

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
PETIT BATEAU LLC
DEVELOPMENT PROJECT

July 17, 2019

Prepared by:

Petit Bateau LLC
421 East Ferry
Detroit, Michigan 48202
Contact Person: Julio Bateau
Phone: (313) 363-9485
discovereastferry@gmail.com

Warner Norcross & Judd LLP
900 Fifth Third Center
111 Lyon Street NW
Grand Rapids, Michigan 49503
Contact Person: Jared T. Belka
Phone: (616) 752-2447
jbelka@wnj.com

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

TABLE OF CONTENTS

I.	INTRODUCTION	I-1
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property	II-2
	B. Basis of Eligibility	II-3
	C. Summary of Eligible Activities	II-3
	D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	II-4
	E. Plan of Financing; Maximum Amount Of Indebtedness	II-5
	F. Duration of Plan	II-6
	G. Effective Date of Inclusion	II-6
	H. Displacement/Relocation of Individuals On Eligible Property	II-6
	I. Local Brownfield Revolving Fund (LBRF)	II-6
	J. Brownfield Redevelopment Fund	II-7
	K. Developer Obligations, Representations and Warrants	II-8
III.	ATTACHMENTS	
	A. Site Map	A-1-2
	B. Legal Description(s)	B-1
	C. Project Description	C-1
	D. Supportive Letters	D-1
	E. Estimated Cost of Eligible Activities	E-1

F. TIF Tables	F-1-3
G. Environmental Documents	G-1
H. Incentives Chart	H-1

I. INTRODUCTION

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. The identification or designation of a developer or proposed use of the eligible property 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 the information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

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

The eligible property consists of the entire City of Detroit block bounded by Beaubien Street, Frederick Street, St. Antoine Street and the alleyway and is comprised of seven (7) parcels of land (503, 511, 525, 541, 555, 561, and 565 Frederick Street), Detroit, Wayne County containing approximately 1.51 acres of vacant land. The parcels described herein and all new taxable tangible personal property located thereon will comprise the eligible property under this Plan and is referred to herein as the “Property.” With the exception of the 511 Frederick parcel which is adjacent and contiguous, the balance of the Property is considered a “facility” due to the presence of ethylbenzene, arsenic, chromium and selenium in the soil at levels exceeding acceptable screening levels. The Property has been vacant for years and was historically occupied by residential, multi-family apartments, a church and an auto repair shop.

Attachment A includes a site map of the Property. Parcel information for the Property is outlined below. Attachment B provides the individual legal descriptions for the Property.

Owner	Petit Bateau LLC
Address	503 Frederick
Parcel ID	003001481
Owner	Bernard Friedman (Under contract with Petit Bateau LLC)
Address	511 Frederick
Parcel ID	03001482
Owner	Petit Bateau LLC
Address	525 Frederick
Parcel ID	03001483
Owner	Petit Bateau LLC
Address	541 Frederick
Parcel ID	03001484-6
Owner	Petit Bateau LLC
Address	555 Frederick
Parcel ID	03001487-8
Owner	Petit Bateau LLC
Address	561 Frederick
Parcel ID	03001489.001
Owner	City of Detroit P&DD (Subject to Development Agreement with Petit Bateau LLC)

Address	565 Frederick
Parcel ID	03001489.002L

Petit Bateau LLC (“Developer”) is the project developer. Developer intends to prepare the Property for the construction of a five (5) story mixed-use building (“East Building”), a four (4) story mixed-use building (“West Building”) and approximately twenty (20) residential townhomes, along with associated site improvements (the “Project”). The Project will include a total of approximately eighty-five (85) units with the East Building containing approximately thirty-nine (39) units with approximately 3,200 SF of commercial space, the West Building containing approximately twenty-six (26) units, and approximately twenty (20) townhome units.

It is currently anticipated construction will begin in the fall of 2019 and eligible activities will be completed within 3-6 months from the commencement of construction. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and 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 anything to the contrary contained herein, 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 description of the Project to be completed at the Property and Attachment D includes letters of support for the Project.

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

Except for the 511 Frederick parcel, the balance of the Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial, industrial, public, or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property was determined to be a “facility” as defined by Act 381. The 511 Frederick parcel is adjacent and contiguous to the balance of the Property and is also considered “eligible property.”

The Property is considered “eligible property” as defined by Act 381, Section 2 due to the presence of ethylbenzene, arsenic, chromium and selenium in the soil above the EGLE Part 201 Generic Cleanup Criteria (GCC), as well as the 511 Frederick parcel being adjacent and contiguous. Therefore, based on the results of the analytical sampling, the Property is classified as a “facility” under Part 201 of the Natural Resources and Environmental Protection Act, 451 P.A. 1994, as amended (“Act 451”). The individual parcels may be combined at a later date during the development process. Attachment G includes a confirmation of the “facility” status.

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include baseline

environmental assessment activities, demolition, lead and asbestos abatement, department specific activities, site preparation, infrastructure improvements, and the development and preparation of brownfield plan and work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues 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 does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and will be completed within three (3) years after approval of the Michigan Strategic Fund (“MSF”) work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below), whichever is later. 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 incurred by it as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. 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”), to the extent permitted by Act 381.

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(uu) 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 MSF and the Michigan Department of Environment, Great Lakes and Energy (“EGLE”), as may be required pursuant to Act 381, within 180 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 of the DBRA from the Property 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, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total 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 the 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 is attached to this Plan 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 the (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits in the State Brownfield Redevelopment Fund and (iii) to make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

Taxing Jurisdictions	<u>Reimbursement Costs</u>	<u>DBRA Admin Costs</u>	<u>SBRF Capture</u>	<u>LBRF Capture</u>
School Operating Tax	\$683,922	\$0	\$0	\$76,969
State Education Tax	\$113,987	\$0	\$163,677	\$12,828
City General Operating	\$715,195	\$228,888	\$0	\$330,249
HCMA	\$7,671	\$2,455	\$0	\$3,542
Wayne County Op	\$202,468	\$64,797	\$0	\$93,492
WCCC	\$116,169	\$37,178	\$0	\$53,642
Library	\$165,991	\$53,123	\$0	\$76,648
Wayne County Other	\$77,918	\$24,936	\$0	\$35,979
Wayne County ISD	\$195,872	\$62,686	\$0	\$90,446
Total	\$2,279,193	\$474,063	\$163,677	\$773,795

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

City Debt	\$471,582
School Debt	\$875,795
DIA	\$13,473

Zoo	\$6,737
Total	\$1,367,587

Nothing shall prohibit the Developer from submitting reimbursement requests up to the maximum amount of eligible costs approved for eligible activities under this Plan. In the event the actual tax increment revenue capture is greater than projected, the Developer will be reimbursed up to 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 (3) and (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. The first year of capture is anticipated to be 2020.

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 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 otherwise agreed upon by the Developer, the DBRA, and 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 cost of eligible activities permitted under this Plan.

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

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues from 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(2)(f) of Act 381 for the duration of this Plan.

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

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

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

There are no persons or businesses residing on the eligible property and no occupied residences 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 estimated at \$773,795. 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

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, and/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 have been performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Environmental Documents.

