EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE NORTH END LANDING

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

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

II. GENERAL PROVISIONS

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

The property consists of twenty-five (25) tax parcels of land, all of which are currently privately owned, together containing approximately 4.697 acres of land. Two of the twenty-five tax parcels contain multiple lots recently submitted to the City assessor for combination. 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 North End neighborhood, east of Woodward, west of I-75, north of E Grand Boulevard and generally south of Caniff.

Parcel information is outlined below. Attachment I includes table of parcels as formerly known.

Address (Eligibility)	Parcel ID	Owner	Legal Description
202 Smith (Facility)	01002184-209	Avanath North End Parcel Owner I, LLC	The West 15 feet of Lot 139 and all of Lots 140 through 144, both inclusive, WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.
Currently, 203, 259, 267, 271, and 277 Smith; Permanent address designation pending (Facility)	Currently, 01002210-8, 1002219, 1002220, 1002221, and 1002222 Permanent parcel designation pending	Avanath North End Parcel Owner I, LLC	A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 25 THROUGH 35 INCLUSIVE AND THE ADJACENT SOUTH 18.86 FEET OF THE VACATED CLAY AVENUE OF SAID LOTS, AND LOTS 36, 37 INCLUSIVE, THE WEST 15 FEET OF LOT 38, AND THE ADJACENT SOUTH 19.50 FEET OF VACATED CLAY AVENUE, "WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT" AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.
299 Smith (Facility)	01002225.001	Avanath North End Parcel Owner I, LLC	Land in the City of Detroit, County of Wayne, State of Michigan The East 15 feet of Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
303 Smith (Adjacent / contiguous)	01002225.002L	Avanath North End	The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION,

		Parcel Owner I, LLC	as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
307 Smith (Facility)	01002226	Avanath North End Parcel Owner I, LLC	Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 Smith (Adjacent / contiguous)	01002227	Avanath North End Parcel Owner I, LLC	Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
319 Smith (Facility)	01002228	Avanath North End Parcel Owner I, LLC	Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
325 Smith (Adjacent / contiguous)	01002229	Avanath North End Parcel Owner I, LLC	Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
7719 Brush (Facility)	01002230	Avanath North End Parcel Owner I, LLC	Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
282 Smith (Facility)	01002175	Avanath North End Parcel Owner I, LLC	Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
290 Smith (Facility)	01002174	Avanath North End Parcel Owner I, LLC	Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
296 Smith (Adjacent / contiguous)	01002173	Avanath North End Parcel Owner I, LLC	Lot 129 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
302 Smith (Facility)	01002172	Avanath North End Parcel Owner I, LLC	Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.

306 Smith (Facility)	01002171	Avanath North End Parcel Owner I, LLC	Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
312 Smith (Facility)	01002170	Avanath North End Parcel Owner I, LLC	Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
309 E. Bethune (Facility)	01002145	Avanath North End Parcel Owner I, LLC	Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 E. Bethune (Facility)	01002146	Avanath North End Parcel Owner I, LLC	Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
319 E. Bethune (Facility)	01002147	Avanath North End Parcel Owner I, LLC	Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
331 E. Bethune (Adjacent / contiguous)	01002148	Avanath North End Parcel Owner I, LLC	Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
404 Chandler (Facility)	01002246	Avanath North End Parcel Owner I, LLC	Lots 25 and 26 together with the reversionary interest in the North 19.56 feet of vacated Clay street, of CHANDLER AVENUE SUBDIVIDION OF PARK LOT 5, OF THE SUBDIVISION OF SECTION 57, 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.
410 Chandler (Facility)	01002245	Avanath North End Parcel Owner I, LLC	
7718 Brush (Facility)	01002232	Civic Tekton North End LLC	The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
405 Smith (Facility)	01002231	Civic Tekton North End LLC	The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
409 Smith (Adjacent / contiguous)	01002233	Civic Tekton North End LLC	Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.

Currently, 501, 511, 519, 525, 529, 535, 545, 555, and 561 E. Bethune; Permanent address designation pending (Facility)	Currently, 3001900, 3001901, 3001902, 3001903, 3001904, 3001905.001, 03001905.002L, 3001906, and 3001907 Permanent parcel designation pending	Avanath North End Multifamily, LLC	A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 201 THROUGH 211 INCLUSIVE, "WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT" AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.

The primary developer is Avanath North End Parcel Owner I, LLC, except as to the townhomes developed by Civic Tekton North End LLC and a parcel recently submitted to the City assessor for combination developed by Avanath North End Multifamily, LLC (referred to collectively as "Developer"). The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be traditional three-to-four story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats containing six-to-fourteen units, i.e. units will either be ground level or on a second floor accessed by a stairway. It is currently anticipated that construction will begin in early 2024 and that eligible activities will be completed within thirty-six (36) months thereafter. Each building is anticipated to be constructed over a 9-12 month period with construction beginning on 4 buildings in 2024 (buildings 1, 3a, 3b, and 4), 3 buildings in 2025 (buildings 2a, 5, and T), and 4 buildings in 2026 (buildings 2b, 6, 7a, and 7b).

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

Attachment C provides a detailed description of the project 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 residential, commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be a facility, as defined in Act 381, or adjacent and contiguous to parcels that are a facility, the development of which is estimated to increase the estimated to increase the taxable value of the adjacent and contiguous parcels.

The following tax parcels are known to be a facility: 01002184-209; 01002210-8; 1002219; 1002220; 1002221; 1002222; 01002225.001; 01002226; 01002228; 01002230; 01002175; 01002174; 01002172; 01002171; 01002170; 01002145; 01002146; 01002147; 01002231; 01002232; 01002246; 01002245; 3001901; 3001902; 3001903; 3001904; 3001905.001; 03001905.002L; 3001906; 3001907; and 3001900. These parcel numbers may be adjusted with the recent parcel combinations.

