CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
PROPOSED 2119 FIELD STREET
REDEVELOPMENT PROJECT

Prepared by:

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October 2, 2019
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I. INTRODUCTION

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of the developer after the approval of this Plan by the governing body shall not necessitate an amendment to the Plan, affect the application of this Plan to the eligible property or impair the rights available to DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

This Plan describes the project to be completed (see Attachment C) and contains all of the information required by Section 13(2) of Act 381.
II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of one (1) parcel. The parcel is commonly known as 2119 Field Street and is functionally obsolete. The parcel and all tangible personal property located thereon 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 Islandview neighborhood, on the east side of Detroit, bounded by the property line to the north, Field Street to the east, Kercheval Avenue to the south, and the property line to the west.

Parcel information is outlined below.

<table>
<thead>
<tr>
<th>Address</th>
<th>2119 Field Street</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel ID</td>
<td>15007454.002L</td>
</tr>
<tr>
<td>Owner</td>
<td>K8 Partners LLC</td>
</tr>
<tr>
<td>Legal Description</td>
<td>lots 29 and 30 of linden lawn subdivision, according to the plat thereof as recorded in liber 21 of plats page 21, wayne county records, being more particularly described as: beginning at the northerly right of way line of kercheval avenue (80ft wide) and the westerly right of way line of field avenue (80 ft wide), also being the southeast corner of lot 30 of said linden lawn subdivision, thence along said northerly line, south 62 degrees 57 minutes 26 seconds west 150 feet to the easterly line of a public alley (variable width); thence along said easterly line, north 26 degrees 57 minutes 26 seconds west 100.00 feet to the northwest corner of lot 29; thence north 62 degrees 57 minutes 26 seconds east 150.00 feet to the westerly line of said field street; thence along said westerly line south 26 degrees 57 minutes 26 seconds east 100.00 feet to the point of beginning and containing 0.344 acres.</td>
</tr>
</tbody>
</table>

K8 Partners, LLC on behalf of Astral Weeks Development, is the project developer (“Developer”) and owner of the Property. The project includes the rehabilitation of the current building into approximately eight (8) residential townhome apartment units. Each unit will include modern floorplans and finishes with private entry and exit, including
covered porches that face the streets, and rear porches that access private parking. It is currently anticipated that construction will begin in the fall of 2019 and eligible activities are anticipated to be completed by October 2021. 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. 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 (the “Project”) and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (o))
The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be functionally obsolete as defined by Act 381.

The current building’s deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. The requisite affidavit signed by a level 3 or level 4 assessor certifying the assessor’s expert opinion that the Property is functionally obsolete shall be provided by Developer to the DBRA prior to the approval of this Plan and is attached hereto as Attachment H. Further description of its eligibility is outlined below:

- The current configurations do not meet market demand for the residential use of the building.
- Mechanical, electrical, and plumbing systems are antiquated and there are no operating utilities.
- The roof has active leaks and the building lacks windows.
- The building structure requires repair.
- The building lacks interior partitions.

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 demolition and lead and asbestos abatement, infrastructure improvements, site preparation, and development and preparation of brownfield plan and Act 381 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 performance 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 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). 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. 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 the Michigan Department of Environment, Great Lakes, & Energy (EGLE), as may be required pursuant to Act 381, 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 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 or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.
D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); Beginning Date of Capture of Tax Increment Revenues (Section 13(2)(f); Impact of Tax Increment Financing on Taxing Jurisdictions (Section 13(2)(g))

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Tax increments are projected to be captured and applied to (i) 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:

<table>
<thead>
<tr>
<th></th>
<th>Reimbursements</th>
<th>Admin. Costs</th>
<th>State Brownfield Fund</th>
<th>Local Revolving Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Operating Tax</td>
<td>$87,198</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>State Education Tax</td>
<td>$14,533</td>
<td>$0</td>
<td>$15,111</td>
<td>$0</td>
</tr>
<tr>
<td>City Operating</td>
<td>$88,875</td>
<td>$32,793</td>
<td>$0</td>
<td>$38,682</td>
</tr>
<tr>
<td>Library</td>
<td>$20,627</td>
<td>$7,611</td>
<td>$0</td>
<td>$8,978</td>
</tr>
<tr>
<td>Wayne County</td>
<td>$34,843</td>
<td>$12,856</td>
<td>$0</td>
<td>$15,165</td>
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<tr>
<td>HCMA</td>
<td>$953</td>
<td>$352</td>
<td>$0</td>
<td>$416</td>
</tr>
<tr>
<td>RESA/Special Ed</td>
<td>$15,432</td>
<td>$5,694</td>
<td>$0</td>
<td>$6,716</td>
</tr>
<tr>
<td>Wayne County Community College</td>
<td>$14,436</td>
<td>$5,327</td>
<td>$0</td>
<td>$6,283</td>
</tr>
<tr>
<td>TOTALS</td>
<td>$276,897</td>
<td>$64,633</td>
<td>$15,111</td>
<td>$76,241</td>
</tr>
</tbody>
</table>

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

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>City Debt</td>
<td>$70,947</td>
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<tr>
<td>School Debt</td>
<td>$102,479</td>
</tr>
<tr>
<td>Wayne County DIA</td>
<td>$1,577</td>
</tr>
<tr>
<td>Wayne County Zoo</td>
<td>$788</td>
</tr>
<tr>
<td>Total</td>
<td>$175,792</td>
</tr>
</tbody>
</table>

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.
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.

The Developer has applied or will apply for a property tax abatement under the Obsolete Property Rehabilitation Act, PA 146 of 2000, as amended, (OPRA). If approved, the approved OPRA will reduce the property tax obligations of the Property for the period applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to 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 for each eligible property shall occur in accordance with the TIF table described in Exhibit 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-1))
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 $76,241. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))
The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.
K. Developer’s Obligations, Representations and Warrants
The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

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

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), has 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 Phase I ESA, and if appropriate, the Phase II ESA.