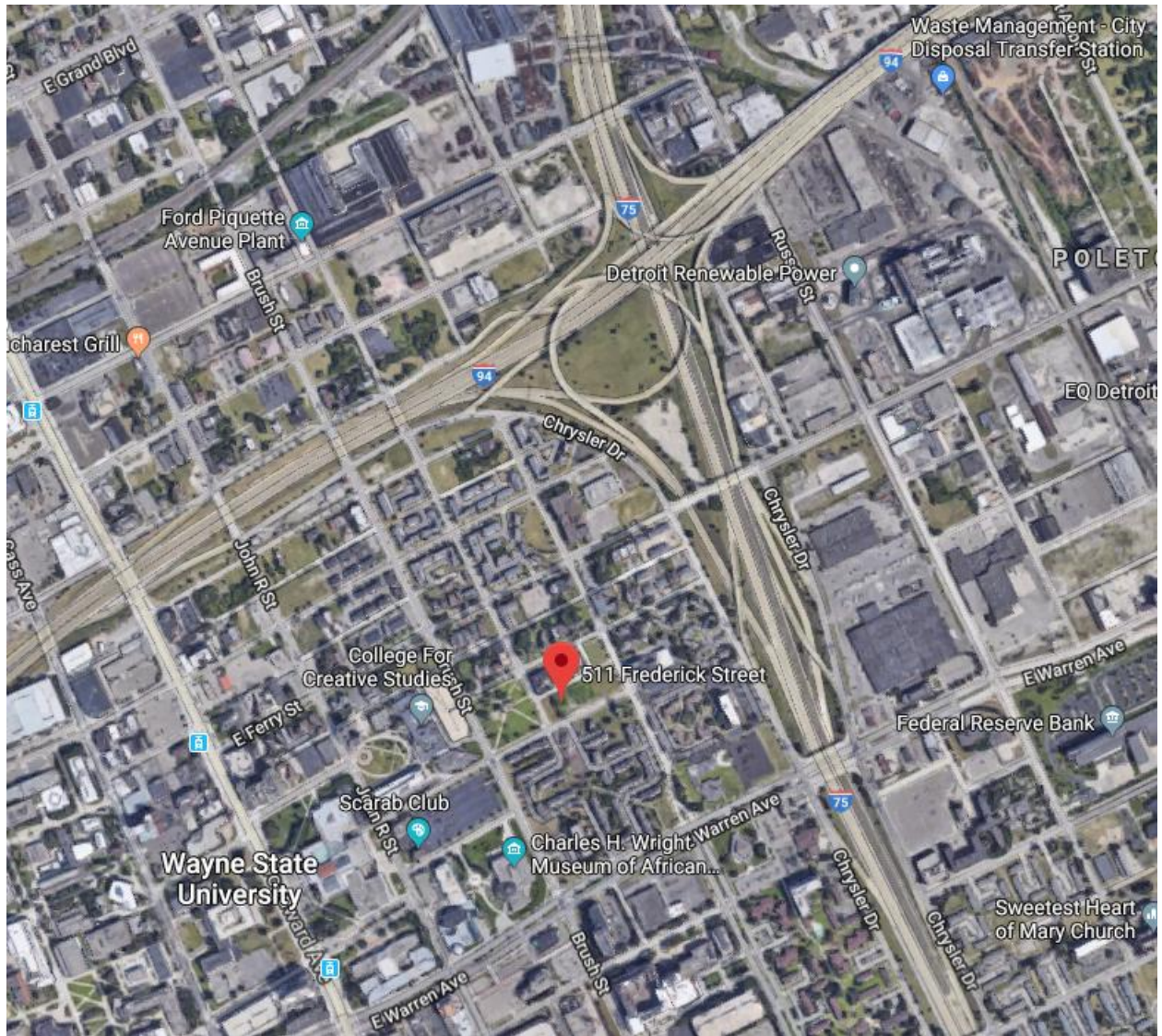
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority, or State of Michigan Land Bank Authority financing component.

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.

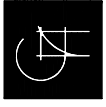
III. ATTACHMENTS

ATTACHMENT A

Site Map







George J. Hartman
Architects, P.C.
6905 Telegraph Road
Suite 101
Bloomfield Hills, MI 48301
248-258-5811 PH.
hartmanarchitects@earthlink.net

Date:
May 1, 2019
Revised: May 20, 2019
Revised: May 28, 2019
Revised: June 3, 2019
Revised: June 10, 2019
Revised: July 10, 2019

© Copyright 2019
Project:
Petit Bateau
Development

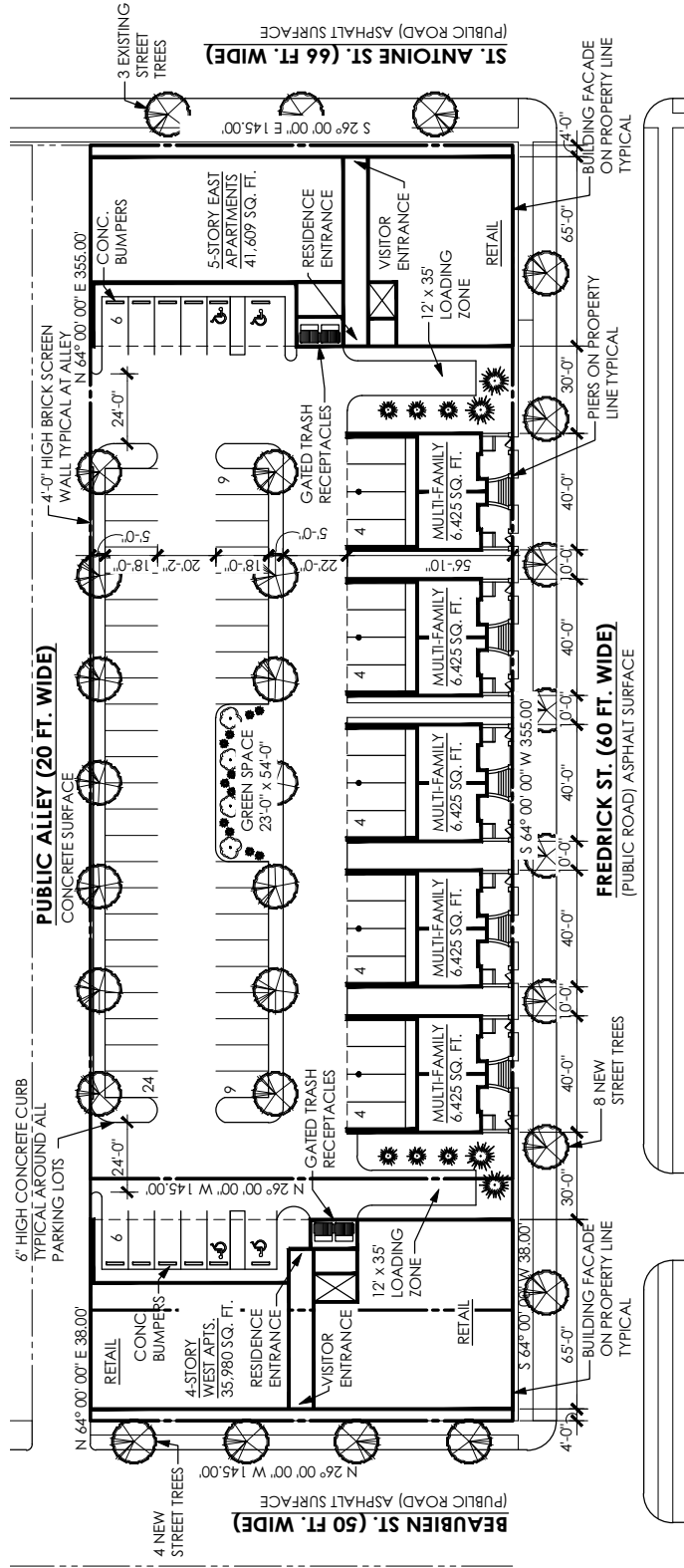
Developer:
Nailah, LLC.

421 East Ferry
Detroit, Michigan 48202
313.874.3345

GHA Project # 1911
A-0.1
Site Design

LEGAL DESCRIPTION:
LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN, BEING THE WEST 38 FEET OF THE EAST 218 FEET OF THE SOUTH 1,450.9 FEET OF LOT 195, THE WEST 45 FEET OF THE EAST 135 FEET OF THE SOUTH 1,450.9 FEET OF LOT 195, AND THE EAST 90 FEET OF THE SOUTH 1,450.9 FEET OF LOT 195, ALL LYING NORTH OF AND ADJACENT TO FREDRICK AVENUE, 60 FEET WIDE; "PLAT OF PART OF BEAUBIEN FARM IN THE CITY OF DETROIT AS SURVEYED INTO TOWN LOTS FOR PROPRIETORS BY JOHN MULLETT SURVYOR", JULY 1831, AS RECORDED IN LIBER 6, PAGE 475-478, CITY RECORDS, ALSO, LOT 10 AND THE WEST 16 FEET OF LOT 9, BLOCK 36; "FERRY & LYSTERS SUBDIVISION OF BLOCKS 32, 34, 35, 36, 37, AND 38, ANTOINE BEAUBIEN FARM" BETWEEN FERRY AVE., AND THEODORE ST., CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, (AS RECORDED IN LIBER 12, OF PLATS, PAGE 42) ALSO THE EAST 32 FEET OF LOT 9, ALL OF LOTS 8 AND 7, AND THE WEST 28 FEET OF LOT 6, BLOCK 36, OF SAID FERRY AND LYSTERS SUBDIVISION.

