

EXHIBIT A

CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE JEFFERSON HOLCOMB DEVELOPMENT REDEVELOPMENT PROJECT

Prepared by:
Richard A. Barr, Esq.
Honigman LLP
660 Woodward Avenue, Ste. 2290
Detroit, Michigan 48226
Phone: (313) 465-7308

Developer:
Jefferson Holcomb Development, LLC
Attn: Anthony Curis
18633 Mack Avenue
Detroit, MI 48236
Phone: (313) 580-2221

October 8, 2021

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

TABLE OF CONTENTS

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

E. Estimated Cost of Eligible Activities Table

F. TIF Tables

G. BSE&E Acknowledgement and Other Environmental Documents

H. Incentive Information Chart

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 developer after the approval of this Plan by the governing body (as defined in Act 381) shall not necessitate an amendment to the Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The property consists of two (2) tax parcels of land, which currently are privately owned by Jefferson Holcomb Development, LLC, in the City of Detroit together containing approximately 0.276 acres of land. The property 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 the East Village neighborhood (SNF – Islandview / Greater Villages planning area), north of East Jefferson, east of Holcomb, south of Agnes, and west of Belvidere.

Parcel information is outlined below.

Address	9101 and 9123 E. Jefferson Avenue
Parcel ID	19000031 and 19000032-3
Owner	Jefferson Holcomb Development, LLC
Legal Description	LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: Lots 110, 111, and 112, except that part taken for the widening of Jefferson Avenue, Holcomb and Sears Subdivision, as recorded in Liber 7 of Plats, Page 74, Wayne County Records.

Jefferson Holcomb Development, LLC, the project developer (“Developer”), acquired the Property in 2021. The project is the redevelopment of a vacant, blighted commercial structure and adjacent parking lot into mixed retail and community gathering space. It is currently anticipated that construction will begin in December 2021 and eligible activities will be completed in 2022. The project description provided herein is a summary of the proposed development at the Property 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/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

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

The Property is considered “eligible property” as defined by Act 381, Section 2, because (a) it was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are a “facility” as defined by Act 381 due to the presence of hazardous substances including arsenic, chromium, tetrachloroethylene and trichloroethylene in the soil above Part 201 of the Natural Resources and Environmental Protection Act, Michigan PA 451, 1994, as amended (“NREPA”) unrestricted residential criteria, and the development of these parcels is estimated to increase the captured taxable value of the Property.

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, department specific activities, due care activities, site preparation, infrastructure improvements, development, preparation and implementation of a brownfield plan and work plan, and interest.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities include response activities to properly manage contaminated soils on the Property; geotechnical evaluations; site and other demolition; asbestos assessment and abatement; relocation and/or installation of public franchise utilities including water and sewer and other improvements in rights of way. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the costs of such eligible activities do not exceed the total costs stated in Attachment E.

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 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 as described below. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. 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 Michigan Strategic Fund (“MSF”) and the Michigan Department of Environment, Great Lakes, and 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 upon 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 generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total 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))

The initial taxable value shall be determined based upon the next assessment roll for which equalization is completed following adoption of this Plan, which is expected to be based upon the taxable value as of December 31, 2021. 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:

Exhibit A
Jefferson Holcomb Development Redevelopment
Brownfield Plan

All School Taxes	Totals	Reimbursement of Costs and Interest	DBRA Admin. Costs	State Redev. Fund	Local Brownfield Revolving Fund
School Operating	\$316,781	\$234,004	\$0	\$0	\$82,777
State Education Tax	\$112,747	\$56,319	\$0	\$44,603	\$11,825
Total	\$429,528	\$290,323	\$0	\$44,603	\$94,602
City Non-School Taxes					
City Operating	\$276,065	\$145,503	\$65,106	\$0	\$65,456
Library	\$64,072	\$33,770	\$15,111	\$0	\$15,192
County Non-School Taxes					
Wayne County Operating-Summer	\$77,845	\$41,029	\$18,359	\$0	\$18,457
Wayne County Operating-Winter	\$13,766	\$7,255	\$3,247	\$0	\$3,264
Wayne County Parks-Winter	\$3,402	\$1,793	\$802	\$0	\$807
Wayne County Jail-Winter	\$12,980	\$6,841	\$3,061	\$0	\$3,078
Huron Clinton Metropolitan Authority (HCMA)	\$2,911	\$1,534	\$687	\$0	\$690
Wayne County ISD (RESA)	\$47,934	\$25,264	\$11,304	\$0	\$11,365
Wayne County Special ISD/RESA	\$27,620	\$14,558	\$6,514	\$0	\$6,549
Wayne County Community College	\$44,841	\$23,634	\$10,575	\$0	\$10,632
Total Incremental Local Taxes Paid	\$571,436	\$301,181	\$134,765	\$0	\$135,490
Total Schools and Non-Schools Capturable Millage	\$1,000,964	\$591,504	\$134,765	\$44,603	\$230,092

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

Non-Capturable Taxes	
City Debt	\$184,294
School Debt	\$2,835
DIA Tax	\$1,418
Zoo Tax	\$316,135
Total Debt Millages	\$504,681

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

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

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

All reimbursements authorized under this Plan shall be governed by the Reimbursement Agreement. The inclusion of eligible activities and estimates of costs to be reimbursed in

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

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

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan from School Taxes with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the applicable agency/department of the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty percent (20%), as more specifically stated in the Reimbursement Agreement.

The Developer anticipates approval of a tax abatement under the Obsolete Property Rehabilitation Act, P.A. 146 of 2000, as amended, (“OPRA”) for up to 12 years plus the construction period. If approved, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan.

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 the Property shall occur in accordance with the tax increment financing (“TIF”) table described in 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 of the City, the Detroit City Council.

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

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$230,092. 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 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") has been performed on the Property. Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental ("BSEED") acknowledgement of its receipt of the baseline environmental assessment, which includes the Phase I ESA. If appropriate, a Phase II ESA, baseline environmental assessment, and due care plan will be prepared or conducted pursuant to Part 201 of NREPA and copies of each will be provided to BSEED.

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.