The following tax parcels are adjacent and contiguous to parcels that are a facility: 01002225.002L; 01002227; 01002229; 01002173; 01002148; and 01002233.

For the parcels that are part of a facility, hazardous substances including arsenic and lead are present in soil or groundwater above Part 201 unrestricted residential criteria.

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 pursuant to this Plan 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, removal and replacement of fill material; soil erosion management; storm water management features; relocation and/or installation of public franchise utilities including water and sewer and other improvements in rights of way of adjacent streets and public alleys. 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 thirty (30) months after the date the governing body approves this Plan and be completed within four (4) years after execution of the Reimbursement Agreement (as that term is defined below). Construction of various buildings is expected to commence in 2024, 2025 and 2026, with building construction and all eligible activities to be completed by

2027. 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. Eligible activities began in 2021[1] with environmental response activities including Phase I, Phase II and baseline environmental assessment activities. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the 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(vv) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (MSF) and the Michigan Department of Environment, Great Lakes, and Energy (EGLE), as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body; or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total 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 aggregate 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.

[1] Approximately $63,380 was incurred prior to March 1, 2022.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached to this Plan as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates.

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

School Taxes	Reimbursement of Costs and Interest (if applicable)	DBRA Admin. Costs	State Redev. Fund	Local Brownfield Revolving Fund	Total
School Operating	$ 3,781,562	$ -	$ -	$ 932,153	$ 4,713,715
State Education Tax	$ 543,185	$ -	$ 871,350	$ 328,165	$ 1,742,701
Total	$ 4,324,748	$ -	$ 871,350	$ 1,260,318	$ 6,456,416
Twp Non-School Taxes					
Library	$ 365,290	$ 173,836	$ -	$ 270,288	$ 809,415
City Operating	$ 1,572,589	$ 748,371	$ -	$ 1,163,602	$ 3,484,562
County Non-School Taxes					
Wayne County Operating-Summer	$ 442,165	$ 210,419	$ -	$ 327,170	$ 979,754
Wayne County Operating-Winter	$ 77,471	$ 36,867	$ -	$ 57,323	$ 171,661
Wayne County Parks-Winter	$ 19,264	$ 9,167	$ -	$ 14,254	$ 42,684
Wayne County Jail-Winter	$ 73,820	$ 35,130	$ -	$ 54,622	$ 163,571
Huron Clinton Metropolitan Authority (HCMA)	$ 16,329	$ 7,771	$ -	$ 12,082	$ 36,182
Wayne County ISD (RESA and Sp Ed)	$ 271,355	$ 129,134	$ -	$ 200,783	$ 601,271
Wayne County Special ISD/RESA	$ 156,791	$ 74,614	$ -	$ 116,014	$ 347,419
Wayne County Community College	$ 254,024	$ 120,886	$ -	$ 187,959	$ 562,869
DDA - Operating	$ 72,631	$ 34,564	$ -	$ 53,741	$ 160,936
Total Incremental Local Taxes Paid	$ 3,321,728	$ 1,580,759	$ -	$ 2,457,837	$ 7,360,323
Total School and Non-School Capturable	$ 7,646,475	$ 1,580,759	$ 871,350	$ 3,718,155	$ 13,816,739

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

City Debt	$	188,091
School Debt	$	271,686
DIA Tax	$	4,151
Zoo Tax	$	2,073
Total Debt Millages	$	466,001

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax

capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2023 tax year (commencing with the Summer 2023 property taxes) with the base tax year being 2022.

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.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan. For the avoidance of doubt, if the approved interest rate for interest on eligible activities described in this Plan (i.e. 5%) would result in actual reimbursement to the Developer that would exceed the estimated total costs for reimbursement described in Attachment E (the "Maximum Reimbursement"); notwithstanding the approved interest rate for eligible activities in this Plan, the actual reimbursement to Developer for all eligible activities (including interest) shall under no circumstances exceed the Maximum Reimbursement.

The Developer anticipates approval of a tax abatement under the Neighborhood Enterprise Zone Act, P.A. 147 of 1992, ("NEZ") as amended, for up to fifteen (15) years. If the NEZ is 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.

The Developer further anticipates approval of one or more tax abatements under the Commercial Rehabilitation Act, P.A. 210 of 2005 ("PA 210"), as amended, for up to ten (10) years after completion of construction. If the PA 210 abatements are approved, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificates, 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.

Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement periods.

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

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

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues for the Property shall occur in accordance with the tax increment financing (TIF) table described in Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan.

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), in whole or in part, 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 five (5) years following the date of the governing body's resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

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

G. Effective Date of Inclusion in Brownfield Plan

The Property will become a part of this Plan on the date this Plan is approved by the governing body (i.e., 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 $3,718,155. 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 (Section 13(2)(m))

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and 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.*), have been performed or will be 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 baseline environmental assessment, which includes 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.