PARKING REQUIREMENTS:
SURFACE PARKING PROVIDED = 54 SPACES
MULTI-FAMILY PARKING PROVIDED = 20 SPACES (1 PER UNIT)
TOTAL PARKING PROVIDED = 74 SPACES
PARKING REQUIRED = 75 SPACES X 65 UNITS = 48,75 (49) SPACES
SURPLUS = 5 SPACES
LANDSCAPE REQUIREMENTS
LANDSCAPE AREA REQUIRED = 54 SPACES X 18 SQ. FT. PER SPACE = 972 SQ. FT.
LANDSCAPE AREA PROVIDED = 9,785 SQ. FT.
SHADE TREES REQUIRED = 1 PER 250 SQ. FT. = 954 SQ. FT. REQUIRED / 250 = 4 TREES
14 TREES PROVIDED



SITE PLAN DESIGN
SCALE: 1" = 40'-0"



**ATTACHMENT B
Legal Descriptions**

Owner	Petit Bateau LLC
Address	503 Frederick
Parcel ID	003001481
Legal Description	N FREDERICK W 38 FT OF E 218 FT OF S 145.09 FT OF 195 LYG N & ADJ FREDERICK AVE 60'WDPLAT OF COMMISSIONERS SUB OF L BEAUBIEN FARM L6 P475-8 CITY RECORDS, W C R 3/3 38 X 145.09
Owner	Bernard Friedman (Under contract with Petit Bateau LLC)
Address	511 Frederick
Parcel ID	03001482
Legal Description	N FREDERICK W 45 FT OF E 180 FT OF S 145.09 FT OF 195 LYG N & ADJ FREDERICK AVE 60'WDPLAT OF COMMISSIONERS SUB OF L BEAUBIEN FARM L6 P475-8 CITY RECORDS, W C R 3/3 45 X 145.09
Owner	Petit Bateau LLC
Address	525 Frederick
Parcel ID	03001483
Legal Description	N FREDERICK W 45 FT OF E 135 FT OF S 145.09 FT OF 195 LYG N & ADJ FREDERICK AVE 60'WDPLAT OF COMMISSIONERS SUB OF L BEAUBIEN FARM L6 P475-8 CITY RECORDS, W C R 3/3 45 X 145.09
Owner	Petit Bateau LLC
Address	541 Frederick
Parcel ID	03001484-6
Legal Description	N FREDERICK E 90 FT OF S 145.09 FT OF 195 LYG N & ADJ FREDERICK AVE 60'WDPLAT OF COMMISSIONERS SUB OF L BEAUBIEN FARM L6 P475-8 CITY RECORDS, W C R 3/3 W 32 FT OF 10BLK 36 FERRY & LYSTERS SUB L12 P42 PLATS, W C R 3/64 122 X 145.09
Owner	Petit Bateau LLC
Address	555 Frederick
Parcel ID	03001487-8
Legal Description	N FREDERICK E 16 FT OF 10 W 16 FT OF 9 BLK 36 FERRY & LYSTERS SUB OF BLKS 32, 34 THRU 38 L12 P42 PLATS, W C R 3/64 32 X 145.09
Owner	Petit Bateau LLC

Address	561 Frederick
Parcel ID	03001489.001
Legal Description	N FREDERICK E 32 FT 9 8 THRU 7 W 28 FT 6BLK 36--- FERRY & LEYSTERS L12 P42 PLATS W C R 3/64 156 X 145.09
Owner	City of Detroit P&DD (Subject to Development Agreement with Petit Bateau LLC)
Address	565 Frederick
Parcel ID	03001489.002L
Legal Description	N FREDERICK E 16 FT 6BLK 36---FERRY & LEYSTERS L12 P42 PLATS W C R 3/64 16 X 145.09

ATTACHMENT C

Project Description

PROJECT SUMMARY

- Project Name:** Petit Bateau Development
- Project Location:** 503, 511, 525, 541, 555, 561, and 565 Frederick Street, Detroit, Wayne County, MI
- Type of Eligible Property:** Facility and Adjacent and Contiguous
- Total Project Investment:** Approximately \$23,400,000
- Eligible Activities:** Baseline environmental assessment activities, demolition, lead and asbestos abatement, department specific activities, site preparation, infrastructure improvements (including green storm water management system), and development, preparation and implementation of brownfield plan and work plan.
- Reimbursable Costs:** \$2,279,193 – Nothing shall prohibit the Developer from submitting reimbursement requests up to the maximum amount of eligible costs approved for eligible activities under this Plan. In the event the actual tax increment revenue capture is greater than projected, the Developer will be reimbursed up to the maximum amount of eligible costs approved for eligible activities under this Plan.
- Years to Complete Payback:** 23 years
- Base TV/New TV Estimate:** Base \$13,215/New \$3,600,000
- Project Overview:** Petit Bateau LLC is proposing to be proposed project will include construction of a five (5) story mixed use building (“East Building”) with ground floor retail and thirty-nine (39) residential units above, a four (4) story mixed use building (“West Building”) with ground floor retail and twenty-six (26) residential units above, and twenty (20) residential townhomes (the “Project”). The Project will include a total of eighty-five (85) units.

The Project will redevelop one of the last development sites in Midtown and the Historic Art Center neighborhood. The Property was historically occupied by residential, multi-family apartments, a church and an auto repair shop.

The site is currently vacant and owned/under the control by the Developer and consists of seven (7) parcels comprising approximately 1.51 acres. Total investment in the Project is estimated to be approximately \$23 million with approximately 100 temporary construction jobs and 2 new positions associated with the residential units. The Project will significantly improve the site and surrounding area through the delivery of quality infill and affordable mixed-use housing in the City.

The Project was a recipient of EPA grant funding from the DBRA/City of Detroit to pay for initial site assessments. Grant funded costs are not included as part of the Reimbursable Costs.

ATTACHMENT D

Support Letters



September 16, 2019

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

RE: Petit Bateau LLC Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Petit Bateau LLC Brownfield Redevelopment Plan (the "Plan").

Petit Bateau LLC is the project developer ("Developer"). The property in the Plan is located on approximately five (5) parcels of land on the north side of Frederick Street in the Art Center neighborhood of Detroit's Midtown and is bounded by Beaubien Street to the west, Frederick Street to the south, St. Antoine Street to the east, and the alleyway to the north.

The Plan consists of the construction of a five-story mixed-use building, a three-story mixed-use building and twenty townhomes, onsite structured parking, and green stormwater infrastructure features. The Plan will include approximately 71 residential units. The project will develop one of the last development sites in Midtown and the Historic Art Center neighborhood. Total investment is estimated at \$14.4 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 Review
Planning and Development Department

c: B. Vosburg



October 12, 2018

Mr. Julio Bateau
Nailah LLC
421 E. Ferry
Detroit, MI 48202

Re: Petit Bateau Development

Dear Mr. Bateau:

Thank you for your interest in Local Initiatives Support Corporation (LISC) for financing your proposed mixed use project in the Midtown Detroit neighborhood. LISC understands the project will be approximately 110 units of housing which include affordable residential units and 22,000 sq. ft. of commercial space. Project development costs are approximately \$15 million with prospective financing sources including senior mortgage loan, Brownfields, PACE, CRP and owner's equity.

LISC supports the development of the proposed project which will help address the need for decent affordable housing and business support in neighborhood developments. LISC can provide a construction, bridge and mini-perm loans to help bring the project to fruition.

Please feel free to contact me at 313.265.2892 if you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Anthony Batiste". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anthony Batiste
Director, Lending and Portfolio Management

October 17, 2018

Richard Hosey, Owner
Kirby Center Lofts
609 E Kirby Detroit, MI 48202

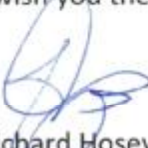
Mr. Julio Bateau
East Ferry Development
421 E. Ferry
Detroit, MI 48202

Dear Mr. Bateau,

I am pleased to write this letter of support for the Petit Bateau housing development on Frederick street in the Art Center district of Midtown Detroit. Your track record in providing quality housing in this neighborhood is extremely strong and your efforts have in large part been responsible for much of the investment that is continuing today in this historic section of Detroit.

I am very supportive of this project as it will bring additional need density to a neighborhood that is extremely desirable given its unique set of assets including museums, schools and day care facilities. This project represents a fulfillment of the hopes previous developments as well as state and local governments, that prior work would be a catalyst for this infill development to complete the block. Although some of the housing built recently in the neighborhood have incorporated an affordable component, more moderate income developments are needed to maintain the diversity of the Art Center area.

I wish you the best of luck with this project.



Richard Hosey
Owner, Kirby Center Lofts



Warren C. Evans
Wayne County Executive

Brian Vosburg
Director of Brownfield Redevelopment
DEGC
Detroit, MI

RE: Wayne County Support for Petit Bateau Development Project

Dear Mr. Vosburg,

On behalf of the Wayne County Economic Development Corporation (WCEDC) and the Wayne County Brownfield Redevelopment Authority (WCBRA), I am writing to offer our support of this project. We are excited by the opportunity to support the Petit Bateau as it works to redevelop this brownfield property in the City of Detroit, creating improved environmental conditions as well as jobs and affordable homes. In addition, the WCBRA has continuing discussions to possibly provide low-interest loans to help support this project financially through its Revolving Loan Fund. We have worked with Julio Bateau in the past and find him to be a positive actor in the community and a capable developer for projects such as this one.

We look forward to working with you and with Petit Bateau LLC to see this project completed. If you have any questions, please do not hesitate to contact me.