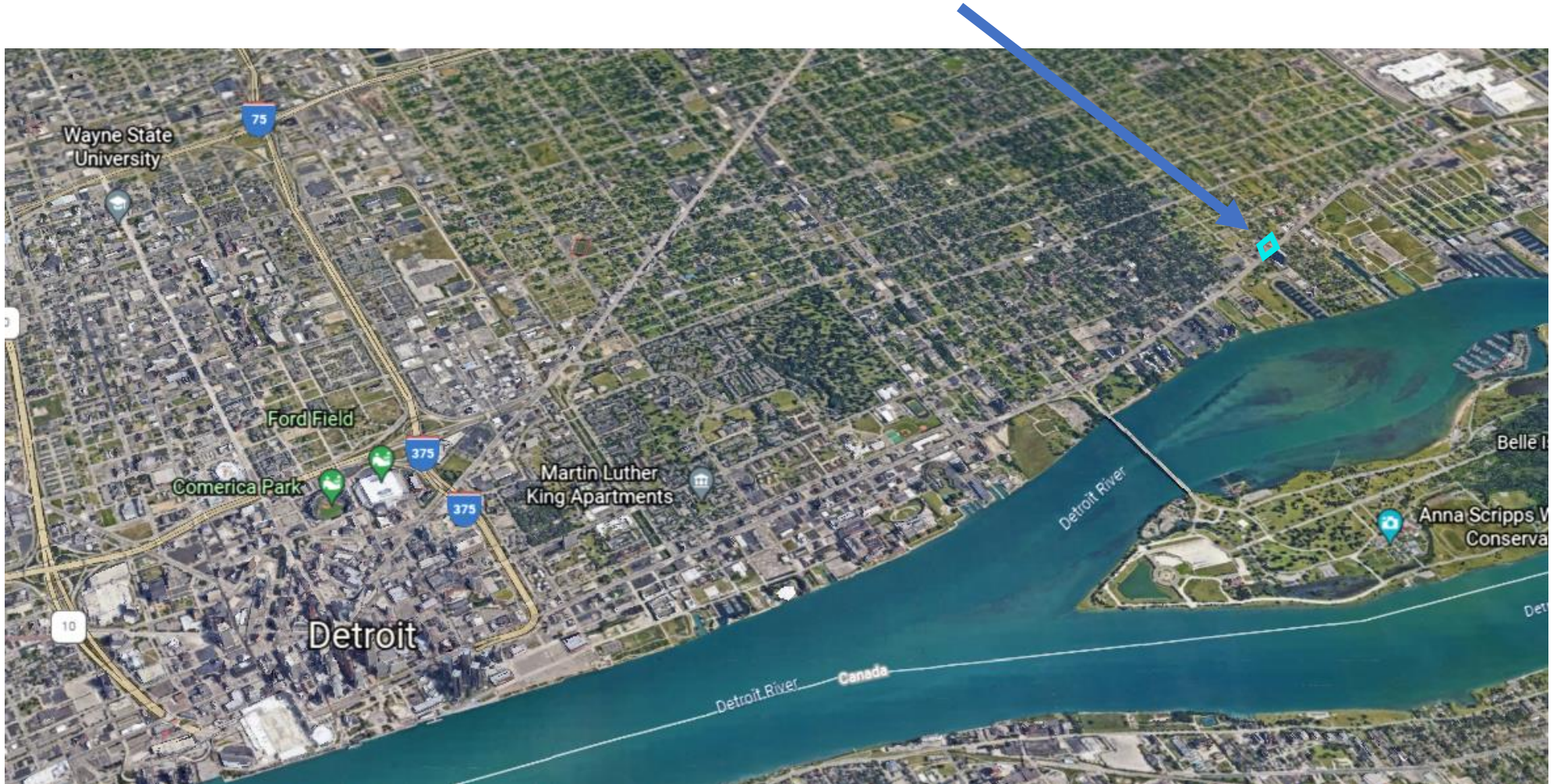
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

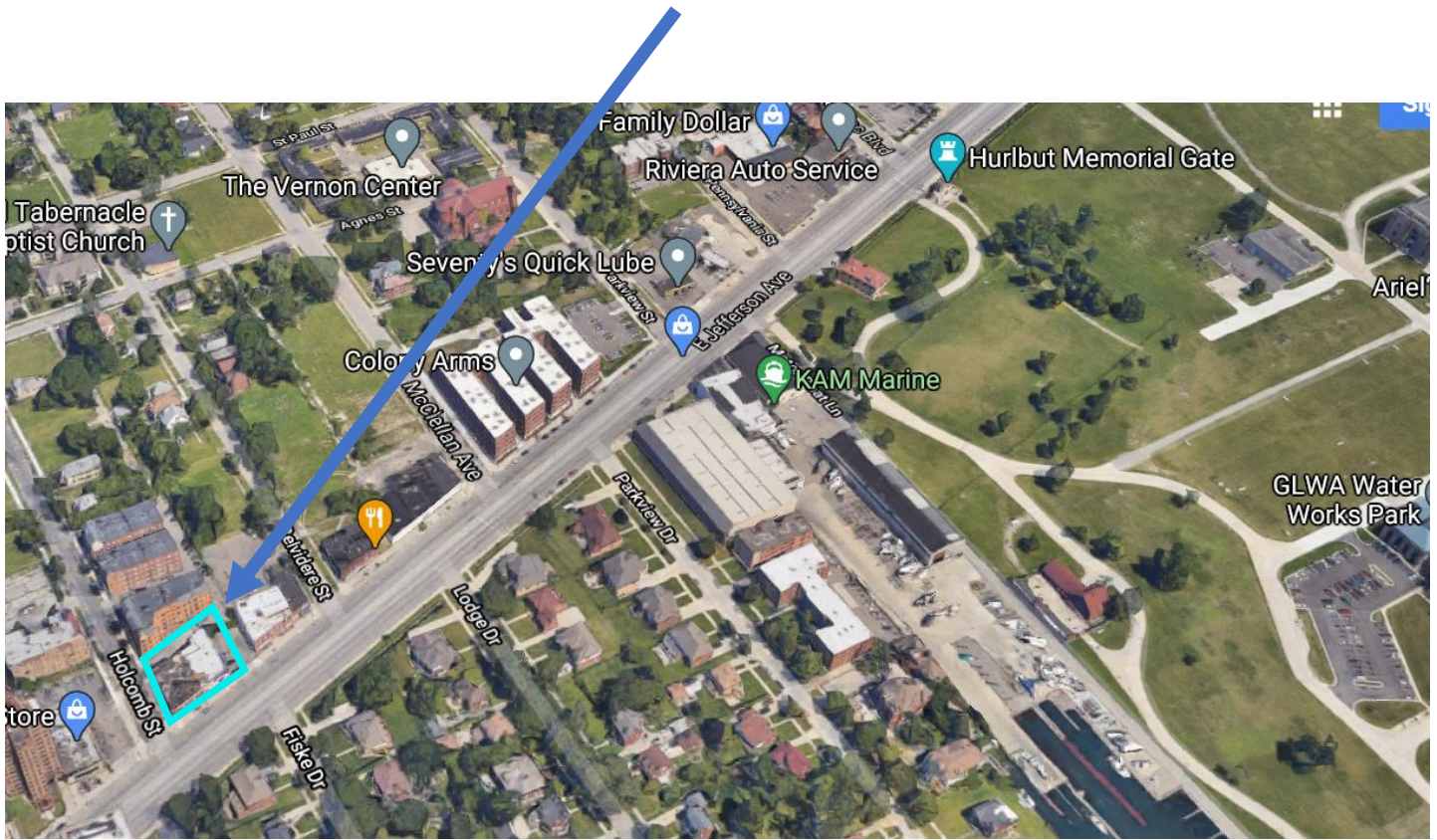
III. ATTACHMENTS

ATTACHMENT A

Location Map, Existing Conditions and Site Plan

Location Map [Project site outlined in blue]





Existing Conditions



1 EXISTING HOLCOMB ST ENTRANCE



2 EXISTING CORNER AT E. JEFFERSON AVE. • HOLCOMB ST.



3 EXISTING ENTRANCES E. JEFFERSON AVE



4 EXISTING ENTRANCES E. JEFFERSON AVE



5 EXISTING PARKING E. JEFFERSON AVE



6 EXISTING ALLEY WAY



7 EXISTING ALLEY WAY



8 EXISTING AERIAL VIEW

I E

A M

Design Architect:
T+E+A+M, LLC
305 W. Liberty St.
Ann Arbor MI 48103
734 489 9231

Troy Chontos
Ark-Tec LLC
17376 West 12 Mile Rd. Suite #105
Southfield, MI 48076
248 703 4494

CAD Support:
Metro CAD Group
3120 Oakley Park Road
Commerce Township, MI 48390
248 825 8050

General Contractor:
Dan Patrus
CIR Group
Commerce Township, MI 48390
248 287 8177
810 650 7399 (Mobile)
dpatrus@cmi.net