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
Legal Description

2119 Field Street – PID 15007454.002L

LOTS 29 AND 30 OF LINDEN LAWN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 21 OF PLATS PAGE 21, WAYNE COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHERLY RIGHT OF WAY LINE OF KERCHEVAL AVENUE (80FT WIDE) AND THE WESTERLY RIGHT OF WAY LINE OF FIELD AVENUE (80 FT WIDE), ALSO BEING THE SOUTHEAST CORNER OF LOT 30 OF SAID LINDEN LAWN SUBDIVISION, THENCE ALONG SAID NORTHERLY LINE, SOUTH 62 DEGREES 57 MINUTES 26 SECONDS WEST 150 FEET TO THE EASTERLY LINE OF A PUBLIC ALLEY (VARIABLE WIDTH); THENCE ALONG SAID EASTERLY LINE, NORTH 26 DEGREES 57 MINUTES 26 SECONDS WEST 100.00 FEET TO THE NORTHWEST CORNER OF LOT 29; THENCE NORTH 62 DEGREES 57 MINUTES 26 SECONDS EAST 150.00 FEET TO THE WESTERLY LINE OF SAID FIELD STREET; THENCE ALONG SAID WESTERLY LINE SOUTH 26 DEGREES 57 MINUTES 26 SECONDS EAST 100.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.344 ACRES.
ATTACHMENT C

Project Description
PROJECT DESCRIPTION

Project Synopsis

The proposed Development is located at the intersection of Kercheval Avenue and Field Street in the Islandview neighborhood of Detroit, named for Detroit’s famous island park, Belle Isle. The property is bounded by the property line to the north, Field Street to the east, Kercheval Avenue to the south, and the property line to the west. The property consists of one parcel totaling approximately 0.34 acres.

The proposed Development consists of the complete building rehabilitation of 2119 Field Street to create eight residential townhome apartment units. Each unit will include modern three-bedroom floorplans and finishes with private entry and exit for each unit, including covered porches that face the streets, and rear porches that access private parking.

The building is anticipated to consist of approximately 11,761 square feet of living space (not including an additional 5,951 square feet of basement floor space), divided into eight three-bedroom units with basements. One unit will be priced to meet affordable unit requirements for 50% of the Area Median Income (AMI).

The developer will create a new parking area at the rear of the property, including parking for each apartment unit. The parking area will include an automatic gate, a four foot fence, and a hedge row to screen green space from the parking lot. New concrete walkways will also be installed throughout the property.

Upon completion, this project will replace a functionally obsolete building and bring the property into a higher use that will support the current market. On a short-term basis approximately 73 construction jobs will be created, while approximately one full-time equivalent (FTE) job related to the management and maintenance of the property will be created upon completion of the redevelopment. Construction activities are anticipated to commence in the fall of 2019, with construction completion anticipated for October 2021.

Economic Benefit

Upon successful redevelopment, the Development will generate increased income taxes through the new jobs and residents that the project will create. It will also return much needed residential density to an area of Islandview that is characterized by vacant lots and disinvestment. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Kercheval Avenue corridor and the surrounding neighborhoods and provide spinoff consumer spending in an area of Detroit that is currently left out of redevelopment planning.

On a short-term basis approximately 73 construction jobs will be created, while approximately one full-time equivalent (FTE) job related to the management and
maintenance of the property will be created upon completion of the redevelopment. The development team have several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. In addition, should additional contractors be needed for the project, the Developer will reach out to the Skilled Trades Taskforce to ensure Detroit-based contractors and workers benefit from the redevelopment.

The Development is also anticipated to generate new income tax in addition to the jobs created. Investments in the community such as this will have positive long-term effects and help to secure a brighter future for the Islandview neighborhood.

**Project Investment Estimates to Date**

**Hard Costs:** Approximately $1.50 million  
**Total Costs:** Approximately $2.46 million

**Additional Financing Incentives Associated with the Redevelopment**

The Developer is also pursuing the following at this time:

- An Obsolete Property Rehabilitation Act (OPRA) Tax Exemption (Public Act 146 of 2000, as amended)

**Development Team and Company Synopsis**

K8 Partners, LLC was formed in 2018 and is affiliated with Astral Weeks Development ("Astral Weeks") Astral Weeks is a privately held real estate development and management company, working primarily in the New York City region and Detroit. With a focus on dynamic urban neighborhoods, Astral Weeks develops and invests in residential, commercial, and mixed use projects. Whether through ground-up new construction or adaptive reuse projects, the company contributes to the thriving neighborhoods in which its projects are located by helping meet local demands for quality housing, community facilities, creative workspaces, and retail. Because Astral Weeks owns, operates and manages its properties, the company’s approach to development is distinguished by strategic purpose and professional execution.

Astral Weeks has been active in the City of Detroit since 2014, making several property acquisitions, as well as executing on a neighborhood development strategy in Islandview/Greater Villages, including the planned rehab of approximately 60 single family and duplex homes, 15 of which have been completed and leased out or sold to date.

The Roy Company, the construction manager (CM), is a contracting firm based in Detroit, and a dedicated partner for this development. With the experience of Astral Weeks and the dedication of The Roy Company, the Developer is poised to successfully rehabilitate this historic building, providing increased housing variety in an area of Detroit ripe for building rehabilitation and increased residential density.
ATTACHMENT D

Supportive Letters
August 23, 2019

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

RE: 2119 Field Street 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 2119 Field Street Brownfield Redevelopment Plan (the "Plan").

K8 Partners, LLC is the project developer ("Developer"). The property in the Plan is located on one parcel located at the corner of Kercheval Avenue and Field Street in Detroit’s Islandview neighborhood. The property is roughly bounded by the property line and residential properties to the north, Field Street to the east, Kercheval Avenue to the south, and the property line and a public alley to the west. Previous use of the property has historically been limited to residential uses.

The proposed Development consists of the complete building rehabilitation of 2119 Field Street to create eight residential townhome apartment units. Each unit will include modern three-bedroom floorplans and finishes with private entry and exit for each unit, including covered porches that face the streets, and rear porches that access private parking. The building is anticipated to consist of approximately 11,761 square feet of living space (not including an additional 5,951 square feet of basement floor space), divided into eight three-bedroom units with basements. A minimum of 20% of the units will be priced to meet affordable unit requirements for the 80% of the Area Median Income (AMI).