Sincerely,

Dakota Korth
Department Executive
Wayne County Economic Development Authority

WAYNE COUNTY
ECONOMIC DEVELOPMENT CORPORATION
500 Griswold Street, 28th Floor
Detroit, Michigan 48226
www.waynecounty.com

ATTACHMENT E

Estimated Cost of Eligible Activities Table

ESTIMATED COST OF ELIGIBLE ACTIVITIES

Description of Eligible Activities	Estimated Cost
Environmental Activities	
1. Baseline Environmental Assessment Activities	\$ 10,000
2. Due Care Activities – soil excavation, transportation and disposal	\$ 200,000
Subtotal – Environmental Activities	\$ 210,000
3. Contingency (15%)	\$ 31,500
4. Brownfield Plan and Work Plan development and preparation	\$ 15,000
Total Environmental Activities	\$ 256,500
Non-Environmental Activities	
5. Demolition	\$ 2,620
6. Lead and Asbestos Abatement	\$ 2,500
7. Site Preparation	\$60,000
8. Infrastructure Improvements (including green storm water management system)	\$ 1,680,700
Subtotal – Non-Environmental Activities	\$ 1,745,820
9. Contingencies (15%)	\$ 261,873
10. Brownfield Plan and Work Plan development and preparation	\$ 15,000
Total Non-Environmental Activities	\$ 2,022,693
Total Estimated Cost to Developer to be Funded Through TIF	\$ 2,279,193
11. State Brownfield Revolving Fund	\$ 163,677
12. DBRA Administrative Fees	\$ 474,063
13. Local Brownfield Revolving Fund	\$ 773,795
Total Potential Capture	\$ 3,690,728

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates for Homestead Units
 Petit Bateau, LLC
 503, 511, 525, 541, 555, 561 and 565 Frederick Street
 Detroit, Michigan
 July 17, 2019

Estimated Taxable Value (TV) Increase Rate: 0.75%		NEZ - Homestead Units												
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Base Land Taxable Value	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	
Estimated New Land TV	\$ 3,200	\$ 3,200	\$ 3,224	\$ 3,248	\$ 3,273	\$ 3,297	\$ 3,322	\$ 3,347	\$ 3,372	\$ 3,397	\$ 3,423	\$ 3,448	\$ 3,474	
Estimated New Improvements TV	\$ -	\$ -	\$ 872,331	\$ 878,874	\$ 885,465	\$ 892,106	\$ 898,797	\$ 905,538	\$ 912,330	\$ 919,172	\$ 926,066	\$ 933,011	\$ 940,009	
Incremental Land Difference (New TV - Base TV)	\$ -	\$ -	\$ 24	\$ 48	\$ 73	\$ 97	\$ 122	\$ 147	\$ 172	\$ 197	\$ 223	\$ 248	\$ 274	
Incremental Improvements Difference (New TV - Base TV)	\$ -	\$ -	\$ 872,331	\$ 878,874	\$ 885,465	\$ 892,106	\$ 898,797	\$ 905,538	\$ 912,330	\$ 919,172	\$ 926,066	\$ 933,011	\$ 940,009	
School Capture	Millage Rate	NEZ Taxes												
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 1,353	\$ 1,363	\$ 1,374	\$ 1,384	\$ 1,395	\$ 1,405	\$ 1,416	\$ 1,427	\$ 1,438	\$ 1,449	\$ 1,460
School Operating Tax	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
School Total	24.0000	\$ -	\$ -	\$ 1,353	\$ 1,363	\$ 1,374	\$ 1,384	\$ 1,395	\$ 1,405	\$ 1,416	\$ 1,427	\$ 1,438	\$ 1,449	\$ 1,460
Local Capture	Millage Rate													
City General Op	19.9520	\$ -	\$ 4,499	\$ 4,534	\$ 4,568	\$ 4,603	\$ 4,638	\$ 4,673	\$ 4,709	\$ 4,744	\$ 4,781	\$ 4,817	\$ 4,853	
Wayne County Op	5.6483	\$ -	\$ 1,274	\$ 1,283	\$ 1,293	\$ 1,303	\$ 1,313	\$ 1,323	\$ 1,333	\$ 1,343	\$ 1,353	\$ 1,364	\$ 1,374	
Huron Clinton MA	0.2140	\$ -	\$ 48	\$ 49	\$ 49	\$ 49	\$ 50	\$ 50	\$ 51	\$ 51	\$ 51	\$ 52	\$ 52	
Wayne County Safety	0.9381	\$ -	\$ 212	\$ 213	\$ 215	\$ 216	\$ 218	\$ 220	\$ 221	\$ 223	\$ 225	\$ 226	\$ 228	
Library	4.6307	\$ -	\$ 1,044	\$ 1,052	\$ 1,060	\$ 1,068	\$ 1,076	\$ 1,085	\$ 1,093	\$ 1,101	\$ 1,110	\$ 1,118	\$ 1,126	
Wayne County Parks	0.2459	\$ -	\$ 55	\$ 56	\$ 56	\$ 57	\$ 57	\$ 58	\$ 58	\$ 58	\$ 59	\$ 59	\$ 60	
Wayne County Community College	3.2408	\$ -	\$ 731	\$ 736	\$ 742	\$ 748	\$ 753	\$ 759	\$ 765	\$ 771	\$ 776	\$ 782	\$ 788	
Wayne County	0.9897	\$ -	\$ 223	\$ 225	\$ 227	\$ 228	\$ 230	\$ 232	\$ 234	\$ 235	\$ 237	\$ 239	\$ 241	
County ISD Spec Ed	3.3678	\$ -	\$ 759	\$ 765	\$ 771	\$ 777	\$ 783	\$ 789	\$ 795	\$ 801	\$ 807	\$ 813	\$ 819	
County ISD Enhancement	2.0000	\$ -	\$ 451	\$ 454	\$ 458	\$ 461	\$ 465	\$ 468	\$ 472	\$ 476	\$ 479	\$ 483	\$ 487	
County ISD Oper	0.0965	\$ -	\$ 22	\$ 22	\$ 22	\$ 22	\$ 22	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	
Local Total	41.3238	\$ -	\$ 9,319	\$ 9,390	\$ 9,461	\$ 9,533	\$ 9,606	\$ 9,679	\$ 9,752	\$ 9,827	\$ 9,901	\$ 9,976	\$ 10,052	
Non-Capturable Millages	Millage Rate													
Zoo Authority	0.1000	\$ -	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 23	\$ 24	\$ 24	\$ 24	\$ 24	\$ 24	
Art Institute	0.2000	\$ -	\$ 45	\$ 45	\$ 46	\$ 46	\$ 46	\$ 47	\$ 47	\$ 48	\$ 48	\$ 48	\$ 49	
School Debt	13.0000	\$ -	\$ 2,932	\$ 2,954	\$ 2,976	\$ 2,999	\$ 3,022	\$ 3,045	\$ 3,068	\$ 3,091	\$ 3,115	\$ 3,138	\$ 3,162	
City Debt	7.0000	\$ -	\$ 1,579	\$ 1,591	\$ 1,603	\$ 1,615	\$ 1,627	\$ 1,640	\$ 1,652	\$ 1,665	\$ 1,677	\$ 1,690	\$ 1,703	
Total Non-Capturable Taxes	20.3000	\$ -	\$ 4,578	\$ 4,613	\$ 4,648	\$ 4,683	\$ 4,719	\$ 4,755	\$ 4,791	\$ 4,827	\$ 4,864	\$ 4,901	\$ 4,938	
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ 10,672	\$ 10,753	\$ 10,835	\$ 10,917	\$ 11,000	\$ 11,084	\$ 11,168	\$ 11,253	\$ 11,339	\$ 11,425	\$ 11,512	

Footnotes:
 Land Increment will be captured but TIF projections only show improvements capture for ease of reference
 Assumes new taxable value based on proposed build out, plus 0.75% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ
 2020 is the first year of TIF Capture

Tax Increment Revenue Capture Estimates for Homestead Units
 Petit Bateau, LLC
 503, 511, 525, 541, 555, 561 and 565 Frederick Street
 Detroit, Michigan
 July 17, 2019