ISSUED FOR
SITE PLAN
APPROVAL
ONLY

OWNER:
1114 Holcomb, LLC

PROJECT:
9153 • 9123 EAST JEFFERSON AVE.
DETROIT, MI 48214

Site Plan Review Set

DATE: 12/29/2020

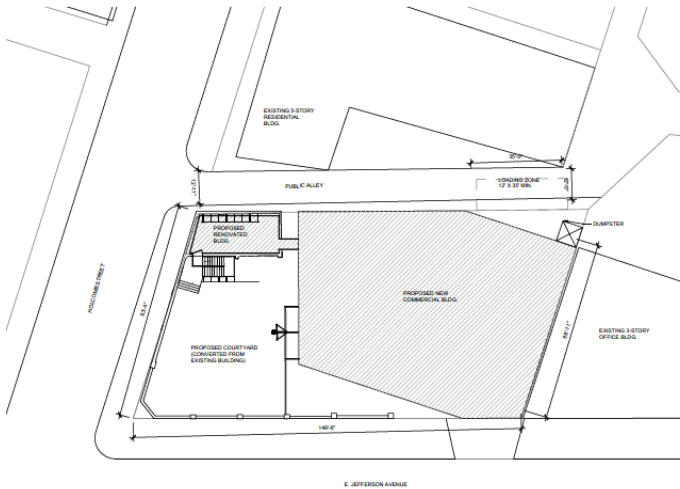
DRAWING TITLE:

EXISTING CONDITIONS

SHEET:

A-002.00

Site Plan



1 SITE PLAN
Scale: 1/8" = 1'-0"

ZONING INFORMATION

ZONE	B4 GENERAL BUSINESS DISTRICT
USE	ALL OTHER USES
MINIMUM LOT DIMENSIONS	NO REQUIREMENTS
MINIMUM SETBACKS	
FRONT SETBACK	0'
SIDE SETBACKS	0'
REAR SETBACK	0'
MINIMUM HEIGHT	35'
MINIMUM LOT COVERAGE	NO REQUIREMENTS
MINIMUM PARK	NO REQUIREMENTS

GENERAL DESCRIPTION
THE B4 GENERAL BUSINESS DISTRICT PROVIDES FOR BUSINESS AND COMMERCIAL USES OF A TRADITIONAL ORIENTED NATURE. IN ADDITION TO THESE USES, OTHER BUSINESS USES, INCLUDING BUT NOT LIMITED TO, ARE PERMITTED. ADDITIONAL USES, WHICH MAY BE SUCCESSFULLY BLENDED WITH PERMITTED BY-DEED USES, ARE CONDITIONAL.



2 ZONING PLAN
Scale: 1/8" = 1'-0"

A M

Design Architect:
T+E+A+M, LLC
305 W. Liberty St.
Ann Arbor MI 48103
734 469 9231

Troy Chontos
Ark-Tec LLC
17376 West 12 Mile Rd. Suite #105
Southfield, MI 48076
248 703 4494

CAD Support:
Metro CAD Group
3120 Oakley Park Road
Commerce Township, MI 48390
248 825 8050

General Contractor:
Dan Palrus
CIR Group
Commerce Township, MI 48390
248 287 6177
810 550 7399 (Mobile)
dpalrus@cirm.net

ISSUED FOR
SITE PLAN
APPROVAL
ONLY

OWNER:
1114 Holcomb, LLC

PROJECT:
8103 + 9123 EAST JEFFERSON AVE.
DETROIT, MI 48214

Site Plan Review Set

DATE: 12/26/2020

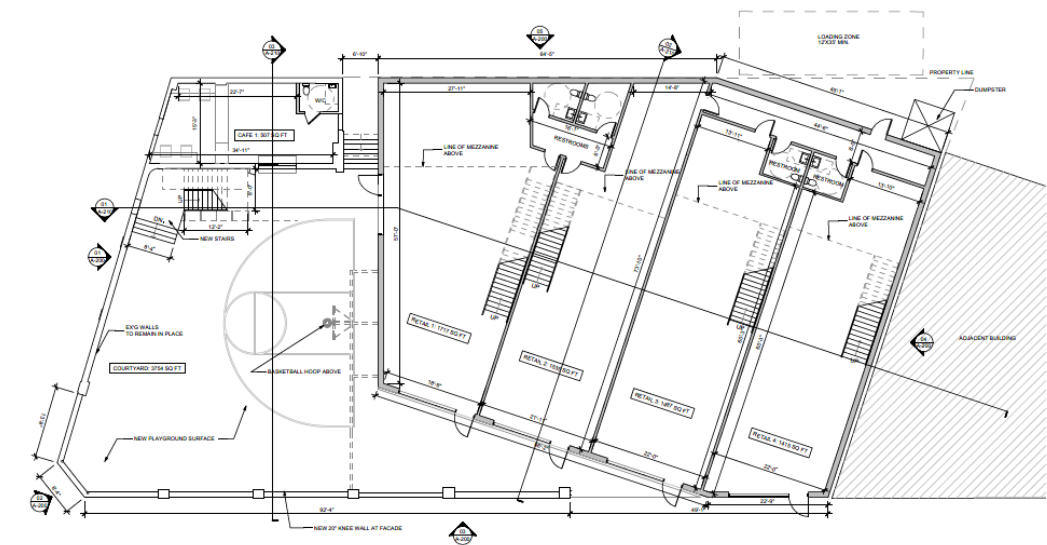
DRAWING TITLE:

SITE PLAN

SHEET:

A-001.00

Exhibit A
Jefferson Holcomb Development Redevelopment
Brownfield Plan



1 FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



A M

Design Architect:
T+E+A+M, LLC
305 W. Liberty St.
Ann Arbor MI 48103
734 489 9231

Troy Chontos
Ark Tec LLC
17370 West 12 Mile Rd. Suite #105
Southfield, MI 48076
248 703 4494

CAD Support:
Metro CAD Group
3120 Oakley Park Road
Commerce Township, MI 48390
248 825 8050

General Contractor:
Dan Palatus
CIR Group
Commerce Township, MI 48390
248 257 6177
810 650 7399 (Mobile)
dpatus@cirmi.net



ISSUED FOR
SITE PLAN
APPROVAL
ONLY

OWNER:
1114 Holcomb, LLC

PROJECT:
3933 + 9123 EAST JEFFERSON AVE.
DETROIT, MI 48214

Site Plan Review Set

DATE: 12.29.2020

DRAWING TITLE:
PROPOSED PLAN- FIRST FLOOR

SHEET:
A-100.00

ATTACHMENT B

Legal Description of Eligible Property to which the Plan Applies

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN,
IS DESCRIBED AS FOLLOWS:

Lots 110, 111, and 112, except that part taken for the widening of Jefferson Avenue,
Holcomb and Sears Subdivision, as recorded in Liber 7 of Plats, Page 74, Wayne County
Records.

ATTACHMENT C

Project Description and Project Rendering

The project is a commercial development designed around converging the arts with retail and community space. The community space is intended to provide a haven for the local community with an enclosed, open-air basketball court along with rooftop deck space for community gatherings and events. An existing building will be restored to house an approximately 507 square foot café with an additional roof deck. Approximately 8,205 square feet of leasable space in approximately four (4) new tenant suites with mezzanines will be newly constructed to the east of the community space, with one suite anticipated to house Social Status, a minority owned entrepreneurial clothing and lifestyle store. It is currently anticipated that construction will begin in the Winter of 2021 and eligible activities will be completed in early 2023.

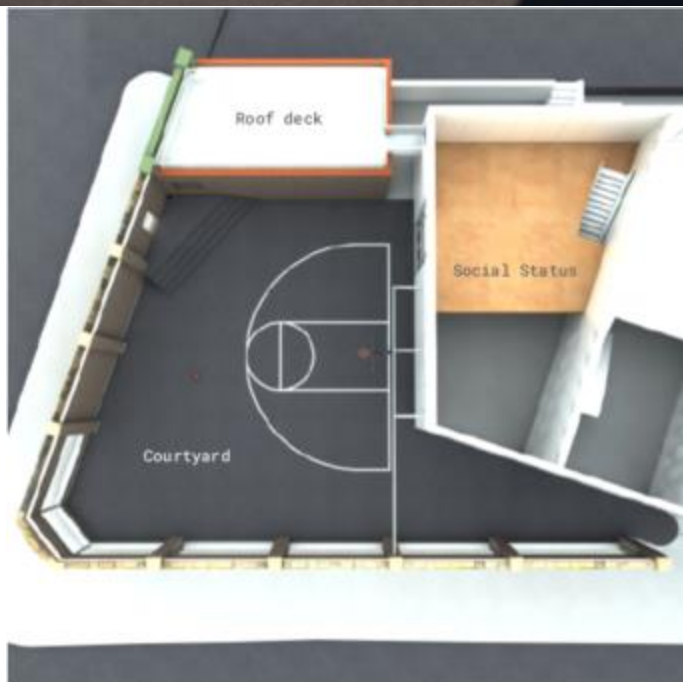
The total investment is expected to be over \$1,760,000. An estimated sixty (60) construction jobs are expected for the Property. An additional eighteen (18) permanent jobs are expected to be created by tenants at the Property, resulting in the payment of additional city income taxes.

