147,498 \$ 150,448 \$ 153,457 \$ 156,526 \$ 159,657 \$ 162,850 \$ 166,107

Footnotes:  
1) Property is currently city owned and therefore has \$0 taxable value  
2) Assumes an NEZ is pursued and approved in 2026 thru 2040  
3) Assumed reassessment in 2026 (partial)



Plan Year	10	11	12	13	14	15	16	17	18	19	20	21	TOTAL
Tax Year	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 7,216,045	\$ 7,360,366	\$ 7,507,573	\$ 7,657,725	\$ 7,810,879	\$ 7,967,097	\$ 8,126,439	\$ 8,288,968	\$ 8,454,747	\$ 8,623,842	\$ 8,796,319	\$ 8,972,245	\$ -
Incremental Difference (New TV - Base TV)	\$ 7,216,045	\$ 7,360,366	\$ 7,507,573	\$ 7,657,725	\$ 7,810,879	\$ 7,967,097	\$ 8,126,439	\$ 8,288,968	\$ 8,454,747	\$ 8,623,842	\$ 8,796,319	\$ 8,972,245	\$ -

School Capture	Millage Rate	Phase Out												
State Education Tax (SET)	6.0000	\$ 15,645	\$ 15,958	\$ 16,277	\$ 45,946	\$ 46,865	\$ 47,803	\$ 48,759						\$ 359,342
School Operating Tax	18.0000	\$ 46,935	\$ 47,874	\$ 48,832	\$ 137,839	\$ 140,596	\$ 143,408	\$ 146,276						\$ 1,078,027
School Total	24.0000	\$ 62,581	\$ 63,832	\$ 65,109	\$ 183,785	\$ 187,461	\$ 191,210	\$ 195,035						\$ 1,437,369

Local Capture																											
	Millage Rate																										
City Operating	19.8123	\$	51,661	\$	52,694	\$	53,748	\$	98,592	\$	118,627	\$	139,423	\$	161,003	\$	164,224	\$	167,508	\$	170,858	\$	174,275	\$	177,761	\$	1,933,519
Library	4.5982	\$	11,990	\$	12,230	\$	12,474	\$	22,882	\$	27,532	\$	32,358	\$	37,367	\$	38,114	\$	38,877	\$	39,654	\$	40,447	\$	41,256	\$	448,747
Wayne County Operating (summer)	5.5913	\$	14,579	\$	14,871	\$	15,168	\$	27,824	\$	33,478	\$	39,347	\$	45,437	\$	46,346	\$	47,273	\$	48,218	\$	49,183	\$	50,167	\$	545,665
Wayne County Operation (winter)	0.9795	\$	2,554	\$	2,605	\$	2,657	\$	4,874	\$	5,865	\$	6,893	\$	7,960	\$	8,119	\$	8,281	\$	8,447	\$	8,616	\$	8,788	\$	95,591
Wayne County Jails	0.9327	\$	2,432	\$	2,481	\$	2,530	\$	4,641	\$	5,585	\$	6,564	\$	7,580	\$	7,731	\$	7,886	\$	8,043	\$	8,204	\$	8,368	\$	91,024
Wayne County Parks	0.2433	\$	634	\$	647	\$	660	\$	1,211	\$	1,457	\$	1,712	\$	1,977	\$	2,017	\$	2,057	\$	2,098	\$	2,140	\$	2,183	\$	23,744
HCMA	0.2062	\$	538	\$	548	\$	559	\$	1,026	\$	1,235	\$	1,451	\$	1,676	\$	1,709	\$	1,743	\$	1,778	\$	1,814	\$	1,850	\$	20,123
Wayne County RESA Enhancement	1.9812	\$	5,166	\$	5,269	\$	5,375	\$	9,859	\$	11,862	\$	13,942	\$	16,100	\$	16,422	\$	16,751	\$	17,086	\$	17,427	\$	17,776	\$	193,349
Wayne County RESA (ISD)	0.0952	\$	248	\$	253	\$	258	\$	474	\$	570	\$	670	\$	774	\$	789	\$	805	\$	821	\$	837	\$	854	\$	9,291
Wayne County RESA Special Ed	3.3328	\$	8,690	\$	8,864	\$	9,041	\$	16,585	\$	19,955	\$	23,454	\$	27,084	\$	27,625	\$	28,178	\$	28,742	\$	29,316	\$	29,903	\$	325,254
Wayne County Community College	3.2043	\$	8,355	\$	8,522	\$	8,693	\$	15,946	\$	19,186	\$	22,549	\$	26,040	\$	26,560	\$	27,092	\$	27,633	\$	28,186	\$	28,750	\$	312,713
Local Total	40.9770	\$	106,849	\$	108,986	\$	111,165	\$	203,914	\$	245,351	\$	288,363	\$	332,997	\$	339,657	\$	346,450	\$	353,379	\$	360,447	\$	367,656	\$	3,999,020