Estimated Taxable Value (TV) Increase Rate:		Phase Out		Phase Out		Phase Out												TOTAL
Plan Year		14	15	16	17	18	19	20	21	22	23	24	25	26	27			
Calendar Year		2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045			
Base Land Taxable Value	\$	3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200	\$ 3,200		
Estimated New Land TV	\$	3,500	\$ 3,526	\$ 3,553	\$ 3,580	\$ 3,606	\$ 3,633	\$ 3,661	\$ 3,688	\$ 3,716	\$ 3,744	\$ 3,772	\$ 3,800	\$ 3,829	\$ 3,857	\$ 3,857		
Estimated New Improvements TV	\$	947,059	\$ 954,162	\$ 961,318	\$ 968,528	\$ 975,792	\$ 983,110	\$ 990,484	\$ 997,912	\$ 1,005,397	\$ 1,012,937	\$ 1,020,534	\$ 1,028,188	\$ 1,035,900	\$ 1,043,669	\$ 1,043,669		
Incremental Land Difference (New TV - Base TV)	\$	300	\$ 326	\$ 353	\$ 380	\$ 406	\$ 433	\$ 461	\$ 488	\$ 516	\$ 544	\$ 572	\$ 600	\$ 629	\$ 657	\$ 657		
Incremental Improvements Difference (New TV - Base TV)	\$	947,059	\$ 954,162	\$ 961,318	\$ 968,528	\$ 975,792	\$ 983,110	\$ 990,484	\$ 997,912	\$ 1,005,397	\$ 1,012,937	\$ 1,020,534	\$ 1,028,188	\$ 1,035,900	\$ 1,043,669	\$ 1,043,669		
School Capture																		
	Millage Rate	\$ 16,555	\$ -	\$ -	\$ -													
State Education Tax (SET)	6.0000	\$ 1,471	\$ 5,727	\$ 5,770	\$ 5,813	\$ 5,857	\$ 5,901	\$ 5,946	\$ 5,990	\$ 6,035	\$ 6,081	\$ 6,127	\$ -	\$ -	\$ -	\$ 76,181		
School Operating Tax	18.0000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -		
School Total	24.0000	\$ 1,471	\$ 5,727	\$ 5,770	\$ 5,813	\$ 5,857	\$ 5,901	\$ 5,946	\$ 5,990	\$ 6,035	\$ 6,081	\$ 6,127	\$ -	\$ -	\$ -	\$ 76,181		
Local Capture																		
	Millage Rate																	
City General Op	19.9520	\$ 4,890	\$ 11,905	\$ 14,392	\$ 16,916	\$ 19,477	\$ 19,624	\$ 19,771	\$ 19,920	\$ 20,070	\$ 20,221	\$ 20,373	\$ 20,526	\$ 20,681	\$ 20,836	\$ 301,022		
Wayne County Op	5.6483	\$ 1,384	\$ 3,370	\$ 4,074	\$ 4,789	\$ 5,514	\$ 5,555	\$ 5,597	\$ 5,639	\$ 5,682	\$ 5,724	\$ 5,768	\$ 5,811	\$ 5,855	\$ 5,899	\$ 85,218		
Huron Clinton MA	0.2140	\$ 52	\$ 204	\$ 206	\$ 207	\$ 209	\$ 210	\$ 212	\$ 214	\$ 215	\$ 217	\$ 219	\$ 220	\$ 222	\$ 223	\$ 3,383		
Wayne County Safety	0.9381	\$ 230	\$ 895	\$ 902	\$ 909	\$ 916	\$ 923	\$ 930	\$ 937	\$ 944	\$ 951	\$ 958	\$ 965	\$ 972	\$ 980	\$ 14,828		
Library	4.6307	\$ 1,135	\$ 4,420	\$ 4,453	\$ 4,487	\$ 4,520	\$ 4,554	\$ 4,589	\$ 4,623	\$ 4,658	\$ 4,693	\$ 4,728	\$ 4,764	\$ 4,800	\$ 4,836	\$ 73,195		
Wayne County Parks	0.2459	\$ 60	\$ 235	\$ 236	\$ 238	\$ 240	\$ 242	\$ 244	\$ 246	\$ 247	\$ 249	\$ 251	\$ 253	\$ 255	\$ 257	\$ 3,887		
Wayne County Community College	3.2408	\$ 794	\$ 3,093	\$ 3,117	\$ 3,140	\$ 3,164	\$ 3,187	\$ 3,211	\$ 3,236	\$ 3,260	\$ 3,284	\$ 3,309	\$ 3,334	\$ 3,359	\$ 3,384	\$ 51,226		
Wayne County	0.9897	\$ 243	\$ 945	\$ 952	\$ 959	\$ 966	\$ 973	\$ 981	\$ 988	\$ 996	\$ 1,003	\$ 1,011	\$ 1,018	\$ 1,026	\$ 1,034	\$ 15,644		
County ISD Spec Ed	3.3678	\$ 825	\$ 3,215	\$ 3,239	\$ 3,263	\$ 3,288	\$ 3,312	\$ 3,337	\$ 3,362	\$ 3,388	\$ 3,413	\$ 3,439	\$ 3,465	\$ 3,491	\$ 3,517	\$ 53,233		
County ISD Enhancement	2.0000	\$ 490	\$ 1,909	\$ 1,923	\$ 1,938	\$ 1,952	\$ 1,967	\$ 1,982	\$ 1,997	\$ 2,012	\$ 2,027	\$ 2,042	\$ 2,058	\$ 2,073	\$ 2,089	\$ 31,613		
County ISD Oper	0.0965	\$ 24	\$ 92	\$ 93	\$ 93	\$ 94	\$ 95	\$ 96	\$ 96	\$ 97	\$ 98	\$ 99	\$ 99	\$ 100	\$ 101	\$ 1,525		
Local Total	41.3238	\$ 10,129	\$ 30,283	\$ 33,587	\$ 36,940	\$ 40,340	\$ 40,644	\$ 40,950	\$ 41,258	\$ 41,568	\$ 41,881	\$ 42,196	\$ 42,513	\$ 42,833	\$ 43,156	\$ 634,774		
Non-Capturable Millages																		
	Millage Rate																	
Zoo Authority	0.1000	\$ 25	\$ 95	\$ 96	\$ 97	\$ 98	\$ 98	\$ 99	\$ 100	\$ 101	\$ 101	\$ 102	\$ 103	\$ 104	\$ 104	\$ 1,581		
Art Institute	0.2000	\$ 49	\$ 191	\$ 192	\$ 194	\$ 195	\$ 197	\$ 198	\$ 200	\$ 201	\$ 203	\$ 204	\$ 206	\$ 207	\$ 209	\$ 3,161		
School Debt	13.0000	\$ 3,186	\$ 12,408	\$ 12,502	\$ 12,596	\$ 12,691	\$ 12,786	\$ 12,882	\$ 12,979	\$ 13,077	\$ 13,175	\$ 13,274	\$ 13,374	\$ 13,475	\$ 13,576	\$ 205,485		
City Debt	7.0000	\$ 1,716	\$ 6,681	\$ 6,732	\$ 6,782	\$ 6,833	\$ 6,885	\$ 6,937	\$ 6,989	\$ 7,041	\$ 7,094	\$ 7,148	\$ 7,202	\$ 7,256	\$ 7,310	\$ 110,646		
Total Non-Capturable Taxes	20.3000	\$ 4,976	\$ 19,376	\$ 19,522	\$ 19,669	\$ 19,817	\$ 19,966	\$ 20,116	\$ 20,268	\$ 20,420	\$ 20,574	\$ 20,728	\$ 20,884	\$ 21,042	\$ 21,200	\$ 320,873		
Total Tax Increment Revenue (TIR) Available for Capture																		
	\$	11,599	\$ 36,010	\$ 39,357	\$ 42,753	\$ 46,197	\$ 46,545	\$ 46,895	\$ 47,248	\$ 47,604	\$ 47,962	\$ 48,323	\$ 42,513	\$ 42,833	\$ 43,156	\$ 710,955		

Footnotes:
 Land Increment will be captured but TIF projections only show improvements capture for ease of reference
 Assumes new taxable value based on proposed build out, plus 0.75% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ
 2020 is the first year of TIF Capture

Tax Increment Revenue Capture Estimates for Non-Homestead Units
 Petit Bateau, LLC
 503, 511, 525, 541, 555, 561 and 565 Frederick Street
 Detroit, Michigan
 July 17, 2019