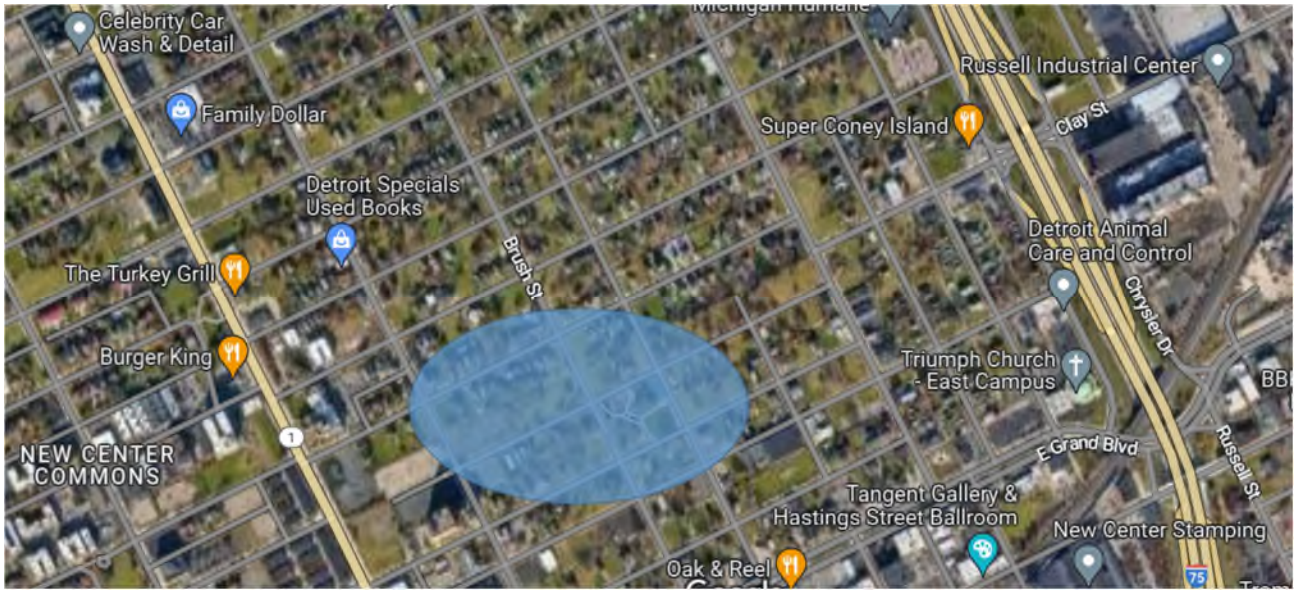
III. ATTACHMENTS

ATTACHMENT A-1

Parcels as currently identified

Parcels qualify as "adjacent / contiguous"

All parcels qualify as "facilities," except for those as noted.



PARCEL	TAX PARCEL ID	ADDRESS	ELIGIBILITY
1	01002184-209	202 SMITH	FACILITY
2	01002210-8	203 SMITH	FACILITY / COMBINED
3	1002219	259 SMITH	
4	1002220	267 SMITH	
5	1002221	271 SMITH	
6	1002222	277 SMITH	
7	1002225.001	299 SMITH	FACILITY
8	01002225.002L	303 SMITH	ADJACENT / CONTIGUOUS
9	1002226	307 SMITH	FACILITY
10	1002227	313 SMITH	ADJACENT / CONTIGUOUS
11	1002228	319 SMITH	FACILITY
12	1002229	325 SMITH	ADJACENT / CONTIGUOUS
13	1002230	7719 BRUSH	FACILITY
14	1002175	282 SMITH	FACILITY
15	1002174	290 SMITH	FACILITY
16	1002173	296 SMITH	ADJACENT / CONTIGUOUS
17	1002172	302 SMITH	FACILITY
18	1002171	306 SMITH	FACILITY
19	1002170	312 SMITH	FACILITY
20	1002145	309 E. BETHUNE	FACILITY
21	1002146	313 E. BETHUNE	FACILITY
22	1002147	319 E. BETHUNE	FACILITY
23	1002148	331 E. BETHUNE	ADJACENT / CONTIGUOUS
24	1002231	405 SMITH	FACILITY
25	1002233	409 SMITH	ADJACENT / CONTIGUOUS
26	1002232	7718 BRUSH	FACILITY
27	1002246	404 CHANDLER	FACILITY
28	1002245	410 CHANDLER	FACILITY
29	3001901	511 E. BETHUNE	FACILITY / COMBINED
30	3001902	519 E. BETHUNE	
31	3001903	525 E. BETHUNE	

32	3001904	529 E. BETHUNE	
33	3001905.001	535 E. BETHUNE	
34	03001905.002L	545 E. BETHUNE	
35	3001906	555 E. BETHUNE	
36	3001907	561 E. BETHUNE	
37	3001900	501 E. BETHUNE	

ATTACHMENT A-2

Parcels as formerly identified, prior to combination

ATTACHMENT A-3

Site Plan

ATTACHMENT A-4

Aerial Concept Plan

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:

Legal Description	Address
The West 15 feet of Lot 139 and all of Lots 140 through 144, both inclusive, WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.	202 Smith
A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 25 THROUGH 35 INCLUSIVE AND THE ADJACENT SOUTH 18.86 FEET OF THE VACATED CLAY AVENUE OF SAID LOTS, AND LOTS 36, 37 INCLUSIVE, THE WEST 15 FEET OF LOT 38, AND THE ADJACENT SOUTH 19.50 FEET OF VACATED CLAY AVENUE, "WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT" AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.	Currently, 203, 259, 267, 271, and 277 Smith; Permanent address pending designation
Land in the City of Detroit, County of Wayne, State of Michigan The East 15 feet of Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	299 Smith
The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	303 Smith
Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	307 Smith
Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	313 Smith
Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	319 Smith
Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	325 Smith
Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	7719 Brush
Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	282 Smith
Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.	290 Smith

Lot 129 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.	296 Smith
Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.	302 Smith
Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	306 Smith
Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	312 Smith
Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	309 E. Bethune
Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	313 E. Bethune
Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.	319 E. Bethune
Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.	331 E. Bethune
Lots 25 and 26 together with the reversionary interest in the North 19.56 feet of vacated Clay street, of CHANDLER AVENUE SUBDIVIDION OF PARK LOT 5, OF THE SUBDIVISION OF SECTION 57, 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.	404 Chandler 410 Chandler
The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	7718 Brush
The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	405 Smith
Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.	409 Smith
A PARCEL OF LAND SITUATED IN THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: LOTS 201 THROUGH 211 INCLUSIVE, “WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND QUARTER SECTION 57, 10,000 ACRE TRACT” AS RECORDED IN LIBER 8, PAGE 12, WAYNE COUNTY RECORDS.	Currently, 501, 511, 519, 525, 529, 535, 545, 555, and 561 E. Bethune; Permanent address pending designation

ATTACHMENT C

Project Description (Including Development Team Information)

Development Team

Avanath Development, RMC Development and Vanguard Community Development have joined forces for the sole purpose of redeveloping a blighted neighborhood in Detroit's North End. Avanath/RMC/Vanguard and its team of consultants represent a combination of development, financial, design, marketing, and managerial talent to ensure the successful development of this project.