The development will renovate and reactivate an important building in the Islandview neighborhood and the Kercheval corridor of Detroit. Total investment is estimated at $2.46 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,

Maurice Cox  
Director  
Planning and Development Department

c: B. Vosburg
October 15, 2019

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

On behalf of the Church of the Messiah and Five Alive, our community organization for social issues, I would like to express support for the K8 Partners project located at the corner of Field Street and Kercheval Avenue. The Church of the Messiah has served the needs of residents of the Islandview neighborhood for more than 140 years, whereby we have provided 213 housing units, sponsored a local employment office through Michigan Works, acted as a community safety agency, and fostered a mentorship program.

The proposed renovation at 2119 Field Street will bring to life a building that has been vacant for nearly a decade. We have witnessed many previous developers begin work on the property, however none have been able to see the project through to completion. We are excited to see this project come to fruition and provide additional housing opportunities for Islandview residents and families. Its location along Kercheval Avenue is important to help provide neighborhood stability and spur additional investment in our neighborhood. We are confident the K8 team is able to see this project through.

We are pleased to offer our full support of this project. If you have any questions, please feel free to contact me

Sincerely,

Rev. Barry Randolph
Senior Pastor
313-633-5331
Barryrandolph56@gmail.com
October 15, 2019

Ms. Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

On behalf of the Church of the Messiah and Five Alive, our community organization for social issues, I would like to express support for the K8 Partners project located at the corner of Field Street and Kercheval Avenue. The Church of the Messiah has served the needs of residents of the Islandview neighborhood for more than 140 years, whereby we have provided 213 housing units, sponsored a local employment office through Michigan Works, acted as a community safety agency, and fostered a mentorship program.

The proposed renovation at 2119 Field Street will bring to life a building that has been vacant for nearly a decade. We have witnessed many previous developers begin work on the property, however none have been able to see the project through to completion. We are excited to see this project come to fruition and provide additional housing opportunities for Islandview residents and families. Its location along Kercheval Avenue is important to help provide neighborhood stability and spur additional investment in our neighborhood. We are confident the K8 team is able to see this project through.

We are pleased to offer our full support of this project. If you have any questions, please feel free to contact me.

Sincerely,

Rev. Wallace A. Gilbert, Jr.  
Assistant Pastor  
248-796-1921  
wallyg@blvdharambee.org
July 8, 2020

Dear City Councilmembers,

I represent GenesisHOPE, an organization that has been active in the neighborhood since 2008 when we were founded by Genesis Lutheran Church, a longstanding pillar of the neighborhood for over 40 years. I am writing to express our support for projects that were presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting, the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low-income units in a small geographic area. We do not believe in concentrated poverty, and agree with the plan for a mixed-income neighborhood as well as new development without gentrification and displacement. We support projects that provide a mix of incomes in alignment with incomes of Detroit residents:

- **John Grey Library rehabilitation at 1117 Field Street.**
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette new construction at 1000 Townsend**
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **GenesisHOPE Village new construction at 7200 Mack Avenue**
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI
  Request: Conditional HOME award approval.

- **CONDITIONAL SUPPORT FOR:** Kercheval 8 rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

**CONDITIONS OF SUPPORT:** Include at least 1 unit at 50% AMI that will remain affordable for the duration of the OPRA (12 years)

Thank you for the opportunity to voice our support.

Sincerely,

Jeanine C. Hatcher
Executive Director
October 15, 2019

City of Detroit and its Agencies
2 Woodward Avenue,
Detroit MI, 48226

Re: Letter of support for the Kercheval/Field Avenues townhouses project

To Whom It May Concern:

We are writing in connection with the aforementioned development project. The Villages Community Development Corporation supports this project and urges all City agencies to move forward with it.

Adam Schloff, Director of Development and Design, reached out to us earlier this summer in order to obtain our support for this project. He subsequently met with community stakeholders at the Five Alive meeting that took place on September 9th of this year. Through Pastor Barry Randolph, leader of the Five Alive organization, they reported favorably on the new development.

This project also aligns with several of our own strategic considerations. In addition to continuing to generate new units of housing, bringing two more units online at 80% of AMI is beneficial for the neighborhood. Additionally, the renewal of vacant buildings on a prime thoroughfare in the Villages is advantageous, as well as eliminating blight and enhances density. Therefore, the Villages Community Development Corporation, supports the necessary City approvals to move this project towards completion and subsequent occupancy.

Sincerely,

[Signature]

Mac Farr
Executive Director
Villages Community Development Corporation
June 25, 2020

Dear City Councilmembers,

My name is __Belinda Gilmore__________________, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent __Black Bottom Businesses, LLC___________________, an organization that has been active in the neighborhood for __4 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Belinda Gilmore

Black Bottom Businesses, LLC_______________________
August 9, 2019

City of Detroit Brownfield Redevelopment Authority  
Attn: Detroit Economic Growth Corporation  
500 Griswold Street  
Detroit, MI 48226

To Whom It May Concern:

Villages Property Management is writing in support of K8 Partners LLC’s proposed rehabilitation of 2119 Field Street, located at the corner of Kercheval Avenue and Field Street in the Islandview/Villages neighborhood. The project will reintroduce eight 3-bedroom townhomes into the neighborhood as rental units, including two affordable units. It will also create safe, off street parking for the development by constructing a new, 8 space parking lot.

We have reviewed the project with K8 Partners and believe that it will be an important catalyst and anchor for this section of Kercheval Avenue, complementing our development efforts in the neighborhood, as well as the city’s planning and investment strategy for Islandview/Greater Villages. Most importantly, it will rehabilitate a long blighted structure, helping to make this part of the neighborhood safer, and raise property values for residents and businesses.

As a long-term property owner in the area, we appreciate what K8 partners is doing to bring further investment and more housing options to this neighborhood, and we look forward to this project continuing to the continued growth of the Kercheval corridor. If you have any questions, please feel free to reach out to me at reimer@villagesPM.com or 504-875-8112.