The Project is part of a larger development focus of Anthony and JJ Curis for the Villages neighborhood as shown below. Elements of the larger development project are in completed and ongoing status. Social Status is focused on growth in urban settings looking to develop in business while supporting the issues of today for minority-business owners in order to help create solutions.

The Developer has applied or will apply for a property tax abatement under the Obsolete Property Rehabilitation Act. If approved, the abatement will reduce the property tax obligations of the owner and tenants, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

Project Renderings





ATTACHMENT D

Supportive Letters

Supportive letters and PD&D letter are attached.

City of Detroit Brownfield Redevelopment Authority

June 14, 2021

I have had the pleasure of meeting with Anthony Curis concerning the properties located at the corner of E. Jefferson and Holcomb. For the past several years these properties have been vacant. Anthony and his partners have presented a plan to revitalize the properties for the benefit of our Community. Anthony intends to honor the architectural character of the building while providing spaces for the entire community. Our Community is looking forward to the completion of this project. Projects like this give us a picture of what the future of Detroit will look like, and we're excited.

If you have any further questions, please feel free to contact me, my information is listed below.

Thank you,

Delores Orr
President
Cadillac Blvd. Block Club
Board member
East Village Association
Board member
Eastside Community Center
Co-Chair
Neighborhood Improvement Committee
(313) 308-7568

Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

Detroit Brownfield Redevelopment Authority Members,

My family has lived on McClellan Avenue in the East Village neighborhood for over 50 years. We have witnessed an overall decline in the community for far too long. The vast majority of the homes on our block were vacant and neglected until recently. In the last few years, Anthony Curis has taken the initiative to restore nearly all of these properties adjacent to our home. It has improved our quality of life and our neighborhood hasn't looked this good in decades. For the first time in a long time, we are proud to be residents in East Village.

Mr. Curis has shared with me his plans for the redevelopment of the vacant retail building at the corner of Jefferson & Holcomb. The project is being spearheaded by Mr. Curis and his partner James Whitner, a socially conscious entrepreneur who I believe will make a lasting impact in this neighborhood.

Their plans for the development are highly creative and will integrate seamlessly into the character of the Jefferson streetscape. This development will be a catalyst for the Jefferson corridor, hopefully encouraging other property owners to improve their properties. At the same time, the proposed development will inspire community engagement through the creation of an outdoor courtyard. This is the type of development that the City should be seeking out in developers. I encourage the Detroit Brownfield Redevelopment Authority to approve and support the project proposed by Jefferson Holcomb LLC.

Please let me know if I can be of further assistance. Thank you.

Sincerely,

Darryl Estes
1510 McClellan Avenue
Detroit, MI 48214

Wednesday, May 26, 2021

To Whom It May Concern:

This letter is in response to the proposed redevelopment of the vacant building at the corner of Jefferson and Holcomb. This building is adjacent to several of our properties in East Village and has been an eyesore in the community for quite some time. The proposed redevelopment will not only beautify an important corner in the neighborhood but bring much-needed retail opportunities, community programming and arts & culture.

We have reviewed the plans and have met with the developer of the project several times. We support this project and encourage the Detroit Brownfield Redevelopment Authority to do so as well.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Temkin', with a horizontal line extending to the right.

Matthew Temkin

313-355-3125




5/25/2021

Letter Of Support

Mr. Anthony Curis, and his network of collaborators, has been working and investing to improve properties near St Paul and Parkview. Participating investors and entrepreneurs are working around themes of neighborhood revitalization, entrepreneurship, and the arts. Work is being completed to create opportunity for neighborhood residents, and to reinforce local schools. The vacant building at the corner of E. Jefferson and Holcomb is an important component of their overall plan.

The overall investment fits well with surrounding resources. The area is adjacent to Pewabic Pottery. It is also within easy walking distance of historic Indian Village, and West Village. Expanded commercial and residential development will be supported by existing transportation corridors on Kercheval, and East Jefferson. In terms of timing, this venture coincides with proposed new residential development at Van Dyke and Kercheval and at Crane and St Paul.

Hantz Woodlands has spent several million dollars removing blight, rehabilitating houses, investing in schools, and improving neighborhood landscapes. We made our investment anticipating that our fundamental work would support innovative new cultural and economic development. We find that the work that is being coordinated by Mr Curis accelerates neighborhood revitalization. We strongly support this initiative.



Michael Score

President, Hantz Woodlands

Detroit Brownfield Redevelopment Authority
500 Griswold, Suite 2200
Detroit, MI 48226

Detroit Brownfield Redevelopment Authority,

I have worked for Anthony Curis for five years as his Gallery Director at Library Street Collective. In that time, I have been lucky enough to know him and his wife JJ as employers, mentors, and friends. Their character in the arts and in business is that of loyalty, fairness, transparency and investment in the people they choose to work with and they projects they take on. Before working for them, I was employed in the arts, design, and hospitality sectors, and I have never met a pair so hard-working, kind, and tireless in their attention to detail and orientation towards their goals. Every project they take on considers ways to encourage and support artists, the community, and charitable initiatives, and as a result, all who work alongside them benefit in a multitude of ways.

Anthony has provided my husband Brian and I with opportunities for growth in our personal and professional lives from the start, including making a home on McClellan available to us at his cost, rather than seeking the kind of profit that most property owners would insist upon. When he turns his attention to a project or initiative, he always looks for ways to provide prospects for work, creativity, and advancement to those around him. Anthony is adept at recognizing and nurturing the qualities and passions of the people he meets, and never fails to offer them the chance to engage their unique skills and insights to help his ever-growing team build something great; whether that is an exhibition, a public art installation or art space, a charitable initiative, a restaurant, or a beautiful and well-considered amalgamation of all of these.

I have no doubt that as he builds out his vision for this creative hub in the East Village, that all in the area will benefit not only through access to beautiful and creative spaces, but through opportunities to collaborate with Anthony in a myriad of ways. I know he will support the people and businesses already existing in the East Village in any way he can as well as welcome others that he knows will do the same. Anthony's plans for the redevelopment of a commercial building on the corner of Jefferson and Holcomb along with his partner, James Whitner, is characteristic of what can be expected from him in the future. The development will provide access to public art, activity, community engagement, beautification and restoration of existing structures in equal measure. He has a deep respect for the history of an area and its structures, and is devoted to working with socially conscious and diverse partners who want to create spaces and activations that will engage and support the community around them.

I hope that the Detroit Brownfield Redevelopment Authority will support the project proposed by Anthony Curis and Jefferson Holcomb LLC.

Sincerely,



Sara Nickleson
1525 McClellan Ave.
Detroit, MI, 48214



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313-224-1339
www.detroitmi.gov

October 4, 2021

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

RE: Jefferson-Holcomb Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) Jefferson-Holcomb Brownfield Redevelopment Plan (the "Plan").

Jefferson Holcomb Development, LLC is the project developer ("Developer"). The property in the Plan consists of two (2) parcels bounded by Agnes Street to the north, Belvidere Street to the east, East Jefferson Avenue to the south, and Holcomb Street to the west in the Islandview/Greater Villages neighborhood of Detroit.