Estimated Taxable Value (TV) Increase Rate: 0.75%		NEZ - Non-Homestead Units												
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	
Calendar Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Base Land Taxable Value	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	
Estimated New Land & Commercial TV	\$ 10,015	\$ 10,015	\$ 65,000	\$ 65,488	\$ 65,979	\$ 66,473	\$ 66,972	\$ 67,474	\$ 67,980	\$ 68,490	\$ 69,004	\$ 69,521	\$ 70,043	
Estimated New Improvements TV	\$ -	\$ -	\$ 2,666,260	\$ 2,686,257	\$ 2,706,404	\$ 2,726,702	\$ 2,747,152	\$ 2,767,756	\$ 2,788,514	\$ 2,809,428	\$ 2,830,499	\$ 2,851,727	\$ 2,873,115	
Incremental Land & Commercial Difference (New TV - Base TV)	\$ -	\$ -	\$ 54,985	\$ 55,473	\$ 55,964	\$ 56,458	\$ 56,957	\$ 57,459	\$ 57,965	\$ 58,475	\$ 58,989	\$ 59,506	\$ 60,028	
Incremental Improvements Difference (New TV - Base TV)	\$ -	\$ -	\$ 2,666,260	\$ 2,686,257	\$ 2,706,404	\$ 2,726,702	\$ 2,747,152	\$ 2,767,756	\$ 2,788,514	\$ 2,809,428	\$ 2,830,499	\$ 2,851,727	\$ 2,873,115	
School Capture	Millage Rate	NEZ Taxes		\$ 70,963	\$ 71,495	\$ 72,031	\$ 72,571	\$ 73,115	\$ 73,664	\$ 74,216	\$ 74,773	\$ 75,334	\$ 75,899	\$ 76,468
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 5,303	\$ 5,343	\$ 5,383	\$ 5,424	\$ 5,465	\$ 5,507	\$ 5,548	\$ 5,590	\$ 5,633	\$ 5,676	\$ 5,719
School Operating Tax	18.0000	\$ -	\$ -	\$ 15,908	\$ 16,028	\$ 16,150	\$ 16,272	\$ 16,396	\$ 16,520	\$ 16,645	\$ 16,771	\$ 16,899	\$ 17,027	\$ 17,156
School Total	24.0000	\$ -	\$ -	\$ 21,210	\$ 21,371	\$ 21,533	\$ 21,696	\$ 21,861	\$ 22,027	\$ 22,194	\$ 22,362	\$ 22,531	\$ 22,702	\$ 22,874
Local Capture	Millage Rate													
City General Op	19.9520	\$ -	\$ -	\$ 17,633	\$ 17,766	\$ 17,901	\$ 18,037	\$ 18,174	\$ 18,312	\$ 18,450	\$ 18,590	\$ 18,731	\$ 18,873	\$ 19,016
Wayne County Op	5.6483	\$ -	\$ -	\$ 4,992	\$ 5,030	\$ 5,068	\$ 5,106	\$ 5,145	\$ 5,184	\$ 5,223	\$ 5,263	\$ 5,303	\$ 5,343	\$ 5,383
Huron Clinton MA	0.2140	\$ -	\$ -	\$ 189	\$ 191	\$ 192	\$ 193	\$ 195	\$ 196	\$ 198	\$ 199	\$ 201	\$ 202	\$ 204
Wayne County Safety	0.9381	\$ -	\$ -	\$ 829	\$ 835	\$ 842	\$ 848	\$ 854	\$ 861	\$ 867	\$ 874	\$ 881	\$ 887	\$ 894
Library	4.6307	\$ -	\$ -	\$ 4,092	\$ 4,123	\$ 4,155	\$ 4,186	\$ 4,218	\$ 4,250	\$ 4,282	\$ 4,315	\$ 4,347	\$ 4,380	\$ 4,414
Wayne County Parks	0.2459	\$ -	\$ -	\$ 217	\$ 219	\$ 221	\$ 222	\$ 224	\$ 226	\$ 227	\$ 229	\$ 231	\$ 233	\$ 234
Wayne County Community College	3.2408	\$ -	\$ -	\$ 2,864	\$ 2,886	\$ 2,908	\$ 2,930	\$ 2,952	\$ 2,974	\$ 2,997	\$ 3,020	\$ 3,042	\$ 3,066	\$ 3,089
Wayne County	0.9897	\$ -	\$ -	\$ 875	\$ 881	\$ 888	\$ 895	\$ 901	\$ 908	\$ 915	\$ 922	\$ 929	\$ 936	\$ 943
County ISD Spec Ed	3.3678	\$ -	\$ -	\$ 2,976	\$ 2,999	\$ 3,022	\$ 3,045	\$ 3,068	\$ 3,091	\$ 3,114	\$ 3,138	\$ 3,162	\$ 3,186	\$ 3,210
County ISD Enhancement	2.0000	\$ -	\$ -	\$ 1,768	\$ 1,781	\$ 1,794	\$ 1,808	\$ 1,822	\$ 1,836	\$ 1,849	\$ 1,863	\$ 1,878	\$ 1,892	\$ 1,906
County ISD Oper	0.0965	\$ -	\$ -	\$ 85	\$ 86	\$ 87	\$ 87	\$ 88	\$ 89	\$ 89	\$ 90	\$ 91	\$ 91	\$ 92
Local Total	41.3238	\$ -	\$ -	\$ 36,520	\$ 36,797	\$ 37,076	\$ 37,357	\$ 37,641	\$ 37,926	\$ 38,214	\$ 38,503	\$ 38,795	\$ 39,089	\$ 39,386
Non-Capturable Millages	Millage Rate													
Zoo Authority	0.1000	\$ -	\$ -	\$ 88	\$ 89	\$ 90	\$ 90	\$ 91	\$ 92	\$ 92	\$ 93	\$ 94	\$ 95	\$ 95
Art Institute	0.2000	\$ -	\$ -	\$ 177	\$ 178	\$ 179	\$ 181	\$ 182	\$ 184	\$ 185	\$ 186	\$ 188	\$ 189	\$ 191
School Debt	13.0000	\$ -	\$ -	\$ 11,489	\$ 11,576	\$ 11,664	\$ 11,752	\$ 11,841	\$ 11,931	\$ 12,022	\$ 12,113	\$ 12,205	\$ 12,297	\$ 12,390
City Debt	7.0000	\$ -	\$ -	\$ 6,186	\$ 6,233	\$ 6,280	\$ 6,328	\$ 6,376	\$ 6,424	\$ 6,473	\$ 6,522	\$ 6,572	\$ 6,621	\$ 6,672
Total Non-Capturable Taxes	20.3000	\$ -	\$ -	\$ 17,940	\$ 18,076	\$ 18,213	\$ 18,352	\$ 18,491	\$ 18,631	\$ 18,772	\$ 18,914	\$ 19,058	\$ 19,202	\$ 19,348
Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ 57,730	\$ 58,168	\$ 58,609	\$ 59,054	\$ 59,502	\$ 59,953	\$ 60,407	\$ 60,865	\$ 61,327	\$ 61,792	\$ 62,260	

Footnotes:
 Land Increment will be captured but TIF projections only show improvements capture for ease of reference
 Assumes new taxable value based on proposed build out, plus 0.75% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ
 2020 is the first year of TIF Capture

Tax Increment Revenue Capture Estimates for Non-Homestead Units
 Petit Bateau, LLC
 503, 511, 525, 541, 555, 561 and 565 Frederick Street
 Detroit, Michigan
 July 17, 2019