Sincerely,

Reimer Priester  
Managing Member
June 25, 2020

Dear City Councilmembers,

My name is James Rhodes, I live in West Villages, (IVGV) neighborhood and I have been active in the neighborhood for 30 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

James Rhodes
July 1, 2020

Dear City Councilmembers,

My name is Alex Grabowski and I am a developer in the Islandview & Greater Villages (IVGV) neighborhood. I represent BlueGate MI LLC, an organization that has been active in the neighborhood for over a year. We have successfully redeveloped multiple properties in the area and have been drawn to IVGV because of the level of investment made by other developers. We actively employ area residents and are confident that the projects listed below will continue to benefit all Detroiters.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area. We fully support this goal and our projects work towards these efforts as well.

I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,


Alex Grabowski  
Owner BlueGate MI LLC  
248-763-8481  
alex@bluegatemi.com
July 8, 2020

Ms. Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a resident of West Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

Living in the Villages, I have seen buildings and homes in the area fall into disrepair or become blighted. I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings.

I understand that this project is a complete renovation, which will eliminate blight, remove harmful environmental conditions, provide a new home for neighbors, and help make the neighborhood a safer place for all.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

Nicholas Assenmacher

Nicholas Assenmacher  
715 Van Dyke  
Detroit, MI 48214  
248-303-8566  
nick.assenmacher@gmail.com
June 25, 2020

Dear City Councilmembers,

My name is Marques Gilbert King, I live in the Islandview & Greater Villages (IVGV) neighborhood and have been a resident for 21 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

[Signature]

_________________________
July 8, 2020

Dear City Councilmembers,

My name is Reimer Priester and I am an owner of Villages Property Management, an organization that has been focused on and actively contributing to the Islandview and Greater Villages neighborhoods for over 7 years.

I am writing to express my support for the projects that were presented by the City of Detroit and the DEGC at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes, a city development strategy that has been widely shown to produce better outcomes for all, especially low-income families, rather than concentrating poverty in a small geographic area – a deeply flawed idea that became popular in the 50’s and 60’s across higher density urban areas in the US and elsewhere. I, along with our Detroit-based employees, salute the city’s efforts to ensure there is a significant increase in quality low-income housing while simultaneously promoting market rate housing in the same neighborhoods.

I agree with the development plans and offer my firm support for the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Sincerely,

[Signature]
July 25, 2020

Dear City Council members,

My name is Mike Torriero, I live in the Islandview & Greater Villages (IVGV) neighborhood.

I am writing to express my support for the list of projects that were presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting, the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low-income units in a small geographic area. I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 1 at 80% AMI, 9 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

_________________________

[Signature]

[Handwritten name]
Stephen Barcus  
884 E. Grand Blvd. Detroit, MI 48207  
313-550-5867  
7.6.2020  

Ms. Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI 48226  

RE: 2119 Field Street for K8 Partners, LLC  

Dear Ms. Kanalos,  

As the neighbor of the 2119 Field Street project and a long time district 5 resident, I would like to express my support for the redevelopment being led by K8 Partners LLC. I have seen its many years of deterioration, as well as the failed attempts at development that came before this current project. I work in construction myself, personally know the developers and their general contractor, and I believe they are legitimately interested in providing a high quality renovation that benefits the neighborhood.  

Though I am sensitive to the impact of potentially higher rents on my neighbors, I think that the benefits by having this structure abated of all hazardous materials, brought up to modern fire and structural requirements, and finally occupied is an irrefutable benefit to the safety and liveability of the neighborhood. I fully endorse this project. If you have any questions, please feel free to contact me at 313-550-5687.

Sincerely,  

Stephen Barcus  
313-550-5867  
stephen@oldecitybuilders.com
June 29, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As the neighbor of the 2119 Field Street project and a long time Field Street resident, I would like to express my support for the redevelopment being led by K8 Partners LLC. Living next to the building, I have seen its many years of deterioration, as well as the failed attempts at development that came before this current project. I have had the chance to meet with the on-site construction team, and I have seen firsthand how much hard work has gone into renovating this building and bringing it back to life. The project will eliminate blight, mitigate hazardous brownfield conditions, and make the neighborhood safer for all residents.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me at (313) 974-1033.

Sincerely,

Larry Gibson
(313) 974-1033
Trice Morgan  
2244 Field St.  
Detroit, MI 48214  
(313) 854-3692

June 29, 2020

Ms. Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

I would like to express my support for the 2119 Field Street project in Islandview, being developed by K8 Partners LLC. I am not only a neighborhood resident; I have also been directly employed on the construction site for 6 months, doing carpentry, masonry, landscaping, painting, and general clean up. From working on the site, I know firsthand how much hard work has gone into renovating this building and bringing it back to life. The project will eliminate blight, mitigate hazardous brownfield conditions, and make the neighborhood safer for all residents. For those reasons, I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

Trice Morgan  
(313) 854-3692
Ben Ness  
706 Helen  
248-736-1175  

July 7 2020  

Ms. Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI 48226  

RE: 2119 Field Street for K8 Partners, LLC  

Dear Ms. Kanalos,  

As a resident of Islandview I would like to express my support for the redevelopment being led by K8 Partners LLC. Living near the building, I have seen its many years of deterioration, as well as the failed attempts at development that came before this current project. I have had the chance to meet with the on-site construction team, and I have seen firsthand how much hard work has gone into renovating this building and bringing it back to life. The project will eliminate blight, mitigate hazardous brownfield conditions, and make the neighborhood safer for all residents.  

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me at 248-736-1175  

Sincerely,  

Ben Ness  
248-736-1175
July 8, 2020

Ms. Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a resident of West Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

Living in the Villages, I have seen buildings and homes in the area fall into disrepair or become blighted. I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings.