Non-Capturable Millages	Millage Rate													
City Debt	7.0000	\$ 18,253	\$ 18,618	\$ 18,990	\$ 53,604	\$ 54,676	\$ 55,770	\$ 56,885	\$ 58,023	\$ 59,183	\$ 60,367	\$ 61,574	\$ 62,806	\$ 721,186
School Debt	13.0000	\$ 33,898	\$ 34,576	\$ 35,267	\$ 99,550	\$ 101,541	\$ 103,572	\$ 105,644	\$ 107,757	\$ 109,912	\$ 112,110	\$ 114,352	\$ 116,639	\$ 1,339,345
ZOO AUTHORITY	0.0988	\$ 258	\$ 263	\$ 268	\$ 757	\$ 772	\$ 787	\$ 803	\$ 819	\$ 835	\$ 852	\$ 869	\$ 886	\$ 10,179
ART INSTITUTE	0.1979	\$ 516	\$ 526	\$ 537	\$ 1,515	\$ 1,546	\$ 1,577	\$ 1,608	\$ 1,640	\$ 1,673	\$ 1,707	\$ 1,741	\$ 1,776	\$ 20,389
Total Non-Capturable Taxes	20.2967	\$ 52,924	\$ 53,983	\$ 55,062	\$ 155,427	\$ 158,535	\$ 161,706	\$ 164,940	\$ 168,239	\$ 171,603	\$ 175,036	\$ 178,536	\$ 182,107	\$ 2,091,098

Total Tax Increment Revenue (TIR) Available for Capture \$ 169,429 \$ 172,818 \$ 176,274 \$ 387,700 \$ 432,812 \$ 479,573 \$ 528,032 \$ 339,657 \$ 346,450 \$ 353,379 \$ 360,447 \$ 367,656 \$ -

Footnotes:  
1) Property is currently city owned and therefore has \$0 taxable value  
2) Assumes an NEZ is pursued and approved in 2026 thru 2040  
3) Assumed reassessment in 2026 (partial)



Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	42.80%	\$ 1,257,698	0	\$ 1,257,698
Local	57.20%	\$ 1,681,111	\$ -	\$ 1,681,111
TOTAL				
MSHDA	100.0%	\$ 2,938,810	\$ -	\$ 2,938,810
	0.0%	\$ -	\$ -	\$ -

Estimated Total
Years of Plan: 21

Estimated Capture		
Administrative Fees	\$	815,458
State Brownfield Redevelopment Fund	\$	179,671
Local Brownfield Revolving Fund	\$	1,502,450

Tax Abatement(s) in effect														
	0	0	1	2	3	4	5	6	7	8	9	10	11	12
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue	\$	-	\$ 29,923	\$ 53,412	\$ 54,480	\$ 55,570	\$ 56,681	\$ 57,815	\$ 58,971	\$ 60,151	\$ 61,354	\$ 62,581	\$ 63,832	\$ 65,109
State Brownfield Redevelopment Fund (50% of SET)	\$	-	\$ 3,740	\$ 6,676	\$ 6,810	\$ 6,946	\$ 7,085	\$ 7,227	\$ 7,371	\$ 7,519	\$ 7,669	\$ 7,823	\$ 7,979	\$ 8,139
State TIR Available for Reimbursement	\$	-	\$ 26,183	\$ 46,735	\$ 47,670	\$ 48,624	\$ 49,596	\$ 50,588	\$ 51,600	\$ 52,632	\$ 53,684	\$ 54,758	\$ 55,853	\$ 56,970
Total Local Incremental Revenue	\$	-	\$ 51,090	\$ 91,194	\$ 93,018	\$ 94,878	\$ 96,776	\$ 98,712	\$ 100,686	\$ 102,699	\$ 104,753	\$ 106,849	\$ 108,986	\$ 111,165
BRA Administrative Fee (15%; < \$100,000)	\$	-	\$ 12,152	\$ 21,691	\$ 22,125	\$ 22,567	\$ 23,019	\$ 23,479	\$ 23,949	\$ 24,428	\$ 24,916	\$ 25,414	\$ 25,923	\$ 26,441
Local TIR Available for Reimbursement	\$	-	\$ 38,938	\$ 69,503	\$ 70,893	\$ 72,311	\$ 73,757	\$ 75,233	\$ 76,737	\$ 78,272	\$ 79,837	\$ 81,434	\$ 83,063	\$ 84,724
Total State & Local TIR Available	\$	-	\$ 65,121	\$ 116,239	\$ 118,564	\$ 120,935	\$ 123,353	\$ 125,821	\$ 128,337	\$ 130,904	\$ 133,522	\$ 136,192	\$ 138,916	\$ 141,694