The project consists of the development of a commercial development designed around converging the arts with retail and community space. The community space is intended to provide a haven for the local community with an enclosed, open-air basketball court along with rooftop deck space for community gatherings and events. An existing building will be restored to house a 507 square foot café with an additional roof deck. Approximately 8,205 square feet of leasable space in four new tenant suites with mezzanines will be newly constructed to the east of the community space, with one suite anticipated to house Social Status, a minority owned entrepreneurial clothing and lifestyle store. The project includes the following Brownfield eligible activities: demolition, site preparation, infrastructure improvements, environmental studies, and environmental remediation.

The project will redevelop an underutilized property to provide new community space and commercial space in the Islandview/Greater Villages neighborhood of Detroit. Total investment is estimated at \$1.6 million.

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

Sincerely,

Russell Baltimore
Assistant Director Design Review
Planning and Development Department

c: B. Vosburg
C. Capler

ATTACHMENT E

Estimated Cost of Eligible Activities Table

	<u>Estimated Costs</u>
MSF Eligible Activities	
1. Site Preparation	\$29,000
2. Asbestos Assessment and Abatement	\$27,500
3. Demolition	\$43,500
4. Infrastructure Improvements	\$30,000
Subtotal MSF Eligible Activities	\$130,000
5. MSF Activities Contingency (15%)	\$19,500
6. Brownfield Plan and Work Plan Preparation (50%)	\$15,000
7. Brownfield Plan Implementation (50%)	\$15,000
Subtotal MSF Eligible Activities	\$179,500
8. Interest on MSF Eligible Activities	\$87,785
Total MSF Eligible Activities	\$267,285
ELGE Eligible Activities	
1. Phase I, Phase II and BEA Activities	\$53,738
2. Due Care Activities	\$116,520
Subtotal EGLE Eligible Activities	\$170,258
4. EGLE Activities Contingency (15% of Due Care/Add. Resp.)	\$17,478
5. Brownfield Plan and Work Plan Preparation (50%)	\$15,000
6. Brownfield Plan Implementation (50%)	\$15,000
Subtotal EGLE Eligible Activities	\$217,736
7. Interest on EGLE Eligible Activities	\$106,484
Total EGLE Eligible Activities	\$324,219
Total Payments to Developer	\$591,504
DBRA Administrative Fees	\$134,765
Local Brownfield Revolving Fund	\$230,092
State Brownfield Redevelopment Fund	\$44,603
Estimated Total Disbursements	\$1,000,964

ATTACHMENT F

TIF Tables

(See attached)

	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	
1	Jefferson Holcomb Development										10/8/2021												
2	Brownfield Plan																						
3	Rev. 10/7/21																						
4					Year				2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
5	Assumed annual increase in TV		3.0%		Brownfield Plan Capture Year						1	2	3	4	5	6	7	8	9	10	11	12	13
6	Construction 2021-2023				Year of OPRA certificate					1	2	3	4	5	6	7	8	9	10	11	12	13	
8	Units																						
9	Initial Taxable Value						\$39,400		\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400
12	Total Real Property Taxable Value						\$19,400		\$39,400	\$465,902	\$479,876	\$494,275	\$509,104	\$524,377	\$540,108	\$556,211	\$573,001	\$590,191	\$607,896	\$626,133	\$644,917	\$664,265	\$684,265
13	Captured Taxable Value: Real Estate			0			\$0		\$0	\$426,502	\$440,479	\$454,875	\$469,704	\$484,977	\$500,708	\$516,911	\$533,601	\$550,791	\$568,496	\$586,733	\$605,517	\$624,865	\$624,865
78	All School Taxes				Captured by	Improvements	Improvements																
79				Full Millages	DBRA	Yrs 1-6	Years 7-12																
79	School Operating			16.8579	16.8579	8.4290	16.8579		\$0	\$3,600	\$3,723	\$3,846	\$3,980	\$4,114	\$4,441	\$8,714	\$8,965	\$9,285	\$9,584	\$9,891	\$10,208	\$10,534	\$10,534
80	State Education Tax			8.0000	6.0000	3.0000	6.0000		\$0	\$1,281	\$1,325	\$1,370	\$1,416	\$1,454	\$3,004	\$3,101	\$3,202	\$3,305	\$3,411	\$3,520	\$3,633	\$3,749	\$3,749
81	Total			22.8579	22.8579	11.4290	22.8579		\$0	\$4,881	\$5,048	\$5,219	\$5,396	\$5,578	\$11,445	\$11,816	\$12,197	\$12,590	\$12,995	\$13,411	\$13,941	\$14,283	\$14,283
82	City Non-School Taxes																						
83	City Operating			19.9520	19.9520	0.0000	0.0000		\$0	\$12	\$24	\$36	\$49	\$62	\$75	\$89	\$103	\$119	\$133	\$149	\$165	\$12,467	\$12,467
84	Library			4.6307	4.6307	0.0000	0.0000		\$0	\$3	\$5	\$8	\$11	\$14	\$17	\$21	\$24	\$27	\$31	\$35	\$38	\$2,894	\$2,894
85	County Non-School Taxes																						
86	Wayne County Operating-Summer			5.6347	5.6347	0.0000	0.0000		\$0	\$3	\$7	\$10	\$14	\$17	\$21	\$25	\$29	\$33	\$38	\$42	\$47	\$3,521	\$3,521
87	Wayne County Operating-Winter			0.9897	0.9897	0.0000	0.0000		\$0	\$1	\$1	\$2	\$2	\$3	\$4	\$4	\$5	\$6	\$7	\$7	\$8	\$618	\$618
88	Wayne County Parks-Winter			0.2459	0.2459	0.0000	0.0000		\$0	\$0	\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$2	\$2	\$2	\$154	\$154
89	Wayne County Jail-Winter			0.9381	0.9381	0.0000	0.0000		\$0	\$1	\$1	\$2	\$2	\$3	\$4	\$4	\$5	\$6	\$6	\$7	\$8	\$588	\$588
90	Huron Clinton Metropolitan Authority (HCMA)			0.2104	0.2104	0.0000	0.0000		\$0	\$0	\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$2	\$131	\$131
91	Wayne County ISD (RESA)			3.4643	3.4643	0.0000	0.0000		\$0	\$2	\$4	\$6	\$8	\$11	\$13	\$15	\$18	\$20	\$23	\$26	\$29	\$2,165	\$2,165
92	Wayne County Special ISD/RESA			1.9962	1.9962	0.0000	0.0000		\$0	\$1	\$2	\$4	\$5	\$6	\$8	\$9	\$10	\$12	\$13	\$15	\$16	\$1,247	\$1,247
93	Wayne County Community College			3.2408	3.2408	0.0000	0.0000		\$0	\$2	\$4	\$6	\$8	\$10	\$12	\$14	\$17	\$19	\$22	\$24	\$27	\$2,025	\$2,025
94	Total Incremental Local Taxes Paid			41.3028	41.3028	0.0000	0.0000		\$0	\$24	\$49	\$74	\$101	\$128	\$155	\$184	\$214	\$244	\$276	\$308	\$341	\$25,909	\$25,909
95	Total Schools and Non-Schools Capturable Millage			64.1607	64.1607	11.42895	22.85790		\$0	\$4,905	\$5,097	\$5,294	\$5,497	\$5,706	\$11,601	\$12,000	\$12,411	\$12,834	\$13,270	\$13,719	\$14,182	\$40,092	\$40,092
96																							
97	Non-Capturable Taxes																						
98	City Debt			9.0000	0.0000	9.0000	9.0000		\$0	\$8	\$15	\$23	\$32	\$40	\$49	\$58	\$67	\$77	\$87	\$97	\$107	\$8,383	\$8,383
99	School Debt			13.0000	0.0000	13.0000	13.0000		\$0	\$0	\$0	\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$1	\$1	\$2	\$129	\$129
100	DMA Tax			0.0000	0.0000	0.0000	0.0000		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1	\$1	\$1	\$1	\$1	\$64	\$64
101	Zoo Tax			0.0000	0.0000	0.0000	0.0000		\$0	\$13	\$26	\$40	\$54	\$69	\$84	\$99	\$115	\$132	\$149	\$166	\$184	\$14,390	\$14,390
102	Total Debt Millages			22.9000	0.0000	22.9000	22.9000		\$0	\$21	\$42	\$64	\$87	\$110	\$134	\$159	\$184	\$210	\$238	\$265	\$294	\$22,957	\$22,957
103	Total Mills			86.4607	64.1607	33.7290	45.1579		\$0	\$4,926	\$5,139	\$5,358	\$5,583	\$5,816	\$11,735	\$12,158	\$12,595	\$13,045	\$13,508	\$13,985	\$14,478	\$63,045	\$63,045