I understand that this project is a complete renovation, which will eliminate blight, remove harmful environmental conditions, provide a new home for neighbors, and help make the neighborhood a safer place for all.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

Christina L. Brainard

Name:. Christina Brainard  
Address:. 7924 E. Lafayette St. Detroit, MI, 48214  
Phone Number: 612-296-7290
July 10, 2020

Ms. Jennifer Kanalos
Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a property owner in the West Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings. These projects are good for the whole neighborhood in so many ways – blight elimination, environmental remediation, increased population density, and overall safety and security.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

[Signature]

Cary Brainard
DB Family Enterprises LLC
Owners of 8133 Kercheval Ave
248-910-5428
July 10, 2020

Ms. Jennifer Kanalos  
Detroit Brownfield Redevelopment Authority  
500 Griswold, Suite 2200  
Detroit, MI 48226  

RE: 2119 Field Street for K8 Partners, LLC

Dear Ms. Kanalos,

As a resident of Indian Village, I would like to express my support for the redevelopment of the 8 unit building at Kercheval and Field St being led by K8 Partners LLC.

Living in the Villages, I have seen buildings and homes in the area fall into disrepair or become blighted. I am excited about the interest and investment being made in this area, especially the projects that are bringing back previously abandoned, classic buildings.

I understand that this project is a complete renovation, which will eliminate blight, remove harmful environmental conditions, provide a new home for neighbors, and help make the neighborhood a safer place for all.

I am pleased to offer my full endorsement of this project. If you have any questions, please feel free to contact me.

Sincerely,

Forest J Farmer Jr  
8120 E. Jefferson Ave. 6L  
Detroit, MI. 48412  
(248) 640-2888
June 25, 2020

Dear City Councilmembers,

My name is Marc Bacall, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Payless Market, an organization that has been active in the neighborhood for _ years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

[Signature]

Mark Bacall

7/10/20
June 25, 2020

Dear City Councilmembers,

My name is Pastor Curtis Grant, I live in the Islandview & Greater Villages (IVGV) neighborhood and I represent Zion Hope MBC, an organization that has been active in the neighborhood for over 60 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

[Signature]

Pastor Curtis Grant
June 25, 2020

Dear City Councilmembers,

My name is Ms. Mary Grace Wilbert and I have lived in the Indian Village neighborhood for over 40 years.

I am writing to express my support for the list of projects that was presented by the City of Detroit and the Detroit Economic Development Corporation (DEGC) at the June 25th, 2020 Islandview & Greater Villages Development Update Town Hall Meeting.

During the Town Hall Meeting, the City emphasized the importance of providing housing units for residents earning a wide range of incomes rather than concentrating all low income units in a small geographic area.

I agree and support the following projects:

- **John Grey Library** rehabilitation at 1117 Field Street.
  Developer: Ed Siegel & LA John Gray, LLC
  12 residential units: 1 at 50% AMI, 1 at 60% AMI, 3 at 65% AMI, 2 at 80% AMI, 5 at market rate.
  Request: Establishment of a tax abatement district.

- **Townsend/Lafayette** new construction at 1000 Townsend
  Developer: John Chu & CREW QOZB, LLC
  24 residential units: 3 at 70% AMI, 12 at 80% AMI, 9 at 85% AMI.
  Request: Establishment of a tax abatement district.

- **Kercheval 8** rehabilitation at 2119 Field Street
  Developer: Astral Weeks
  8 residential units: 2 at 80% AMI, 6 at market rate.
  Request: Brownfield tax increment financing (TIF) approval.

- **GenesisHOPE Village** new construction at 7200 Mack Avenue
  Developer: GenesisHOPE and Cinnare Solutions
  61 residential units: 9 at 30% AMI, 10 at 40% AMI, 5 at 50% AMI, 37 at 60% AMI.
  Request: Conditional HOME award approval.

Thank you for the opportunity to voice my support.

Sincerely,

Mary Grace Wilbert

Indian Village resident
ATTACHMENT E

Estimated Cost of Eligible Activities Table
<table>
<thead>
<tr>
<th>Item/Activity</th>
<th>Total Request</th>
<th>MSF Act 381 Eligible Activities</th>
<th>MDEQ Act 381 Eligible Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pre-Approved Activities</strong></td>
<td></td>
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<td></td>
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<tr>
<td>Phase I ESA</td>
<td>$ 2,200</td>
<td>$ 2,200</td>
<td>$ 2,200</td>
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<tr>
<td>Hazardous Materials Survey</td>
<td>$ 12,650</td>
<td>$ 12,650</td>
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<tr>
<td><strong>Pre-Approved Activities Sub-Total</strong></td>
<td>$ 14,850</td>
<td></td>
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<tr>
<td><strong>Demolition</strong></td>
<td></td>
<td></td>
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<tr>
<td>Building Demolition Activities</td>
<td>$ 55,900</td>
<td>$ 55,900</td>
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<tr>
<td>Site Demolition Activities</td>
<td>$ 19,350</td>
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<tr>
<td><strong>Demolition Sub-Total</strong></td>
<td>$ 75,250</td>
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<tr>
<td><strong>Asbestos and Lead Activities</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Asbestos Abatement</td>
<td>$ 13,750</td>
<td>$ 13,750</td>
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<tr>
<td><strong>Asbestos and Lead Activities Sub-Total</strong></td>
<td>$ 13,750</td>
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<tr>
<td><strong>Infrastructure Improvements</strong></td>
<td></td>
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<tr>
<td>Roads</td>
<td>$ 7,000</td>
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<tr>
<td>Sanitary Sewer Mains</td>
<td>$ 23,500</td>
<td>$ 23,500</td>
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<tr>
<td><strong>Infrastructure Sub-Total</strong></td>
<td>$ 30,500</td>
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<tr>
<td><strong>Site Preparation</strong></td>
<td></td>
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<tr>
<td>Temporary Facility</td>
<td>$ 37,280</td>
<td>$ 37,280</td>
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<tr>
<td>Relocation of Active Utilities (Electric, Gas, Water, Sewer)</td>
<td>$ 45,000</td>
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<tr>
<td><strong>Site Preparation Sub-Total</strong></td>
<td>$ 82,280</td>
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<td>$</td>
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<tr>
<td><strong>Preparation of Brownfield Plan and Act 381 Workplan</strong></td>
<td>$ 30,000</td>
<td>$ 30,000</td>
<td>$</td>
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<tr>
<td>Brownfield Plan and Act 381 Work Plan</td>
<td>$ 30,000</td>
<td>$ 30,000</td>
<td>-</td>
</tr>
<tr>
<td><strong>Eligible Activities Sub-Total</strong></td>
<td>$ 246,630</td>
<td>$ 231,780</td>
<td>$ 14,850</td>
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<tr>
<td>15% Contingency*</td>
<td>$ 30,267</td>
<td>$ 30,267</td>
<td>$</td>
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<tr>
<td>Developer Eligible Reimbursement Total</td>
<td>$ 276,897</td>
<td>$ 262,047</td>
<td>$ 14,850</td>
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<tr>
<td>TIF Capture for Local Brownfield Revolving Fund</td>
<td>$ 76,241</td>
<td>$ -</td>
<td>$</td>
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<tr>
<td>Administrative Fee</td>
<td>$ 64,633</td>
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<td></td>
</tr>
<tr>
<td>State Brownfield Fund</td>
<td>$ 15,111</td>
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<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$ 432,883</td>
<td>$ 262,047</td>
<td>$ 14,850</td>
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*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities*
ATTACHMENT F