The team brings nationwide expertise to the project while retaining a local sensitivity that will transform North End Landing into one of the City's most innovative and unique developments. Several of the key team members have direct and various experiences with the neighborhood which ensures added appreciation and sensitivity for what will be required for it to be redeveloped successfully.

The Avanath/Vanguard team's development approach is centered around key participants with extensive personal experience in the North End neighborhoods and the City of Detroit. Specifically, our team offers:

Avanath Development serves as the managing venturer for the Avanath/RMC/Vanguard team. Avanath Development is an affiliate of Avanath Capital Management ("Avanath"), a real estate investment company with over $3.0 billion (AUM) assets under management. Avanath owns and operates 14,000 affordable and workforce housing units in 14 states and 54 cities. Daryl J. Carter, a Detroit native and investment executive with a 40-year track record in building and managing successful commercial real estate enterprises, founded Avanath in 2008. Avanath is vertically integrated with its own in-house property management company. The company has over 250 employees.

A primary focus of our mission is to provide hard working families higher quality, well maintained, and safe value rental housing – a base for their pursuit of the American Dream. We invest not only in brick and mortar but in on-site services, amenities and activities that add value to properties and bring our residents' desired lifestyles within reach.

Families with incomes of $30,000 to $80,000 represent the largest segment of the rental housing market. We regard the ability to serve this market as a social, cultural and financial opportunity.

Avanath invests in high-quality multifamily communities in established residential neighborhoods and focuses on markets with high income growth and a significant supply/demand imbalance. Avanath' s communities typically enjoy amenities found in market-rate multifamily properties, such as a pool, gym, clubhouse, and well-appointed unit interiors. Targeted assets generally enjoy occupancy of 98% or higher, with significant waitlists, and are typically acquired on an off-market basis.

RMC Development, LLC is a privately held full-service real estate development, finance and investment company that has considerable experience handling all aspects of today's sophisticated development projects and real estate transactions, both public and private. Headquartered in the greater Washington DC/Baltimore region, RMC is a multi-disciplinary, nationwide developer and development manager of mixed-use, transit-oriented development (TOD), military base redevelopment (BRAC) and student, market-rate and affordable housing. The company provides start to finish development and support services from acquisition and project conception through the stages of planning, design, construction, leasing, property management and disposition. Ron McDonald, a Detroit native with 30 years of commercial real estate experience, founded RMC in 2003. RMC has been directly involved in the acquisition, brokerage, financing, development and management of over $6B in real estate equities.

The Company's experience and deep relationships in the capital markets combined with consistent performance makes it a preferred and trusted real estate partner for developers, public interests, investors and lenders. RMC has completed several successful engagements for a wide range of constituents to include both public and private companies, developers, REITS, municipalities, public housing agencies and private investors. Competence, experience, execution and key industry relationships were vertically integrated to deliver superior results for a wide mix of impressive real estate clients and collaborators to include: Actus Lend Lease, United States of America-GSA, Urban America, Avanath Capital Management, Disney, Google, HUD, TeleCommunication Systems Inc., Red Rock Global and a host of others.

Vanguard Community Development (VDC) was founded a quarter of a century ago to create positive change in Detroit's Historic North End communities and the people who live here. Vanguard and our executive staff have a demonstrated track record of success in Detroit real estate development. The company worked doggedly to produce affordable housing; eliminate slums and blight; and to reclaim communities from the devastation brought on by massive disinvestment.

Institutionally, VDC has a rich and varied history in affordable housing development. VDC has produced a total of 279 new construction, affordable homes and leveraged a total investment in Detroit's North End of Detroit of $50.1 million through these developments. These projects are still affordable and still occupied.

Vanguard has evolved over the 25 years of its history into a broad-based community economic development organization, with a programmatic focus on housing development, economic development and community engagement. Bishop Edgar Vann remains as the founder.

Project Details

The project has multiple attractive components within the residential development expected to create a total of approximately one hundred eighty-five (185) new residential living units. The tax parcels for the new development were acquired from private parties as well as from a Detroit City Council approved purchase from the Detroit Land Bank Authority.

The project is expected to include eleven (11) total buildings consisting of various unit make-ups. The units are expected to be made up of approximately one-hundred seventy-seven (177) rental apartments, including approximately twenty-eight (28) two-bedroom apartments, approximately one hundred eight (108) one-bedroom apartments, and approximately forty-one (41) studio apartments (see Table 1). Approximately ninety-five (95) apartments will be intended for senior housing. There will be an overall affordability component for the apartment portion of the project. The remaining units consist of approximately eight (8) for-sale, market rate townhomes. Approximately one hundred thirty-five (135) on-site surface parking spaces will be included within the project. It is currently anticipated that construction will begin in early 2024 and eligible activities will be completed within 36 months thereafter. Each building is anticipated to complete construction in 9-12 months with construction beginning on 4 buildings in 2024 (buildings 1, 3a, 3b, and 4), 3 buildings in 2025 (buildings 2a, 5, and T), and 4 buildings in 2026 (buildings 2b, 6, 7a, and 7b).

Table 1.

			Unit breakdown			
Bldg	Units	Type	Studio	1-bed	2-bed	Town
1	33	Apt	9	20	4	
2a	62	Apt	32	30		
2b	12	Flat		8	4	
3a	6	Flat		6		
3b	10	Flat		8	2	
4	10	Flat		4	6	
5	10	Flat		8	2	
6	10	Flat		6	4	
7a	14	Flat		10	4	
7b	10	Flat		8	2	
Subtotal	177		41	108	28	0
T	8	Town				8
	185		41	108	28	8

The total investment is expected to be approximately $43,407,843. An estimated two hundred (200) construction jobs are expected for the Property. An estimated two to four permanent jobs are expected to be created at the Property for facilitating the rental property. Approximately one hundred eighty-five (185) households are expected to live at the Property and pay city income taxes.