DEVELOPER	Beginning Balance															
DEVELOPER Reimbursement Balance	\$ 2,938,810	\$ 2,938,810	\$ 2,938,810	\$ 2,873,689	\$ 2,757,450	\$ 2,638,887	\$ 2,517,952	\$ 2,394,598	\$ 2,268,778	\$ 2,140,441	\$ 2,009,537	\$ 1,876,015	\$ 1,739,823	\$ 1,600,907	\$ 1,459,213	

DEVELOPER REIMBURSEMENT																
MSHDA Housing Development Eligible Activity Costs	\$2,938,810	\$ -	\$ -	\$ 65,121	\$ 116,239	\$ 118,564	\$ 120,935	\$ 123,353	\$ 125,821	\$ 128,337	\$ 130,904	\$ 133,522	\$ 136,192	\$ 138,916	\$ 141,694	
State Tax Reimbursement	\$ 1,054,593	\$ -	\$ -	\$ 26,183	\$ 46,735	\$ 47,670	\$ 48,624	\$ 49,596	\$ 50,588	\$ 51,600	\$ 52,632	\$ 53,684	\$ 54,758	\$ 55,853	\$ 56,970	
Local Tax Reimbursement	\$ 1,800,287	\$ -	\$ -	\$ 38,938	\$ 69,503	\$ 70,893	\$ 72,311	\$ 73,757	\$ 75,233	\$ 76,737	\$ 78,272	\$ 79,837	\$ 81,434	\$ 83,063	\$ 84,724	
Total MSHDA Reimbursement Balance	\$ 2,938,810	\$ 2,938,810	\$ 2,873,689	\$ 2,757,450	\$ 2,638,887	\$ 2,517,952	\$ 2,394,598	\$ 2,268,778	\$ 2,140,441	\$ 2,009,537	\$ 1,876,015	\$ 1,739,823	\$ 1,600,907	\$ 1,459,213		
Total Annual Developer Reimbursement	\$ 2,938,810	\$ -	\$ -	\$ 65,121	\$ 116,239	\$ 118,564	\$ 120,935	\$ 123,353	\$ 125,821	\$ 128,337	\$ 130,904	\$ 133,522	\$ 136,192	\$ 138,916	\$ 141,694	

LOCAL BROWNFIELD REVOLVING FUND																
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:



	13	14	15	16	17	18	19	20	21			
	2038	2039	2040	2041	2042	2043	2044	2045	2046		TOTAL	
Total State Incremental Revenue	\$ 183,785	\$ 187,461	\$ 191,210	\$ 195,035	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,437,369	
State Brownfield Redevelopment Fund (50% of SET)	\$ 22,973	\$ 23,433	\$ 23,901	\$ 24,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,671	
State TIR Available for Reimbursement	\$ 160,812	\$ 164,028	\$ 167,309	\$ 170,655	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,257,698	
Total Local Incremental Revenue	\$ 203,914	\$ 245,351	\$ 288,363	\$ 332,997	\$ 339,657	\$ 346,450	\$ 353,379	\$ 360,447	\$ 367,656	\$ 3,999,020		
BRA Administrative Fee (15%; < \$100,000)	\$ 58,155	\$ 64,922	\$ 71,936	\$ 79,205	\$ 50,949	\$ 51,968	\$ 53,007	\$ 54,067	\$ 55,148	\$ 815,458		
Local TIR Available for Reimbursement	\$ 145,759	\$ 180,429	\$ 216,427	\$ 253,792	\$ 288,708	\$ 294,483	\$ 300,372	\$ 306,380	\$ 312,507	\$ 3,183,562		
Total State & Local TIR Available	\$ 306,572	\$ 344,457	\$ 383,736	\$ 424,448	\$ 288,708	\$ 294,483	\$ 300,372	\$ 306,380	\$ 312,507	\$ 4,441,260		

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 1,152,641	\$ 808,184	\$ 424,448	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
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DEVELOPER REIMBURSEMENT												
MSHDA Housing Development Eligible Activity Costs	\$ 306,572	\$ 344,457	\$ 383,736	\$ 424,448	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,938,810	
State Tax Reimbursement	\$ 160,812	\$ 164,028	\$ 167,309	\$ 170,655							\$ 1,257,698	
Local Tax Reimbursement	\$ 145,759	\$ 180,429	\$ 216,427	\$ 253,792							\$ 1,681,111	
Total MSHDA Reimbursement Balance	\$ 1,152,641	\$ 808,184	\$ 424,448	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	
Total Annual Developer Reimbursement	\$ 306,572	\$ 344,457	\$ 383,736	\$ 424,448		\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,938,810	

LOCAL BROWNFIELD REVOLVING FUND												
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ 288,708	\$ 294,483	\$ 300,372	\$ 306,380	\$ 312,507	\$ 1,502,450		
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ 288,708	\$ 294,483	\$ 300,372	\$ 306,380	\$ 312,507	\$ 1,502,450		
Total LBRF Capture												

\* Up to five years of capture for LBRF Deposits after eli

Footnotes:



**ATTACHMENT G**

**BSEED Acknowledgement of Receipt of Environmental Documents**

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: 301 and 321 Edmund Place

DATE: 05/30/2025

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 ASTI Environmental, on behalf of Woodward Capital Partners, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 310 and 321 Edmund Place 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
- 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA guidelines.