TIF Tables
### Estimated Taxable Value (TV) Increase Rate:

<table>
<thead>
<tr>
<th>Plan Year</th>
<th>0</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
<th>8</th>
<th>9</th>
<th>10</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Calendar Year</td>
<td>2019</td>
<td>2020</td>
<td>2021</td>
<td>2022</td>
<td>2023</td>
<td>2024</td>
<td>2025</td>
<td>2026</td>
<td>2027</td>
<td>2028</td>
<td>2029</td>
<td>2030</td>
</tr>
<tr>
<td><strong>Base Taxable Value</strong></td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
</tr>
<tr>
<td>Estimated New TV</td>
<td>$460,000</td>
<td>$464,600</td>
<td>$469,246</td>
<td>$473,938</td>
<td>$478,678</td>
<td>$483,465</td>
<td>$488,299</td>
<td>$493,182</td>
<td>$498,114</td>
<td>$503,095</td>
<td>$508,126</td>
<td></td>
</tr>
</tbody>
</table>

### Incremental Difference (New TV - Base TV)

<table>
<thead>
<tr>
<th>School Capture</th>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
<th>OPRA Abatement</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Education Tax (SET)</td>
<td>6.0000</td>
<td>6.0000</td>
<td>$398</td>
</tr>
<tr>
<td>School Operating Tax</td>
<td>18.0000</td>
<td>18.0000</td>
<td>$1,195</td>
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<tr>
<td>School Total</td>
<td>24.0000</td>
<td>24.0000</td>
<td>$1,594</td>
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</table>

### Local Capture

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
<th>OPRA Abatement</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Operating</td>
<td>19.9520</td>
<td>19.9520</td>
</tr>
<tr>
<td>Library</td>
<td>4.6307</td>
<td>4.6307</td>
</tr>
<tr>
<td>Wayne County Operating (summer)</td>
<td>5.6483</td>
<td>5.6483</td>
</tr>
<tr>
<td>Wayne County Operation (winter)</td>
<td>0.9897</td>
<td>0.9897</td>
</tr>
<tr>
<td>Wayne County Parks</td>
<td>0.2459</td>
<td>0.2459</td>
</tr>
<tr>
<td>HCMA</td>
<td>0.2146</td>
<td>0.2146</td>
</tr>
<tr>
<td>RESA Enhancement</td>
<td>2.0000</td>
<td>2.0000</td>
</tr>
<tr>
<td>Wayne County ISD (RESA)</td>
<td>3.4643</td>
<td>3.4643</td>
</tr>
<tr>
<td>Wayne County Community College</td>
<td>3.2408</td>
<td>3.2408</td>
</tr>
<tr>
<td>Local Total</td>
<td>41.3244</td>
<td>39.3244</td>
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</tbody>
</table>

### Non-Capturable Millages

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
<th>OPRA Abatement</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Debt</td>
<td>9.0000</td>
<td>9.0000</td>
</tr>
<tr>
<td>School Debt</td>
<td>13.0000</td>
<td>13.0000</td>
</tr>
<tr>
<td>Wayne County DIA</td>
<td>0.2000</td>
<td>0.2000</td>
</tr>
<tr>
<td>Wayne County Zoo</td>
<td>0.1000</td>
<td>0.1000</td>
</tr>
<tr>
<td>Total Non-Capturable Taxes</td>
<td>22.3000</td>
<td>22.3000</td>
</tr>
</tbody>
</table>

### Total Capturable Millages

| 65.3244 | 63.3244 |          |

### Total Tax Increment Revenue (TIR) Available for Capture

| 9,446 | 9,557 | 9,668 | 9,781 | 9,895 | 10,010 | 10,126 | 10,243 | 10,361 | 10,481 | 10,601 |

*Base taxable value was provided by the Office of the Assessor in a letter dated August 23, 2019.*
### Estimated Taxable Value (TV) Increase Rate:

**Plan Year** | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22
--- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | ---
**Calendar Year** | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041
**Base Taxable Value** | $66,400 | $66,400 | $66,400 | $66,400 | $66,400 | $66,400 | $66,400 | $66,400 | $66,400 | $66,400 | $66,400
**Estimated New TV** | $513,207 | $518,340 | $523,523 | $528,758 | $534,046 | $539,386 | $544,780 | $550,228 | $555,730 | $561,287 | $566,900
**Incremental Difference (New TV - Base TV)** | $446,807 | $451,940 | $457,123 | $462,358 | $467,646 | $472,986 | $478,380 | $483,828 | $489,330 | $494,887 | $500,500

### Millage Rate

**School Capture**

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>State Education Tax (SET)</strong></td>
<td>6.0000 $</td>
</tr>
<tr>
<td><strong>School Operating Tax</strong></td>
<td>18.0000 $</td>
</tr>
<tr>
<td><strong>School Total</strong></td>
<td>24.0000 $</td>
</tr>
</tbody>
</table>