	B	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL	AM	AN
1	Jefferson Holcomb Development																	
2	Brownfield Plan																	
3	Rev. 10/7/21																	
4		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	Totals
5	Assumed annual increase in TV	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
6	Construction 2021-2023																	
7																		
8																		
9	Initial Taxable Value	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	\$39,400	
12	Total Real Property Taxable Value	\$684,193	\$704,719	\$725,860	\$747,636	\$770,085	\$793,167	\$816,962	\$841,471	\$866,715	\$892,718	\$919,498	\$947,093	\$975,495	\$1,004,760	\$1,034,903	\$1,065,950	
13	Captured Taxable Value- Real Estate	\$644,793	\$665,319	\$686,460	\$708,236	\$730,565	\$753,767	\$777,562	\$802,071	\$827,315	\$853,316	\$880,098	\$907,683	\$936,095	\$965,360	\$995,503	\$1,026,550	
78	All School Taxes																	Totals
79	School Operating	\$10,870	\$11,216	\$11,572	\$11,939	\$12,317	\$12,707	\$13,108	\$13,521	\$13,947	\$14,385	\$14,837	\$15,302	\$15,781	\$16,274	\$16,782	\$17,305	\$316,781
80	State Education Tax	\$3,869	\$3,992	\$4,119	\$4,249	\$4,384	\$4,523	\$4,665	\$4,812	\$4,964	\$5,120	\$5,281	\$5,446	\$5,617	\$5,792	\$5,973	\$6,159	\$112,747
81	Total	\$14,739	\$15,208	\$15,691	\$16,189	\$16,701	\$17,230	\$17,773	\$18,334	\$18,911	\$19,505	\$20,117	\$20,748	\$21,397	\$22,066	\$22,755	\$23,465	\$429,528
82	City Non-School Taxes																	
83	City Operating	\$12,965	\$13,274	\$13,696	\$14,131	\$14,578	\$15,039	\$15,514	\$16,003	\$16,507	\$17,025	\$17,560	\$18,110	\$18,677	\$19,261	\$19,862	\$20,482	\$276,065
84	Library	\$2,986	\$3,081	\$3,179	\$3,280	\$3,383	\$3,490	\$3,601	\$3,714	\$3,831	\$3,951	\$4,075	\$4,203	\$4,335	\$4,470	\$4,610	\$4,754	\$64,072
85	County Non-School Taxes																	
86	Wayne County Operating-Summer	\$3,633	\$3,749	\$3,868	\$3,991	\$4,117	\$4,247	\$4,381	\$4,519	\$4,662	\$4,808	\$4,959	\$4,965	\$5,275	\$5,440	\$5,609	\$5,784	\$77,845
87	Wayne County Operating-Winter	\$638	\$658	\$679	\$701	\$723	\$746	\$770	\$794	\$819	\$845	\$864	\$877	\$926	\$955	\$985	\$1,016	\$13,766
88	Wayne County Parks-Winter	\$159	\$164	\$169	\$174	\$180	\$185	\$191	\$197	\$203	\$210	\$216	\$223	\$230	\$237	\$245	\$252	\$3,402
89	Wayne County Jail-Winter	\$605	\$624	\$644	\$664	\$685	\$707	\$729	\$752	\$776	\$800	\$826	\$851	\$878	\$906	\$934	\$963	\$12,980
90	Huron Clinton Metropolitan Authority (HCMA)	\$136	\$140	\$144	\$149	\$154	\$159	\$164	\$169	\$174	\$180	\$185	\$191	\$197	\$203	\$209	\$216	\$2,911
91	Wayne County ISD (RESA)	\$2,234	\$2,305	\$2,378	\$2,454	\$2,531	\$2,611	\$2,694	\$2,779	\$2,866	\$2,956	\$3,049	\$3,144	\$3,243	\$3,344	\$3,449	\$3,556	\$47,934
92	Wayne County Special ISD/RESA	\$1,287	\$1,328	\$1,370	\$1,414	\$1,459	\$1,505	\$1,552	\$1,601	\$1,651	\$1,703	\$1,757	\$1,812	\$1,869	\$1,927	\$1,987	\$2,049	\$27,620
93	Wayne County Community College	\$2,090	\$2,156	\$2,225	\$2,295	\$2,369	\$2,443	\$2,520	\$2,599	\$2,681	\$2,765	\$2,852	\$2,942	\$3,034	\$3,129	\$3,226	\$3,327	\$44,841
94	Total Incremental Local Taxes Paid	\$26,632	\$27,480	\$28,353	\$29,252	\$30,179	\$31,133	\$32,115	\$33,128	\$34,170	\$35,244	\$36,344	\$37,479	\$38,653	\$39,872	\$41,117	\$42,399	\$571,436
95	Total Schools and Non-Schools Capturable Millage	\$41,370	\$42,687	\$44,044	\$45,441	\$46,880	\$48,362	\$49,889	\$51,461	\$53,081	\$54,749	\$56,561	\$58,497	\$60,461	\$62,463	\$64,512	\$66,614	\$1,000,964
96																		
97	Non-Capturable Taxes																	
98	City Debt	\$9,642	\$9,909	\$9,184	\$9,467	\$9,759	\$10,059	\$10,368	\$10,687	\$11,015	\$11,353	\$11,701	\$12,060	\$12,429	\$12,810	\$13,202	\$13,605	\$184,294
99	School Debt	\$133	\$137	\$141	\$146	\$150	\$155	\$160	\$164	\$169	\$175	\$180	\$186	\$191	\$197	\$203	\$209	\$2,835
100	DIA Tax	\$66	\$69	\$71	\$73	\$75	\$77	\$80	\$82	\$85	\$87	\$90	\$93	\$96	\$99	\$102	\$105	\$1,418
101	Zoo Tax	\$14,825	\$15,283	\$15,754	\$16,240	\$16,740	\$17,255	\$17,786	\$18,332	\$18,895	\$19,475	\$20,072	\$20,687	\$21,321	\$21,974	\$22,646	\$23,338	\$316,135
102	Total Debt Millages	\$23,667	\$24,397	\$25,150	\$25,925	\$26,724	\$27,546	\$28,393	\$29,266	\$30,164	\$31,090	\$32,043	\$33,026	\$34,037	\$35,079	\$36,152	\$37,257	\$504,681
103	Total Mills	\$65,037	\$67,085	\$69,194	\$71,366	\$73,604	\$75,908	\$78,282	\$80,727	\$83,246	\$85,839	\$88,604	\$91,123	\$94,098	\$97,017	\$100,024	\$103,121	\$1,505,646

Jefferson Holcomb Development

	Proportionality for all capture	School & Local Taxes for Dev. Pmts	Local-Only Taxes	Total to developer
School Taxes	42.9114%	\$ 290,323		\$ 290,323
Local/Non-School Taxes	57.0886%	\$ 301,181		\$ 301,181
TOTAL		\$ 591,504		\$ 591,504
EGLE	54.8127%	\$ 324,219		\$ 324,219
MSF	45.1873%	\$ 267,285		\$ 267,285
TOTAL		\$ 591,504		\$ 591,504