The Developer team has extensive experience in property development and management with 15,000 units nationwide and $3 billion in assets. The Developer identified the North End neighborhood as the opportunity to return to Detroit. The Developer is dedicated to the community and City at large with its key principals having been raised in Detroit along with a demonstrated commitment to adjusting plans from neighborhood input.

The Developer entities have applied or will apply for property tax abatements under the Neighborhood Enterprise Zone Act and Commercial Rehabilitation Act (P.A. 210). If approved, the abatements will have the combined effect of reducing the property tax obligations of the owners of the units for the periods applicable under the applicable abatement certificates (as to the townhomes, only if the townhome is occupied as a principal residence), thereby reducing the amount of tax increment revenues available pursuant to this Plan.

ATTACHMENT D

Support Letters

(See attached support letters and PD&D letter)

PLANNING AND
DEVELOPMENT DEPARTMENT

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

Phone 313•224•1339
www.detroitmi.gov

March 16, 2023

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

RE: North End Landing Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the North End Landing Brownfield Redevelopment Plan (the "Plan") for consideration.

Avanath North End Parcel Owner I, LLC is the project developer ("Developer"). The property in the Plan consists of twenty-five (25) parcels bounded by Caniff Street to the north, I-75 to the east, E. Grand Boulevard to the south and Woodward Avenue to the west in North End neighborhood.

The project is a residential development across eleven (11) buildings expected to create a total of approximately one hundred seventy-seven (177) new rental apartments and flats as well as eight (8) for-sale townhomes. Two larger buildings will be 3-4 story apartment buildings dedicated to senior living. The remaining buildings will be attached, stacked flats (2-story) containing 6-14 units.

The project will redevelop many parcels of vacant land, many of which were tax foreclosed, to provide new residential units in the North End neighborhood of Detroit. Total investment is estimated at $43.4 million.

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

Sincerely,

Russell Baltimore
Assistant Director Design
Planning and Development Department

c: B. Vosburg
C. Capler

February 7, 2023
Detroit City Council
2 Woodward Ave., #1340
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

Please accept this letter as my support for the proposed North End Landing development, which is expected to include 95 apartments for senior citizens, 82 additional apartments not restricted to seniors, and 8 for-sale townhomes. Each part of the development will have affordable rental or purchase opportunities and design elements consistent with the requests of the community.

We understand the development team is seeking tax abatements under Act 147 (NEZ for the townhomes) and Act 210 (for the apartments) as well as brownfield tax increment financing (TIF) in order for the project to be financially feasible.

By using the TIF program, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

We appreciate the developer's actions over the two years to meet with the community on multiple occasions. At community meetings, the development team presented its vision, including its conceptual plan, project layout and project timing, and engaged in discussions about our community's needs. This engagement resulted in the developer's voluntary agreement to provide various benefits for the community including support of local businesses, a commitment to make exterior improvements to existing homes, inclusion of additional green space and a greater mix of apartments for seniors in the proposed development. These efforts, coupled with ongoing engagement with the community, are the type of commitments we expect from a developer and are appreciated.

I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,

Quincy Jones
North End Resident
Chandler Street

ADOPT -A- CHILD
CHRISTMAS PROGRAM

An Important Gift of Clothing
A Greater Gift of Time and Love

January 31, 2023

Council President Pro Tem James Tate, Chairperson
Planning and Economic Development Committee

Re: North End Landing development

As the CEO of the North End Youth Improvement Council (NEYIC), I am proud to support the North End Landing development project. The Avanath development group has been very supportive of our work. We look forward to an ongoing relationship as the new housing comes online.

As you may know the NEYIC was founded by my mother, the late Dolores Bennet, who blazed the trail and she set the standard for community engagement in the North End. We know that Avanath will continue to be a key supporter of the work we do with the youth of the North End.

Avanath has held meetings with community leaders and residents and agreed to a series of community benefits, including support to another development team to build for-sale homes.

We look forward to continuing to work with the Avanath development team and their ongoing community engagement to implement the commitments made to the community in addition to for-sale housing.

Best regards,

Mary Bennett King
CEO
North End Youth Improvement Council

February 7, 2023
Detroit City Council
2 Woodward Ave., #1340
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

Please accept this letter as my support for the proposed North End Landing development, which is expected to include 95 apartments for senior citizens, 82 additional apartments not restricted to seniors, and 8 for-sale townhomes. Each part of the development will have affordable rental or purchase opportunities and design elements consistent with the requests of the community.

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I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,

Patricia House

Patricia House
North End Resident
Melrose Street

Dorothy Burrell
Ralph Burrell

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:

Please accept this letter as my support for the proposed North End Landing development.

We understand the development team is seeking tax abatements in order for the project to be financially feasible.

We appreciate the developer's actions over the past two years to meet with the community on multiple occasions. At these meetings, the team presented its vision, including its concept plan, site plan and project timeline, and engaged in discussions about our community's needs. As a result, the developer has agreed to provide various benefits to us including the support of local businesses, much needed funds for exterior improvements to some of the worn houses, more green space and additional apartments for seniors in the proposed development. We appreciate their efforts in working with us.

I am pleased to reaffirm my support for the North End Landing project and any tax abatements necessary to make this project real.

Sincerely,

Dorothy Burrell
Ralph Burrell

Steven Harris

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:

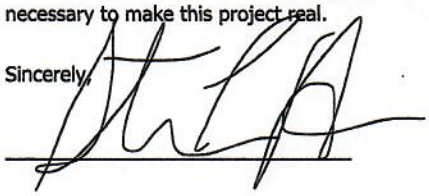
Please accept this letter as my support for the proposed North End Landing development.