**Local Capture**

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City Operating</strong></td>
<td>19.9520 $</td>
</tr>
<tr>
<td><strong>Library</strong></td>
<td>4.6307 $</td>
</tr>
<tr>
<td><strong>Wayne County Operating (summer)</strong></td>
<td>5.6483 $</td>
</tr>
<tr>
<td><strong>Wayne County Operating (winter)</strong></td>
<td>0.9897 $</td>
</tr>
<tr>
<td><strong>Wayne County Jails</strong></td>
<td>0.9381 $</td>
</tr>
<tr>
<td><strong>Wayne County Parks</strong></td>
<td>0.2459 $</td>
</tr>
<tr>
<td><strong>HCMA</strong></td>
<td>0.2146 $</td>
</tr>
<tr>
<td><strong>RESA Enhancement</strong></td>
<td>2.0000 $</td>
</tr>
<tr>
<td><strong>Wayne County ISD (RESA)</strong></td>
<td>3.4643 $</td>
</tr>
<tr>
<td><strong>Wayne County Community College</strong></td>
<td>3.2408 $</td>
</tr>
<tr>
<td><strong>Local Total</strong></td>
<td>41.3244 $</td>
</tr>
</tbody>
</table>

**Non-Capturable Millages**

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>City Debt</strong></td>
<td>9.0000 $</td>
</tr>
<tr>
<td><strong>School Debt</strong></td>
<td>13.0000 $</td>
</tr>
<tr>
<td><strong>Wayne County DIA</strong></td>
<td>0.2000 $</td>
</tr>
<tr>
<td><strong>Wayne County Zoo</strong></td>
<td>0.1000 $</td>
</tr>
<tr>
<td><strong>Total Non-Capturable Taxes</strong></td>
<td>22.3000 $</td>
</tr>
<tr>
<td><strong>Total Capturable Millages</strong></td>
<td>65.3244 $</td>
</tr>
</tbody>
</table>

*Base taxable value was provided by the Office of the Assessor.*
## Tax Increment Revenue Capture Estimates - Table

2119 Field Street, Detroit
Wayne County, Michigan
October 2, 2019

### Estimated Taxable Value (TV) Increase Rate:

<table>
<thead>
<tr>
<th>Plan Year</th>
<th>23</th>
<th>24</th>
<th>25</th>
<th>26</th>
<th>27</th>
<th>28</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Calendar Year</td>
<td>2042</td>
<td>2043</td>
<td>2044</td>
<td>2045</td>
<td>2046</td>
<td>2047</td>
<td></td>
</tr>
<tr>
<td>Base Taxable Value</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
<td>$66,400</td>
</tr>
<tr>
<td>Estimated New TV</td>
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<td>$578,295</td>
<td>$584,078</td>
<td>$589,919</td>
<td>$595,818</td>
<td>$601,776</td>
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</tr>
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### Incremental Difference (New TV - Base TV)

<table>
<thead>
<tr>
<th>Plan Year</th>
<th>23</th>
<th>24</th>
<th>25</th>
<th>26</th>
<th>27</th>
<th>28</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>2042</td>
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<td>$517,678</td>
<td>$523,519</td>
<td>$529,418</td>
<td>$535,376</td>
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</table>

### Millage Rate (through 2021) vs. Millage Rate (from 2022)

#### School Capture

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Education Tax (SET)</td>
<td>6.0000</td>
</tr>
<tr>
<td>Library</td>
<td>4.6307</td>
</tr>
<tr>
<td>Wayne County Operating (summer)</td>
<td>5.6483</td>
</tr>
<tr>
<td>Wayne County Operation (winter)</td>
<td>0.9897</td>
</tr>
<tr>
<td>Wayne County Jails</td>
<td>0.9381</td>
</tr>
<tr>
<td>Wayne County Parks</td>
<td>0.2459</td>
</tr>
<tr>
<td>HCMA</td>
<td>0.2146</td>
</tr>
<tr>
<td>RESA Enhancement</td>
<td>2.0000</td>
</tr>
<tr>
<td>Wayne County ISD (RESA)</td>
<td>3.4643</td>
</tr>
<tr>
<td>Wayne County Community College</td>
<td>3.2408</td>
</tr>
<tr>
<td>Local Total</td>
<td>41,3244</td>
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</table>

#### Local Capture

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Operating</td>
<td>19.9520</td>
</tr>
<tr>
<td>Library</td>
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<tr>
<td>Wayne County Operating (summer)</td>
<td>5.6483</td>
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<tr>
<td>Wayne County Operation (winter)</td>
<td>0.9897</td>
</tr>
<tr>
<td>Wayne County Jails</td>
<td>0.9381</td>
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<tr>
<td>Wayne County Parks</td>
<td>0.2459</td>
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<tr>
<td>HCMA</td>
<td>0.2146</td>
</tr>
<tr>
<td>RESA Enhancement</td>
<td>2.0000</td>
</tr>
<tr>
<td>Wayne County ISD (RESA)</td>
<td>3.4643</td>
</tr>
<tr>
<td>Wayne County Community College</td>
<td>3.2408</td>
</tr>
<tr>
<td>Local Total</td>
<td>41,3244</td>
</tr>
</tbody>
</table>

#### Non-Capturable Millages

<table>
<thead>
<tr>
<th>Millage Rate (through 2021)</th>
<th>Millage Rate (from 2022)</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Debt</td>
<td>9.0000</td>
</tr>
<tr>
<td>School Debt</td>
<td>13.0000</td>
</tr>
<tr>
<td>Wayne County DIA</td>
<td>0.2000</td>
</tr>
<tr>
<td>Wayne County Zoo</td>
<td>0.1000</td>
</tr>
<tr>
<td>Total Non-Capturable Taxes</td>
<td>22,3000</td>
</tr>
</tbody>
</table>