Estimated Taxable Value (TV) Increase Rate:		Phase Out		Phase Out		Phase Out											TOTAL
Plan Year	14	15	16	17	18	19	20	21	22	23	24	25	26	27			
Calendar Year	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045			
Base Land Taxable Value	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015	\$ 10,015		
Estimated New Land & Commercial TV	\$ 70,568	\$ 71,097	\$ 71,631	\$ 72,168	\$ 72,709	\$ 73,254	\$ 73,804	\$ 74,357	\$ 74,915	\$ 75,477	\$ 76,043	\$ 76,613	\$ 77,188	\$ 77,767	\$ 77,767		
Estimated New Improvements TV	\$ 2,894,664	\$ 2,916,374	\$ 2,938,246	\$ 2,960,283	\$ 2,982,485	\$ 3,004,854	\$ 3,027,390	\$ 3,050,096	\$ 3,072,972	\$ 3,096,019	\$ 3,119,239	\$ 3,142,633	\$ 3,166,203	\$ 3,189,950	\$ 3,189,950		
Incremental Land & Commercial Difference (New TV - Base TV)	\$ 60,553	\$ 61,082	\$ 61,616	\$ 62,153	\$ 62,694	\$ 63,239	\$ 63,789	\$ 64,342	\$ 64,900	\$ 65,462	\$ 66,028	\$ 66,598	\$ 67,173	\$ 67,752	\$ 67,752		
Incremental Improvements Difference (New TV - Base TV)	\$ 2,894,664	\$ 2,916,374	\$ 2,938,246	\$ 2,960,283	\$ 2,982,485	\$ 3,004,854	\$ 3,027,390	\$ 3,050,096	\$ 3,072,972	\$ 3,096,019	\$ 3,119,239	\$ 3,142,633	\$ 3,166,203	\$ 3,189,950	\$ 3,189,950		
School Capture	Millage Rate																
State Education Tax (SET)	6.0000	\$ 5,762	\$ 17,865	\$ 17,999	\$ 18,135	\$ 18,271	\$ 18,409	\$ 18,547	\$ 18,687	\$ 18,827	\$ 18,969	\$ 19,112	\$ -	\$ -	\$ -		
School Operating Tax	18.0000	\$ 17,286	\$ 53,594	\$ 53,998	\$ 54,404	\$ 54,813	\$ 55,226	\$ 55,641	\$ 56,060	\$ 56,482	\$ 56,907	\$ 57,335	\$ -	\$ -	\$ -		
School Total	24.0000	\$ 23,048	\$ 71,459	\$ 71,997	\$ 72,538	\$ 73,084	\$ 73,634	\$ 74,188	\$ 74,747	\$ 75,309	\$ 75,876	\$ 76,446	\$ -	\$ -	\$ -		
Local Capture	Millage Rate																
City General Op	19.9520	\$ 19,160	\$ 37,586	\$ 45,197	\$ 52,921	\$ 60,757	\$ 61,215	\$ 61,675	\$ 62,139	\$ 62,607	\$ 63,078	\$ 63,552	\$ 64,031	\$ 64,512	\$ 64,998		
Wayne County Op	5.6483	\$ 5,424	\$ 10,640	\$ 12,795	\$ 14,982	\$ 17,200	\$ 17,330	\$ 17,460	\$ 17,591	\$ 17,724	\$ 17,857	\$ 17,991	\$ 18,127	\$ 18,263	\$ 18,400		
Huron Clinton MA	0.2140	\$ 206	\$ 637	\$ 642	\$ 647	\$ 652	\$ 657	\$ 662	\$ 666	\$ 672	\$ 677	\$ 682	\$ 687	\$ 692	\$ 697		
Wayne County Safety	0.9381	\$ 901	\$ 2,793	\$ 2,814	\$ 2,835	\$ 2,857	\$ 2,878	\$ 2,900	\$ 2,922	\$ 2,944	\$ 2,966	\$ 2,988	\$ 3,011	\$ 3,033	\$ 3,056		
Library	4.6307	\$ 4,447	\$ 13,788	\$ 13,891	\$ 13,996	\$ 14,101	\$ 14,207	\$ 14,314	\$ 14,422	\$ 14,531	\$ 14,640	\$ 14,750	\$ 14,861	\$ 14,973	\$ 15,085		
Wayne County Parks	0.2459	\$ 236	\$ 732	\$ 738	\$ 743	\$ 749	\$ 754	\$ 760	\$ 766	\$ 772	\$ 777	\$ 783	\$ 789	\$ 795	\$ 801		
Wayne County Community College	3.2408	\$ 3,112	\$ 9,649	\$ 9,722	\$ 9,795	\$ 9,869	\$ 9,943	\$ 10,018	\$ 10,093	\$ 10,169	\$ 10,246	\$ 10,323	\$ 10,400	\$ 10,479	\$ 10,558		
Wayne County	0.9897	\$ 950	\$ 2,947	\$ 2,969	\$ 2,991	\$ 3,014	\$ 3,036	\$ 3,059	\$ 3,082	\$ 3,106	\$ 3,129	\$ 3,152	\$ 3,176	\$ 3,200	\$ 3,224		
County ISD Spec Ed	3.3678	\$ 3,234	\$ 10,027	\$ 10,103	\$ 10,179	\$ 10,256	\$ 10,333	\$ 10,410	\$ 10,489	\$ 10,568	\$ 10,647	\$ 10,727	\$ 10,808	\$ 10,889	\$ 10,971		
County ISD Enhancement	2.0000	\$ 1,921	\$ 5,955	\$ 6,000	\$ 6,045	\$ 6,090	\$ 6,136	\$ 6,182	\$ 6,229	\$ 6,276	\$ 6,323	\$ 6,371	\$ 6,418	\$ 6,467	\$ 6,515		
County ISD Oper	0.0965	\$ 93	\$ 287	\$ 289	\$ 292	\$ 294	\$ 296	\$ 298	\$ 301	\$ 303	\$ 305	\$ 307	\$ 310	\$ 312	\$ 314		
Local Total	41.3238	\$ 39,684	\$ 95,042	\$ 105,161	\$ 115,426	\$ 125,838	\$ 126,785	\$ 127,739	\$ 128,700	\$ 129,669	\$ 130,644	\$ 131,627	\$ 132,618	\$ 133,615	\$ 134,621		
Non-Capturable Millages	Millage Rate																
Zoo Authority	0.1000	\$ 96	\$ 298	\$ 300	\$ 302	\$ 305	\$ 307	\$ 309	\$ 311	\$ 314	\$ 316	\$ 319	\$ 321	\$ 323	\$ 326		
Art Institute	0.2000	\$ 192	\$ 595	\$ 600	\$ 604	\$ 609	\$ 614	\$ 618	\$ 623	\$ 628	\$ 632	\$ 637	\$ 642	\$ 647	\$ 652		
School Debt	13.0000	\$ 12,484	\$ 38,707	\$ 38,998	\$ 39,292	\$ 39,587	\$ 39,885	\$ 40,185	\$ 40,488	\$ 40,792	\$ 41,099	\$ 41,408	\$ 41,720	\$ 42,034	\$ 42,350		
City Debt	7.0000	\$ 6,722	\$ 20,842	\$ 20,999	\$ 21,157	\$ 21,316	\$ 21,477	\$ 21,638	\$ 21,801	\$ 21,965	\$ 22,130	\$ 22,297	\$ 22,465	\$ 22,634	\$ 22,804		
Total Non-Capturable Taxes	20.3000	\$ 19,495	\$ 60,442	\$ 60,897	\$ 61,355	\$ 61,817	\$ 62,282	\$ 62,751	\$ 63,223	\$ 63,699	\$ 64,178	\$ 64,661	\$ 65,147	\$ 65,638	\$ 66,131		
Total Tax Increment Revenue (TIR) Available for Capture		\$ 62,732	\$ 166,501	\$ 177,157	\$ 187,964	\$ 198,923	\$ 200,420	\$ 201,928	\$ 203,447	\$ 204,978	\$ 206,520	\$ 208,074	\$ 132,618	\$ 133,615	\$ 134,621	\$ 3,079,163	

Footnotes:
 Land Increment will be captured but TIF projections only show improvements capture for ease of reference
 Assumes new taxable value based on proposed build out, plus 0.75% annual inflation increases thereafter
 Assumes millage rate remains the same
 Assumes 15yr NEZ
 2020 is the first year of TIF Capture

Tax Increment Financing Reimbursement Table
 Petit Bateau, LLC
 503, 511, 525, 541, 555, 561 and 565 Frederick Street
 Detroit, Michigan
 July 17, 2019

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	35.0%	\$ 797,909		\$ 797,909
Local	65.0%	\$ 1,481,284	\$ -	\$ 1,481,284
TOTAL				\$ 2,279,193
MDEQ		\$ 256,500	0	\$ 256,500
MSF		\$ 2,022,693	\$ -	\$ 2,022,693

Estimated Total
Years of Plan: 27

Estimated Capture	\$ 3,790,118
Administrative Fees	\$ 474,063
State Revolving Fund	\$ 163,677
LBRF	\$ 773,795

	2019	2020	NEZ											
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	
Total State Incremental Revenue	\$ -	\$ -	\$ 22,563	\$ 22,734	\$ 22,907	\$ 23,081	\$ 23,256	\$ 23,432	\$ 23,610	\$ 23,789	\$ 23,969	\$ 24,151	\$ 24,334	
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ (3,328)	\$ (3,353)	\$ (3,379)	\$ (3,404)	\$ (3,430)	\$ (3,456)	\$ (3,482)	\$ (3,509)	\$ (3,535)	\$ (3,562)	\$ (3,589)	
State TIR Available for Reimbursement	\$ -	\$ -	\$ 19,235	\$ 19,381	\$ 19,528	\$ 19,676	\$ 19,826	\$ 19,976	\$ 20,127	\$ 20,280	\$ 20,434	\$ 20,589	\$ 20,745	
Total Local Incremental Revenue	\$ -	\$ -	\$ 45,839	\$ 46,187	\$ 46,538	\$ 46,891	\$ 47,246	\$ 47,605	\$ 47,966	\$ 48,330	\$ 48,696	\$ 49,066	\$ 49,438	
BRA Administrative Fee (15%)	\$ -	\$ -	\$ (9,761)	\$ (9,835)	\$ (9,910)	\$ (9,985)	\$ (10,061)	\$ (10,137)	\$ (10,214)	\$ (10,291)	\$ (10,370)	\$ (10,448)	\$ (10,527)	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ 36,078	\$ 36,352	\$ 36,628	\$ 36,906	\$ 37,186	\$ 37,468	\$ 37,752	\$ 38,038	\$ 38,327	\$ 38,618	\$ 38,910	
Total State & Local TIR Available	\$ -	\$ -	\$ 55,313	\$ 55,733	\$ 56,156	\$ 56,582	\$ 57,011	\$ 57,444	\$ 57,879	\$ 58,318	\$ 58,761	\$ 59,206	\$ 59,655	
DEVELOPER	Beginning Balance													
DEVELOPER Reimbursement Balance	\$ 2,279,193	\$ 2,279,193	\$ 2,279,193	\$ 2,223,880	\$ 2,168,147	\$ 2,111,991	\$ 2,055,408	\$ 1,998,397	\$ 1,940,953	\$ 1,883,074	\$ 1,824,755	\$ 1,765,995	\$ 1,706,788	\$ 1,647,133
MSF Non-Environmental Costs	\$ 2,022,693	\$ 2,022,693	\$ 2,022,693	\$ 2,022,693	\$ 1,973,605	\$ 1,924,144	\$ 1,874,307	\$ 1,824,093	\$ 1,773,498	\$ 1,722,519	\$ 1,671,153	\$ 1,619,398	\$ 1,567,250	\$ 1,514,707
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ 17,071	\$ 17,200	\$ 17,331	\$ 17,462	\$ 17,594	\$ 17,728	\$ 17,862	\$ 17,998	\$ 18,134	\$ 18,272	\$ 18,410
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ 32,018	\$ 32,261	\$ 32,506	\$ 32,752	\$ 33,001	\$ 33,251	\$ 33,503	\$ 33,758	\$ 34,014	\$ 34,272	\$ 34,531
Total MSF Reimbursement Balance	\$ 2,022,693	\$ 2,022,693	\$ 1,973,605	\$ 1,924,144	\$ 1,874,307	\$ 1,824,093	\$ 1,773,498	\$ 1,722,519	\$ 1,671,153	\$ 1,619,398	\$ 1,567,250	\$ 1,514,707	\$ 1,461,765	
EGL Environmental Costs	\$ 256,500	\$ 256,500	\$ 256,500	\$ 256,500	\$ 250,275	\$ 244,003	\$ 237,683	\$ 231,315	\$ 224,899	\$ 218,435	\$ 211,921	\$ 205,358	\$ 198,745	\$ 192,082
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ 2,165	\$ 2,181	\$ 2,198	\$ 2,214	\$ 2,231	\$ 2,248	\$ 2,265	\$ 2,282	\$ 2,300	\$ 2,317	\$ 2,335
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ 4,060	\$ 4,091	\$ 4,122	\$ 4,153	\$ 4,185	\$ 4,217	\$ 4,249	\$ 4,281	\$ 4,313	\$ 4,346	\$ 4,379
Total MDEQ Reimbursement Balance	\$ 256,500	\$ 256,500	\$ 250,275	\$ 244,003	\$ 237,683	\$ 231,315	\$ 224,899	\$ 218,435	\$ 211,921	\$ 205,358	\$ 198,745	\$ 192,082	\$ 185,368	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ -	\$ -	\$ 55,313	\$ 55,733	\$ 56,156	\$ 56,582	\$ 57,011	\$ 57,444	\$ 57,879	\$ 58,318	\$ 58,761	\$ 59,206	\$ 59,655	
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 DEQ & Local
 TIR only.