We understand the development team is seeking tax abatements in order for the project to be financially feasible.

We appreciate the developer's actions over the past two years to meet with the community on multiple occasions. At these meetings, the team presented its vision, including its concept plan, site plan and project timeline, and engaged in discussions about our community's needs. As a result, the developer has agreed to provide various benefits to us including the support of local businesses, much needed funds for exterior improvements to some of the worn houses, more green space and additional apartments for seniors in the proposed development. We appreciate their efforts in working with us.

I am pleased to reaffirm my support for the North End Landing project and any tax abatements necessary to make this project real.

Sincerely,



February 7, 2023
Detroit City Council
2 Woodward Ave., #1340
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

Please accept this letter as my support for the proposed North End Landing development, which is expected to include 95 apartments for senior citizens, 82 additional apartments not restricted to seniors, and 8 for-sale townhomes. Each part of the development will have affordable rental or purchase opportunities and design elements consistent with the requests of the community.

We understand the development team is seeking tax abatements under Act 147 (NEZ for the townhomes) and Act 210 (for the apartments) as well as brownfield tax increment financing (TIF) in order for the project to be financially feasible.

By using the TIF program, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

We appreciate the developer's actions over the two years to meet with the community on multiple occasions. At community meetings, the development team presented its vision, including its conceptual plan, project layout and project timing, and engaged in discussions about our community's needs. This engagement resulted in the developer's voluntary agreement to provide various benefits for the community including support of local businesses, a commitment to make exterior improvements to existing homes, inclusion of additional green space and a greater mix of apartments for seniors in the proposed development. These efforts, coupled with ongoing engagement with the community, are the type of commitments we expect from a developer and are appreciated.

I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,

Kimberly Jalloh,
North End Resident

February 7, 2023

Re: North End Landing Project

Honorable Detroit City Council:

Please accept this letter as my support for the proposed North End Landing development.

We understand the development team is seeking tax abatements in order for the project to be financially feasible.

We appreciate the developer's actions over the past two years to meet with the community on multiple occasions. At these meetings, the team presented its vision, including its concept plan, site plan and project timeline, and engaged in discussions about our community's needs. As a result, the developer has agreed to provide various benefits to us including the support of local businesses, much needed funds for exterior improvements to some of the worn houses, more green space and additional apartments for seniors in the proposed development. We appreciate their efforts in working with us.

I am pleased to reaffirm my support for the North End Landing project and any tax abatements necessary to make this project real.

Sincerely,

February 7, 2023
Detroit City Council
2 Woodward Ave., #1340
Detroit, MI 48226

Re: North End Landing Project

Dear Honorable City Council:

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We understand the development team is seeking tax abatements under Act 147 (NEZ for the townhomes) and Act 210 (for the apartments) as well as brownfield tax increment financing (TIF) in order for the project to be financially feasible.

By using the TIF program, the developer will be able to successfully revitalize this important portion of our neighborhood and provide housing with a variety of rents, including affordable rental opportunities.

We appreciate the developer's actions over the two years to meet with the community on multiple occasions. At community meetings, the development team presented its vision, including its conceptual plan, project layout and project timing, and engaged in discussions about our community's needs. This engagement resulted in the developer's voluntary agreement to provide various benefits for the community including support of local businesses, a commitment to make exterior improvements to existing homes, inclusion of additional green space and a greater mix of apartments for seniors in the proposed development. These efforts, coupled with ongoing engagement with the community, are the type of commitments we expect from a developer and are appreciated.

I am pleased to support the North End Landing project's requests and the addition of the proposed types of housing to the neighborhood.

Sincerely,

Dirra Castelow
North End Resident
Chandler Street

ATTACHMENT E

Estimated Cost of Eligible Activities Table

	Estimated Costs
MSF Eligible Activities	
1. Site Preparation	$181,497
2. Asbestos Assessment and Abatement	20,000
3. Demolition	367,552
4. Infrastructure Improvements (includes $229,150 of incremental storm water management costs)	2,162,199
Subtotal MSF Eligible Activities	2,731,248
3. MSF Activities Contingency (15%)	409,687
4. Brownfield Plan and Work Plan Preparation (50%)	15,000
5. Brownfield Plan Implementation (50%)	15,000
Subtotal MSF Eligible Activities	3,170,935
6. Interest on MSF Eligible Activities	760,982
Total MSF Eligible Activities	$3,931,917
EGLE Eligible Activities	
1. Phase I, Phase II, BEA and Due Care Plans (approx. $63,380 prior to 3/1/22)	$107,455
2. Due Care Activities	2,485,381
Subtotal EGLE Eligible Activities	2,592,836
4. EGLE Activities Contingency (15% of Due Care)	372,807
5. Brownfield Plan and Work Plan Preparation (50%)	15,000
6. Brownfield Plan Implementation (50%)	15,000
Subtotal EGLE Eligible Activities	2,995,643
7. Interest on EGLE Eligible Activities	718,915
Total EGLE Eligible Activities	$3,714,558
Total Payments to Developer	$7,646,475
DBRA Administrative Fees	1,580,759
Local Brownfield Revolving Fund	3,718,155
State Brownfield Redevelopment Fund	871,350
Total Eligible Costs	**$13,816,739**

ATTACHMENT F

TIF Tables

(See attached)

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 03.01.23

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Year of **NEZ** incentive			1	2	3	4	5	6	7	8	9	10	11	12	
Year of **PA 210** incentive (Bldg 4)		1	2	3	4	5	6	7	8	9	10	11			
Year of **PA 210** incentive (Bldg 1, 3a, 3b)		1	2	3	4	5	6	7	8	9	10	11	12		
Year of **PA 210** incentive (Bldg 2a, 5, 6)		1	2	3	4	5	6	7	8	9	10	11	12	13	
Year of **PA 210** incentive (Bldg 2b, 7a, 7b)		1	2	3	4	5	6	7	8	9	10	11	12	13	