### Total Non-Capturable Millages

| 65,3244 | 63,3244 |

### Total Capturable Millages

| 65,3244 | 63,3244 |

### Total Tax Increment Revenue (TIR) Available for Capture

| $32,053 | $32,415 | $32,782 | $33,152 | $33,525 | $33,902 | $ - |

*Base taxable value was provided by the Office of the Assessor.
**For years 1-12, a 5% admin fee is applied during OPRA Tax Abatement. Following expiration of the OPRA Tax Abatement, a 15% admin fee is applied.**

<table>
<thead>
<tr>
<th></th>
<th>17</th>
<th>18</th>
<th>19</th>
<th>20</th>
<th>21</th>
<th>22</th>
<th>23</th>
<th>24</th>
<th>25</th>
<th>26</th>
<th>27</th>
<th>28</th>
</tr>
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<td>2042</td>
<td>2043</td>
<td>2044</td>
<td>2045</td>
<td>2046</td>
<td>2047</td>
</tr>
<tr>
<td>Total State Incremental Revenue</td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State Brownfield Revolving Fund (50% of SET)</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>State TIR Available for Reimbursement</td>
<td>$105,780</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Local Incremental Revenue</td>
<td>$18,600</td>
<td>$18,812</td>
<td>$19,026</td>
<td>$19,243</td>
<td>$19,461</td>
<td>$19,682</td>
<td>$19,905</td>
<td>$20,130</td>
<td>$20,357</td>
<td>$20,587</td>
<td>$20,819</td>
<td>$21,053</td>
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<tr>
<td>BPA Administrative Fee (15% of total TIF)*</td>
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<td>$2,822</td>
<td>$2,854</td>
<td>$2,886</td>
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<td>$3,019</td>
<td>$3,054</td>
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<td>$3,158</td>
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<tr>
<td>Developer Paid Amount to Admin Fee</td>
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<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
<td>$ -</td>
</tr>
<tr>
<td>Outstanding DBRA Admin Fee</td>
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<td>$ -</td>
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*For years 1-12, a 5% admin fee is applied during OPRA Tax Abatement. Following expiration of the OPRA Tax Abatement, a 15% admin fee is applied.

** Up to five years of capture for LBFR Deposits.
## Developer Reimbursement Maximum Reimbursement

- **State**: 36.74% $101,731 [-] $101,731
- **Local**: 63.26% $175,166 [-] $175,166

**TOTAL**

- **EGLE**: 3.36% $14,800 [-] $14,800
- **MSF**: 94.64% $262,047 [-] $262,047

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### Estimated Total Years of Plan: 28

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<td>$ 8,362</td>
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<td>$ 9,066</td>
<td>$ 9,171</td>
<td>$ 9,276</td>
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<td><strong>Total State &amp; Local TIR Available</strong></td>
<td>$ 8,266</td>
<td>$ 8,362</td>
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### DEVELOPER

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### OPERA Tax Abatement

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*For years 1-12, a 5% admin fee is applied during OPERA Tax Abatement. Following expiration of the OPERA Tax Abatement, a 15% admin fee is applied

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

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**Wayne County, Michigan**

October 2, 2019

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Page 1 of 2
ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents
Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: 2119 FIELD/K8 PARTNERS LLC

DATE: August 21, 2019

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental on behalf of K8 Partners LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 2119 Field 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)

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

- Due Care Plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act, MCL 324.20101 et seq. (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there are no Recognized Environmental Concerns associated with the site and no further investigation of the site is warranted. The property would qualify only as a blighted property or as functionally obsolete. The Buildings, Safety Engineering and Environmental Department has determined that the documents received for this project satisfy the DBRA Guidelines.

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

By: [Signature]

Its: General Manager
ATTACHMENT H

Eligibility Documentation
September 26, 2019

Ms. Jennifer Kanalos, Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22nd Floor
Detroit, Michigan 48226

RE: 2119 Field Street, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Assessor of the Office of the Chief Financial Officer has reviewed the proposed project for the property located at 2119 Field Street, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

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

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


The Property was originally intended for residential use, however, without substantial updates and renovations, the Property is no longer able to meet market demand for such residential use for several reasons, including, but not limited to: roof leaks, lack of windows, lack of interior partitions, no operating utilities, the existing electrical, mechanical, and plumbing systems are antiquatec, and there are repairs needed for the building structure.

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

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors
ATTACHMENT I

Incentives Chart
INCENTIVE INFORMATION CHART:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Incentive Type</th>
<th>Investment Amount</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Multi-family residential</td>
<td>PA 146 – OPRA / Brownfield</td>
<td>$2.46 Million</td>
<td>District 5</td>
</tr>
</tbody>
</table>

Jobs Available

<table>
<thead>
<tr>
<th>Construction</th>
<th>Post Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional</td>
<td>Professional</td>
</tr>
<tr>
<td>Non-Professional</td>
<td>Non-Professional</td>
</tr>
<tr>
<td>Skilled Labor</td>
<td>Skilled Labor</td>
</tr>
<tr>
<td>Non-Skilled Labor</td>
<td>Non-Skilled Labor</td>
</tr>
<tr>
<td>2</td>
<td>70</td>
</tr>
<tr>
<td>1</td>
<td>1</td>
</tr>
</tbody>
</table>

1. What is the plan for hiring Detroiters?
The Roy Company (the GC) has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. In addition, should additional contractors be needed for the project, the Developer will reach out to the Skilled Trades Taskforce meetings to ensure Detroit-based contractors benefit from the development.

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 1 full-time equivalent (FTE) permanent job associated with the management and maintenance aspects of the proposed development.

The developer will be hiring skilled and non-skilled labor for all of the rehab and construction which would include roofers, framers, electricians, plumbers, heating, window installation, insulators, drywallers, painters, finish carpenters, cabinets installers, flooring, clean up, security.
3. Will this development cause any relocation that will create new Detroit residents?

There are no current residents at the subject property that will need to be relocated as a result of this development. Rather, the development will create eight new housing units that will create new Detroit residents.

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

Members of the Development team are planning to reach out to local community groups regarding the new ownership and anticipated improvements to receive meaningful feedback on the anticipated project.

5. When is construction slated to begin?
Fall of 2019.

6. What is the expected completion date of construction?
Fall 2021.

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