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

By: Connor Jenkins  
Its: Environmental Specialist III

## ATTACHMENT H

### INCENTIVE INFORMATION CHART FOR CITY COUNCIL:

Project Type	Incentive Type(s)	Investment Amount	City Council District
Commercial/Residential	NEZ, Brownfield TIF	\$15,630,277	District 5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	30	15	1	3	0	0

**1. What is the plan for hiring Detroiters?** Brush & Edmund Development LLC (the “Developer”), with cooperation from its general constructor and guidance from the City of Detroit’s Civil Rights, Inclusion and Opportunity Department (“CRIO”), utilize Detroit at Work, and make best efforts to hire Detroiters wherever possible.

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

It is anticipated that three (3) full-time equivalent (FTE) direct permanent jobs will be created by tenants in the ground floor commercial space. The anticipated tenant employment will be non-professional service sector employment in either service-oriented retail or administrative office support.

**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?**

The Developer has received and garnered strong support for the Project from the following local organizations:

- Brush Park CDC
- City Modern HOA
- Midtown Detroit, Inc.

**5. When is construction slated to begin?**

Construction is slated to begin in late Summer 2025.

**6. What is the expected completion date of construction?**

Construction completion is anticipated to be completed by the end of the first quarter of 2027.

## ATTACHMENT I

### Affordable Housing Plan

- A. **Name of Developer:** Brush & Edmund Development LLC, a Michigan limited liability company
- B. **Name of Project:** The Rim
- C. **Address of Project:** 301 & 321 Edmund Pl, Detroit, MI 48201
- D. **Housing Development Costs:** \$15,630,277
- E. **Total # of Units:** 57
- F. **Total # of Affordable Units:** 12
- G. **Types of Units:**

	<b>Sq.Ft</b>	<b>80% AMI</b>	<b>120% AMI</b>	<b>Market Rate</b>	<b>Total</b>
<b>Studio</b>	396	6	-	18	24
<b>One (1) Bedroom</b>	610	5	-	25	30
<b>Two (2) Bedroom</b>	980	1	-	2	3
<b><u>Total # of Units</u></b>		12		45	<b>57</b>

- H. **For Sale or Rental:** Rental
- I. **New Construction or Rehabilitation:** New Construction
- J. **Mixed Use Project:** Yes
- K. **Public Benefit:**

- a. **Affordable Housing:** This project addresses Detroit's pressing need for affordable housing by offering 57 residential units, with approximately twelve (12) units set aside for families earning 80% or less of the area median income (AMI). This effort aligns with city-wide initiatives to reduce housing insecurity and ensure that all residents have access to safe, quality housing.
- b. **Community Enhancement:** The development of a blighted property site into a vibrant mixed-use development will enhance Brush Park's ambiance and safety. The presence of new residents and businesses will increase the neighborhood's activity, fostering a sense of community and livelihood.

**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., **16 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:**

The Project addresses a critical need for affordable housing in the Brush Park neighborhood by providing approximately twelve (12) affordable units, including approximately six (6) studio apartments at 80% AMI, approximately five (5) one-bedroom apartments at 80% AMI and approximately one (1) two-bedroom apartment at 80% AMI. The Project also supports the City's broader goals of neighborhood revitalization and increased access to affordable housing, especially in areas targeted for redevelopment.

**N. Absorption data and/or job growth data:**

Detroit experienced a net absorption of approximately 4,195 units, surpassing the 10-year average of 3,024 units. This indicates a strong demand recovery following previous years of subdued activity. Historically, Detroit's apartment market sees net move-outs in the final quarter. However, in Q4 2023, the city absorbed around 1,100 units, marking one of the strongest year-end performances in over two decades. This data is from HR&A's Detroit Housing Data Report (dated April 2024) and this Project will help address the need for additional housing units in Detroit.

According to the BLS, As of June 2024, total nonfarm employment in the metro area was 2,082,400, a modest increase of 7,300 jobs (0.4%) from June 2023. The City of Detroit is averaging 10.4% unemployment in 2024, which is down 2.8% from 2023.

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

There are approximately 45 market rate units and 12 affordable units contemplated for the Project. Construction of the market rate units will occur concurrently with the affordable units. It is currently anticipated that construction of the Project will begin in Q3 2025 and will be completed 18 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., 19 years).

**Q. Additional Considerations/Miscellaneous:**

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