Assumed annual increase in TV: 2.0%

Base/Initial Taxable Value															
Building - PA 210	$20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109
Building - Brownfield	$7,500	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152
Land	See Land Tab														
New value															
Building	-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356	13,144,083
Land	See Land Tab														
Total Real Property Taxable Value															
Captured Taxable Value: Real Estate	$0	$0	$0	$3,333,766	$5,620,046	$10,102,311	$11,198,239	$11,422,606	$11,651,460	$11,884,892	$12,122,992	$12,365,854	$12,613,573	$12,866,247	$13,123,974

BUILDING CAPTURE

Taxable value (after initial value increases by CPI factor)															
Total taxable value	-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356	13,144,083
Incremental taxable value	0	-	-	3,333,766	5,620,046	10,102,311	11,198,239	11,422,606	11,651,460	11,884,892	12,122,992	12,365,854	12,613,573	12,866,247	13,123,974

School Taxes	Full Millages	Ad Valorem Captured by BRA													
School Operating	17.0430	17.0430	1,383	12,317	56,978	82,276	158,539	176,944	180,489	184,105	187,793	191,555	195,392	199,307	203,488	207,560
State Education Tax	6.0000	6.0000	192	4,336	17,110	30,828	57,676	64,193	65,479	66,791	68,129	69,493	70,885	72,305	73,820	75,297
Total	23.0430	23.0430	1,575	16,653	74,088	113,103	216,215	241,137	245,968	250,895	255,922	261,049	266,278	271,612	277,308	282,857
Twp Non-School Taxes															
Library	4.6307	0.0000	376	3,347	1,442	1,442	1,442	1,471	1,500	1,530	1,560	1,591	1,623	1,656	5,228	22,293
City Operating	19.9520	0.0000	1,619	14,419	6,212	6,212	6,212	6,336	6,463	6,591	6,723	6,857	6,994	7,133	22,524	100,601
County Non-School Taxes															
Wayne County Operating-Summer	5.6099	0.0000	455	4,054	1,747	1,747	1,747	1,782	1,817	1,853	1,890	1,928	1,966	2,006	6,333	28,286
Wayne County Operating-Winter	0.9829	0.9829	80	710	306	306	306	312	318	325	331	338	345	351	1,110	4,956
Wayne County Parks-Winter	0.2442	0.2442	20	176	76	76	76	78	79	81	82	84	86	87	276	1,176
Wayne County Jail-Winter	0.9358	0.9358	76	676	291	291	291	297	303	309	315	322	328	335	1,056	4,505
Huron Clinton Metropolitan Authority (HCMA)	0.2070	0.0000	17	150	64	64	64	66	67	68	70	71	73	74	234	997
Wayne County ISD (RESA and Sp Ed)	3.4399	3.4399	279	2,486	1,071	1,071	1,071	1,092	1,114	1,136	1,159	1,182	1,206	1,230	3,883	16,560
Wayne County Special ISD/RESA	1.9876	1.9876	161	1,436	619	619	619	631	644	657	670	683	697	711	2,244	9,569
Wayne County Community College	3.2202	0.0000	261	2,327	1,003	1,003	1,003	1,023	1,043	1,064	1,085	1,107	1,129	1,151	3,635	15,503
DDA - Operating	0.9285	0.0000	75	671	289	289	289	295	301	307	313	319	325	332	1,048	4,470
Total Incremental Local Taxes Paid	42.1387	7.5904	3,420	30,453	13,120	13,120	13,120	13,382	13,649	13,921	14,199	14,482	14,771	15,065	47,571	208,915
Total School and Non-School Capturable	65.1817	30.6334	**4,995**	**47,106**	**87,208**	**126,224**	**229,336**	**254,519**	**259,617**	**264,817**	**270,120**	**275,530**	**281,049**	**286,677**	**324,878**	**491,772**
Non-Capturable Taxes															
City Debt	*9.0000*	*0.0000*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
School Debt	*13.0000*	*0.0000*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DIA Tax	*0.1986*	*0.0000*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Zoo Tax	*0.0992*	*0.0000*	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Capturable Millages	22.2978	0.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Millages	87.4795	30.6334	4,995	47,106	87,208	126,224	229,336	254,519	259,617	264,817	270,120	275,530	281,049	286,677	324,878	491,772
Total Millage PRE	70.4365	13.5904													
Total taxes w/o incentive			7,015	63,136	293,395	493,398	885,504	981,376	1,001,003	1,021,023	1,041,444	1,062,272	1,083,518	1,105,188	1,127,292	1,149,838

BUILDING CAPTURE

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 03.01.23

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
	15	16	17	18	19	20	21	22	23	24	
	13	14	15								
Assumed annual increase in TV	14										
Base/Initial Taxable Value											
Building - PA 210	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	
Building - Brownfield	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	19,152	
Land											
New value											
Building	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	
Land											
Total Real Property Taxable Value											
Captured Taxable Value: Real Estate	$13,386,855	$13,654,995	$13,928,497	$14,207,469	$14,492,021	$14,782,263	$15,078,311	$15,380,279	$15,688,287	$16,002,455	