Estimated Capture	\$ 1,000,964
Administrative Fees	\$ 134,765
State Brownfield Redevelopment Fund	\$ 44,603
Local Brownfield Revolving Fund	\$ 230,092

				Plan Year:	1	2	3	4	5	6	7	8	9	10	11	12	13	14					
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036				
Total School Incremental Revenue				\$	-	\$ 4,881	\$ 5,018	\$ 5,219	\$ 5,396	\$ 5,578	\$ 11,445	\$ 11,816	\$ 12,197	\$ 12,590	\$ 12,995	\$ 13,411	\$ 13,841	\$ 14,283	\$ 14,739				
State Brownfield Redevelopment Fund (50% of SET); max 25 yrs				\$	-	\$ 641	\$ 662	\$ 685	\$ 708	\$ 732	\$ 1,502	\$ 1,551	\$ 1,601	\$ 1,652	\$ 1,705	\$ 1,760	\$ 1,817	\$ 1,875	\$ 1,934				
School TIR Available for Reimbursement				\$	-	\$ 4,240	\$ 4,385	\$ 4,534	\$ 4,688	\$ 4,846	\$ 9,943	\$ 10,265	\$ 10,596	\$ 10,938	\$ 11,289	\$ 11,651	\$ 12,024	\$ 12,409	\$ 12,804				
Total Local/Non-schools Incremental Revenue				\$	-	\$ 24	\$ 49	\$ 74	\$ 101	\$ 128	\$ 155	\$ 184	\$ 214	\$ 244	\$ 276	\$ 308	\$ 341	\$ 25,809	\$ 26,632				
BRA Administrative Fee (15%) (capped \$100,000)				\$	-	\$ 24	\$ 49	\$ 74	\$ 101	\$ 128	\$ 155	\$ 184	\$ 214	\$ 244	\$ 276	\$ 308	\$ 341	\$ 6,014	\$ 6,206				
Local TIR Available for Reimbursement				\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,795	\$ 20,426				
Total School & Local/Non-schools TIR Available				\$	-	\$ 4,240	\$ 4,385	\$ 4,534	\$ 4,688	\$ 4,846	\$ 9,943	\$ 10,265	\$ 10,596	\$ 10,938	\$ 11,289	\$ 11,651	\$ 12,024	\$ 32,203	\$ 33,230				
Developer				Beginning Balance																			
Beginning Developer Reimbursement Balance				\$	397,236			\$	-	\$ 397,236	\$ 392,995	\$ 388,610	\$ 384,076	\$ 379,388	\$ 374,542	\$ 364,599	\$ 354,334	\$ 343,738	\$ 332,800	\$ 321,511	\$ 309,860	\$ 297,836	\$ 265,632
MSF Non-Environmental Costs				\$	267,285	\$ 87,785	{-Interest Portion}	\$	-	\$ 1,916	\$ 1,982	\$ 2,049	\$ 2,118	\$ 2,190	\$ 4,493	\$ 4,638	\$ 4,788	\$ 4,942	\$ 5,101	\$ 5,265	\$ 5,433	\$ 14,552	\$ 15,016
School Tax Reimbursement								\$	-	\$ 1,916	\$ 1,982	\$ 2,049	\$ 2,118	\$ 2,190	\$ 4,493	\$ 4,638	\$ 4,788	\$ 4,942	\$ 5,101	\$ 5,265	\$ 5,433	\$ 5,607	\$ 5,786
Local Tax Reimbursement								\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,945	\$ 9,230
Total MSF Reimbursement Balance								\$	179,500	\$ 177,584	\$ 175,602	\$ 173,553	\$ 171,435	\$ 169,245	\$ 164,752	\$ 160,114	\$ 155,326	\$ 150,383	\$ 145,282	\$ 140,017	\$ 134,584	\$ 120,032	\$ 105,016
									\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
EGLE/Department Specific Environmental Costs				\$	324,219	\$ 106,484	{-Interest Portion}	\$	-	\$ 2,324	\$ 2,404	\$ 2,485	\$ 2,570	\$ 2,656	\$ 5,450	\$ 5,626	\$ 5,808	\$ 5,995	\$ 6,188	\$ 6,386	\$ 6,591	\$ 17,652	\$ 18,215
School Tax Reimbursement								\$	-	\$ 2,324	\$ 2,404	\$ 2,485	\$ 2,570	\$ 2,656	\$ 5,450	\$ 5,626	\$ 5,808	\$ 5,995	\$ 6,188	\$ 6,386	\$ 6,591	\$ 6,801	\$ 7,018
Local Tax Reimbursement								\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,850	\$ 11,196
Total EGLE/Dept Specific Reim b Balance								\$	217,736	\$ 215,411	\$ 213,008	\$ 210,522	\$ 207,953	\$ 205,297	\$ 199,847	\$ 194,220	\$ 188,412	\$ 182,417	\$ 176,229	\$ 169,843	\$ 163,252	\$ 145,600	\$ 127,386
New Developer Reimbursement Balance				\$	591,504			\$	397,236	\$ 392,995	\$ 388,610	\$ 384,076	\$ 379,388	\$ 374,542	\$ 364,599	\$ 354,334	\$ 343,738	\$ 332,800	\$ 321,511	\$ 309,860	\$ 297,836	\$ 265,632	\$ 232,402
Accrued Interest				3.0065%				\$	-	\$ 11,943	\$ 11,815	\$ 11,684	\$ 11,547	\$ 11,406	\$ 11,261	\$ 10,962	\$ 10,653	\$ 10,335	\$ 10,006	\$ 9,666	\$ 9,316	\$ 8,954	\$ 7,986
Interest Paid																							
Interest Paid on MSF Costs								\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Paid on EGLE Costs								\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cumulative Accrued Interest Balance								\$	11,943	\$ 23,886	\$ 35,701	\$ 47,385	\$ 58,932	\$ 70,339	\$ 81,599	\$ 92,561	\$ 103,214	\$ 113,549	\$ 123,555	\$ 133,221	\$ 142,537	\$ 151,491	\$ 159,478
Local/Non Schools Only Costs																							
Local/Non-Schools Tax Reimbursement																							
Total Local/Non-Schools Only Reimbursement Balance								\$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement and Interest Payment				\$	-	\$ -	\$ -	\$ -	\$ 4,240	\$ 4,385	\$ 4,534	\$ 4,688	\$ 4,846	\$ 9,943	\$ 10,265	\$ 10,596	\$ 10,938	\$ 11,289	\$ 11,651	\$ 12,024	\$ 32,203	\$ 33,230	
LOCAL BROWNFIELD REVOLVING FUND																							
LBRF Deposits *																							
State Tax Capture Cap=				\$	267,285																		
Local/Non-Schools Tax Capture Cap=				\$	591,504																		
Total LBRF Capture				Total Cap=	\$	591,504																	