Footnotes:

- (1) Assumes taxable value increases based on proposed build out, plus 0.75% annual increases for inflation thereafter. 2020 is the first year of TIF Capture.
- (2) Assumes Millage Rates remain constant.

Tax Increment Financing Reimbursement Table
 Petit Bateau, LLC
 503, 511, 525, 541, 555, 561 and 565 Frederick Street
 Detroit, Michigan
 July 17, 2019

	Phase Out		Phase Out		Phase Out														TOTAL
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045					
Total State Incremental Revenue	\$ 24,518	\$ 77,186	\$ 77,767	\$ 78,352	\$ 78,941	\$ 79,536	\$ 80,134	\$ 80,737	\$ 81,344	\$ 81,956	\$ 82,573	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,080,869
State Brownfield Revolving Fund (50% of SET)	\$ (3,616)	\$ (11,796)	\$ (11,885)	\$ (11,974)	\$ (12,064)	\$ (12,155)	\$ (12,246)	\$ (12,339)	\$ (12,431)	\$ (12,525)	\$ (12,619)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (163,677)
State TIR Available for Reimbursement	\$ 20,902	\$ 65,390	\$ 65,882	\$ 66,378	\$ 66,877	\$ 67,381	\$ 67,888	\$ 68,398	\$ 68,913	\$ 69,432	\$ 69,954	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 917,193
Total Local Incremental Revenue	\$ 49,813	\$ 125,325	\$ 138,748	\$ 152,365	\$ 166,179	\$ 167,429	\$ 168,689	\$ 169,958	\$ 171,237	\$ 172,525	\$ 173,823	\$ 175,131	\$ 176,449	\$ 177,776	\$ 2,709,249				
BRA Administrative Fee (15%)	\$ (10,607)	\$ (28,607)	\$ (30,695)	\$ (32,811)	\$ (34,958)	\$ (35,221)	\$ (35,486)	\$ (35,753)	\$ (36,022)	\$ (36,294)	\$ (36,567)	\$ (26,270)	\$ (26,467)	\$ (26,666)	\$ (474,063)				
Local TIR Available for Reimbursement	\$ 39,206	\$ 96,718	\$ 108,054	\$ 119,554	\$ 131,220	\$ 132,208	\$ 133,202	\$ 134,205	\$ 135,214	\$ 136,232	\$ 137,257	\$ 148,861	\$ 149,981	\$ 151,110	\$ 2,235,186				
Total State & Local TIR Available	\$ 60,108	\$ 162,108	\$ 173,936	\$ 185,932	\$ 198,098	\$ 199,588	\$ 201,090	\$ 202,603	\$ 204,127	\$ 205,663	\$ 207,211	\$ 148,861	\$ 149,981	\$ 151,110	\$ 3,152,379				
DEVELOPER																			
DEVELOPER Reimbursement Balance	\$ 1,587,026	\$ 1,424,918	\$ 1,250,982	\$ 1,065,050	\$ 866,953	\$ 667,365	\$ 466,275	\$ 263,671	\$ 59,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MSF Non-Environmental Costs																			
MSF Non-Environmental Costs	\$ 1,461,765	\$ 1,408,422	\$ 1,264,558	\$ 1,110,197	\$ 945,190	\$ 769,386	\$ 592,259	\$ 413,800	\$ 233,998	\$ 52,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 18,550	\$ 58,031	\$ 58,468	\$ 58,908	\$ 59,351	\$ 59,798	\$ 60,248	\$ 60,701	\$ 61,158	\$ 17,840	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 708,113
Local Tax Reimbursement	\$ 34,793	\$ 85,833	\$ 95,893	\$ 106,099	\$ 116,453	\$ 117,329	\$ 118,212	\$ 119,101	\$ 119,997	\$ 35,003	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,314,580
Total MSF Reimbursement Balance	\$ 1,408,422	\$ 1,264,558	\$ 1,110,197	\$ 945,190	\$ 769,386	\$ 592,259	\$ 413,800	\$ 233,998	\$ 52,843	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE Environmental Costs																			
EGLE Environmental Costs	\$ 185,368	\$ 178,604	\$ 160,360	\$ 140,785	\$ 119,861	\$ 97,567	\$ 75,105	\$ 52,474	\$ 29,674	\$ 6,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ 2,352	\$ 7,359	\$ 7,414	\$ 7,470	\$ 7,526	\$ 7,583	\$ 7,640	\$ 7,698	\$ 7,755	\$ 2,262	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 89,797
Local Tax Reimbursement	\$ 4,412	\$ 10,885	\$ 12,160	\$ 13,455	\$ 14,768	\$ 14,879	\$ 14,991	\$ 15,103	\$ 15,217	\$ 4,439	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,703
Total MDEQ Reimbursement Balance	\$ 178,604	\$ 160,360	\$ 140,785	\$ 119,861	\$ 97,567	\$ 75,105	\$ 52,474	\$ 29,674	\$ 6,701	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs																			
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 60,108	\$ 162,108	\$ 173,936	\$ 185,932	\$ 198,098	\$ 199,588	\$ 201,090	\$ 202,603	\$ 204,127	\$ 59,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL BROWNFIELD REVOLVING FUN																			
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,119	\$ 177,724	\$ 148,861	\$ 149,981	\$ 151,110	\$ 773,795			
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,330	\$ 40,467	\$ -	\$ -	\$ -	\$ 89,797			
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,790	\$ 137,257	\$ 148,861	\$ 149,981	\$ 151,110	\$ 683,999			
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 146,119	\$ 177,724	\$ 148,861	\$ 149,981	\$ 151,110	\$ 773,795			

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

Footnotes:

- (1) Assumes taxable value increases based on proposed build out, plus 0.75% annual increases for inflation thereafter. 2020 is the first year of TIF Capture.
- (2) Assumes Millage Rates remain constant.

ATTACHMENT G

Facility Confirmation

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: FREDERICK STREET DEVELOPMENT PROJECT, NAILAH, LLC
DATE: November 20, 2018

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 The Platform, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Cass/York Fisher development Project.

- ___ 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)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- 1 Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

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

By: Paul J. May

Its: General Manager

ATTACHMENT H

Incentives Chart

City of Detroit
City Council
Council President Brenda Jones

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New Construction	Brownfield TIF	\$23,400,000	5

Jobs Available							
Construction				Post Construction*			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
2	1	77	20	1	1	0	0

1. What is the plan for hiring Detroiters?
 - The Developer and his contractors will work with local trades to meet the current Executive Orders.

2. Please give a detailed description of the jobs available as listed in the above chart.
 - Construction jobs will consist of various subcontractors and a general contractor, including various skilled trades such as carpenters, laborers, operators, roofers, plumbers, electricians, elevator technicians and landscapers. There is expected to be approximately 100 construction jobs involved with the Project.

 - Jobs post construction will consist of maintenance, operations and management positions to operate the Property. *The majority of the new jobs will come from prospective commercial tenants.

3. Will this development cause any relocation that will create new Detroit residents?
 - Yes, the Project includes 85 new residential units that will bring new residents to the City of Detroit.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
 - The Project has been discussed with area neighbors and letters of support were provided along with the Planning Commission rezoning request.

5. When is construction slated to begin?
 - Construction is slated to begin in fall 2019/winter 2020.

6. What is the expected completion date of construction?
 - Construction will be completed by the end of 2021 or early 2022.

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