Brownfield TIF Reimbursement

Jefferson Holcomb Development

as of 10/07/21

	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	TOTAL
Total School Incremental Revenue	\$ 15,208	\$ 15,691	\$ 16,189	\$ 16,701	\$ 17,230	\$ 17,773	\$ 18,334	\$ 18,911	\$ 19,505	\$ 20,117	\$ 20,748	\$ 21,397	\$ 22,066	\$ 22,755	\$ 23,465	\$ 429,528
State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	\$ 1,996	\$ 2,059	\$ 2,125	\$ 2,192	\$ 2,261	\$ 2,333	\$ 2,406	\$ 2,482	\$ 2,560	\$ 2,640	\$ 2,723	\$ -	\$ -	\$ -	\$ -	\$ 44,603
School TIR Available for Reimbursement	\$ 13,212	\$ 13,632	\$ 14,064	\$ 14,509	\$ 14,968	\$ 15,441	\$ 15,927	\$ 16,429	\$ 16,945	\$ 17,477	\$ 18,025	\$ 21,397	\$ 22,066	\$ 22,755	\$ 23,465	\$ 384,925
Total Local/Non-schools Incremental Revenue	\$ 27,480	\$ 28,353	\$ 29,252	\$ 30,179	\$ 31,133	\$ 32,115	\$ 33,128	\$ 34,170	\$ 35,244	\$ 36,444	\$ 37,349	\$ 38,663	\$ 39,872	\$ 41,117	\$ 42,399	\$ 571,436
BRA Administrative Fee (15%) (capped \$100,000)	\$ 6,403	\$ 6,607	\$ 6,816	\$ 7,032	\$ 7,254	\$ 7,483	\$ 7,719	\$ 7,962	\$ 8,212	\$ 8,484	\$ 8,715	\$ 9,009	\$ 9,291	\$ 9,581	\$ 9,880	\$ 134,765
Local TIR Available for Reimbursement	\$ 21,076	\$ 21,746	\$ 22,436	\$ 23,147	\$ 23,878	\$ 24,632	\$ 25,409	\$ 26,208	\$ 27,032	\$ 27,959	\$ 28,635	\$ 29,654	\$ 30,581	\$ 31,536	\$ 32,520	\$ 436,671
Total School & Local/Non-schools TIR Available	\$ 34,288	\$ 35,378	\$ 36,500	\$ 37,656	\$ 38,847	\$ 40,073	\$ 41,336	\$ 42,637	\$ 43,977	\$ 45,436	\$ 46,659	\$ 51,051	\$ 52,647	\$ 54,291	\$ 55,985	\$ 821,596
DEVELOPER																
Beginning Developer Reimbursement Balance	\$ 232,402	\$ 198,114	\$ 162,736	\$ 126,236	\$ 88,580	\$ 49,733	\$ 9,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
MSF Non-Environmental Costs	\$ 15,494	\$ 15,986	\$ 16,493	\$ 17,016	\$ 17,554	\$ 18,108	\$ 4,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 179,500
School Tax Reimbursement	\$ 5,970	\$ 6,160	\$ 6,355	\$ 6,556	\$ 6,764	\$ 6,977	\$ 1,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,965
Local Tax Reimbursement	\$ 9,524	\$ 9,826	\$ 10,138	\$ 10,459	\$ 10,790	\$ 11,131	\$ 2,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,535
Total MSF Reimbursement Balance	\$ 89,522	\$ 73,536	\$ 57,042	\$ 40,027	\$ 22,473	\$ 4,365	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
EGLE/Department Specific Environmental Costs	\$ 18,794	\$ 19,392	\$ 20,007	\$ 20,640	\$ 21,293	\$ 21,965	\$ 5,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 217,736
School Tax Reimbursement	\$ 7,242	\$ 7,472	\$ 7,709	\$ 7,953	\$ 8,204	\$ 8,463	\$ 2,272	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 117,619
Local Tax Reimbursement	\$ 11,553	\$ 11,920	\$ 12,298	\$ 12,687	\$ 13,088	\$ 13,502	\$ 3,023	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,116
Total EGLE/Dept Specific Reimb Balance	\$ 108,591	\$ 89,200	\$ 69,193	\$ 48,553	\$ 27,260	\$ 5,295	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
New Developer Reimbursement Balance	\$ 198,114	\$ 162,736	\$ 126,236	\$ 88,580	\$ 49,733	\$ 9,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Accrued Interest	\$ 6,987	\$ 5,956	\$ 4,893	\$ 3,795	\$ 2,663	\$ 1,495	\$ 290	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 173,615
Interest Paid							\$ 31,676	\$ 42,637	\$ 43,977	\$ 45,436	\$ 30,542	\$ -	\$ -	\$ -	\$ -	\$ 194,268
Interest Paid on MSF Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,313	\$ 19,266	\$ 19,872	\$ 20,531	\$ 13,801	\$ -	\$ -	\$ -	\$ -	\$ 87,785
Interest Paid on EGLE Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,362	\$ 23,370	\$ 24,105	\$ 24,905	\$ 16,741	\$ -	\$ -	\$ -	\$ -	\$ 106,484
Cumulative Accrued Interest Balance	\$ 166,465	\$ 172,421	\$ 180,558	\$ 186,870	\$ 191,299	\$ 193,785	\$ 162,593	\$ 119,956	\$ 75,979	\$ 30,542	\$ -	\$ -	\$ -	\$ -	\$ -	
Local/Non-Schools Only Costs																\$ -
Local/Non-Schools Tax Reimbursement																
Total Local/Non-Schools Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement and Interest Payment	\$ 34,288	\$ 35,378	\$ 36,500	\$ 37,656	\$ 38,847	\$ 40,073	\$ 41,336	\$ 42,637	\$ 43,977	\$ 45,436	\$ 30,542	\$ -	\$ -	\$ -	\$ -	\$ 591,504
LOCAL BROWNFIELD REVOLVING FUND																
LBRF Deposits *																
State Tax Capture Cap=											\$ 4,919	\$ 21,397	\$ 22,066	\$ 22,755	\$ 23,465	\$ 94,602
Local/Non-Schools Tax Capture Cap=											\$ 11,199	\$ 29,654	\$ 30,581	\$ 31,536	\$ 32,520	\$ 135,490
Total LBRF Capture											\$ 16,117	\$ 51,051	\$ 52,647	\$ 54,291	\$ 55,985	\$ 230,092

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

[to be attached]



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING
& ENVIRONMENTAL DEPARTMENT
ENVIRONMENTAL AFFAIRS

401 COLEMAN A. YOUNG
MUNICIPAL CENTER
DETROIT, MICHIGAN 48226
Phone 313 • 628 • 2459
Fax 313 • 224 • 2745

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND
ENVIRONMENTAL DEPARTMENT
PROJECT: Jefferson-Holcomb Development, LLC
DATE: 09/21/2021

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 Jefferson-Holcomb Development, LLC c/o Mr. Anthony Curis LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Jefferson-Holcomb 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 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: Anta Harrington
Its: Environmental Specialist III

Michael E. Duggan, MAYOR

ATTACHMENT H

INCENTIVE INFORMATION CHART:



Project Type	Incentive Type	Investment Amount	District
Retail	OPRA & Brownfield TIF	\$1,760,000	5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	60	0	0	18	0	0

1. What is the plan for hiring Detroiters?

- Subcontractor selection for the Project (as defined in this Plan) shall include a prequalification assessment prior to bidding. As part of the prequalification process, evaluation of geographic location of the business and their associated staff assigned to the Project will occur along with capacity assessment, relevant work experience, financial standing, and insurance and performance qualifications. It is the team's goal to provide local subcontracts that are qualified with the opportunity to participate within the Project based on a qualified and competitive process.

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

- Construction related jobs shall include, but not limited to; skilled trades such as carpentry, electrical, mechanical, plumbing, finish work (painting, flooring and millwork), building facade and enclosure work. These jobs shall be provided via subcontractors selected to the project team. In addition to subcontract related positions, general labor

positions will be available as well. Qualifications are subject to the individual business hiring requirements. A contact name and information shall be provided for inquiries.

- **Post construction jobs will be tenants' employees and limited services for property management.**

3. Will this development cause any relocation that will create new Detroit residents?

- **New residents are not anticipated at this time; however, community spaces such as presented by the Project are a draw for new residents. We will not be displacing any current residents/business owners as this development will be rehabilitation and new construction on vacated lots.**

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

- **The developer has met with and has the support of community groups including residents and other local property owners, as well as Hantz Woodlands.**

5. When is construction slated to begin?

- **Construction is slated to begin in December 2021**

6. What is the expected completion date of construction?

- **Construction is estimated to be completed in 2022.**

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