BUILDING CAPTURE

Taxable value (after initial value increases by CPI fa											
Total taxable value	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	
Incremental taxable value	13,386,855	13,654,995	13,928,497	14,207,469	14,492,021	14,782,263	15,078,311	15,380,279	15,688,287	16,002,455	
School Taxes											
School Operating	211,713	216,071	220,393	224,801	229,297	233,883	238,560	243,332	248,198	253,162	**4,357,534.6**
State Education Tax	80,399	82,051	83,692	85,365	87,073	88,814	90,591	92,402	94,250	96,135	**1,617,307.1**
Total	292,112	298,122	304,085	310,166	316,370	322,697	329,151	335,734	342,449	349,298	**5,974,842**
Twp Non-School Taxes											
Library	49,001	62,748	64,592	65,884	67,201	68,545	69,916	71,315	72,741	74,196	**712,638**
City Operating	208,690	267,872	275,766	283,869	289,546	295,337	301,244	307,269	313,414	319,682	**3,067,586**
County Non-School Taxes											
Wayne County Operating-Summer	58,677	75,318	77,537	79,815	81,412	83,040	84,701	86,395	88,123	89,885	**862,512**
Wayne County Operating-Winter	10,281	13,196	13,585	13,984	14,264	14,549	14,840	15,137	15,440	15,749	**151,119**
Wayne County Parks-Winter	2,584	3,309	3,406	3,474	3,544	3,615	3,687	3,761	3,836	3,913	**37,581**
Wayne County Jail-Winter	9,902	12,681	13,053	13,314	13,580	13,852	14,129	14,412	14,700	14,994	**144,014**
Huron Clinton Metropolitan Authority (HCMA)	2,190	2,805	2,887	2,945	3,004	3,064	3,125	3,188	3,252	3,317	**31,856**
Wayne County ISD (RESA and Sp Ed)	36,400	46,612	47,982	48,941	49,920	50,919	51,937	52,976	54,035	55,116	**529,381**
Wayne County Special ISD/RESA	21,032	26,933	27,724	28,279	28,844	29,421	30,010	30,610	31,222	31,846	**305,880**
Wayne County Community College	34,076	43,635	44,917	45,816	46,732	47,667	48,620	49,592	50,584	51,596	**495,570**
DDA - Operating	9,496	12,130	12,372	13,210	13,475	13,744	14,019	14,299	14,585	14,877	**141,531**
Total Incremental Local Taxes Paid	442,331	567,239	583,823	599,532	611,522	623,753	636,228	648,952	661,931	675,170	**6,479,669**
Total School and Non-School Capturable	**734,443**	**865,361**	**887,907**	**909,698**	**927,892**	**946,450**	**965,379**	**984,686**	**1,004,380**	**1,024,468**	**12,454,510**
Non-Capturable Taxes											
City Debt	-	-	-	-	-	-	-	-	-	-	**-**
School Debt	-	-	-	-	-	-	-	-	-	-	**-**
DIA Tax	-	-	-	-	-	-	-	-	-	-	**-**
Zoo Tax	-	-	-	-	-	-	-	-	-	-	**-**
Total Non-Capturable Millages	-	-	-	-	-	-	-	-	-	-	**-**
Total Millages	734,443	865,361	887,907	909,698	927,892	946,450	965,379	984,686	1,004,380	1,024,468	**12,454,510**
Total Millage PRE											
Total taxes w/o incentive	1,172,835	1,196,291	1,220,217	1,244,621	1,269,514	1,294,904	1,320,802	1,347,218	1,374,163	1,401,646	**24,157,614**

BUILDING CAPTURE

North End Landing Brownfield Plan

Land Capture Table (BRA)

Rev. 03.01.23

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14
Year of **NEZ** incentive			1	2	3	4	5	6	7	8	9	10	11	12	
Year of **PA 210** incentive (Bldg 4)			1	2	3	4	5	6	7	8	9	10	11		
Year of **PA 210** incentive (Bldg 1, 3a, 3b)			1	2	3	4	5	6	7	8	9	10	11	12	
Year of **PA 210** incentive (Bldg 2a, 5, 6)			1	2	3	4	5	6	7	8	9	10	11	12	13
Year of **PA 210** incentive (Bldg 2b, 7a, 7b)			1	2	3	4	5	6	7	8	9	10	11	12	13

Assumed annual increase in TV: 2.0%

Base/Initial Taxable Value															
Building	See Building Tab														
Land		229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189
New value															
Building	See Building Tab														
Land		333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948	1,101,547	1,123,578	1,146,050
Incremental Real Property Taxable Value		$104,480	$674,463	$692,536	$710,971	$729,774	$748,953	$768,516	$788,470	$808,823	$829,584	$850,759	$872,358	$894,389	$916,861
Captured Taxable Value: Real Estate		$104,480	$674,463	$692,536	$710,971	$729,774	$748,953	$768,516	$788,470	$808,823	$829,584	$850,759	$872,358	$894,389	$916,861

LAND CAPTURE

Taxable value (after initial value increases by CPI factor)															
Taxable value	-	333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948	1,101,547	1,123,578	1,146,050
Incremental taxable value	-	104,480	674,463	692,536	710,971	729,774	748,953	768,516	788,470	808,823	829,584	850,759	872,358	894,389	916,861

	Full Millages														
School Taxes															
School Operating	17.0430	1,781	11,495	11,803	12,117	12,438	12,764	13,098	13,438	13,785	14,139	14,499	14,868	15,243	15,626
State Education Tax	6.0000	627	4,047	4,155	4,266	4,379	4,494	4,611	4,731	4,853	4,978	5,105	5,234	5,366	5,501
Total	23.0430	2,408	15,542	15,958	16,383	16,816	17,258	17,709	18,169	18,638	19,116	19,604	20,102	20,609	21,127
Twp Non-School Taxes															
Library	4.6307	484	3,123	3,207	3,292	3,379	3,468	3,559	3,651	3,745	3,842	3,940	4,040	4,142	4,246
City Operating	19.9520	2,085	13,457	13,817	14,185	14,560	14,943	15,333	15,732	16,138	16,552	16,974	17,405	17,845	18,293
County Non-School Taxes															
Wayne County Operating-Summer	5.6099	586	3,784	3,885	3,988	4,094	4,202	4,311	4,423	4,537	4,654	4,773	4,894	5,017	5,143
Wayne County Operating-Winter	0.9829	103	663	681	699	717	736	755	775	795	815	836	857	879	901
Wayne County Parks-Winter	0.2442	26	165	169	174	178	183	188	193	198	203	208	213	218	224
Wayne County Jail-Winter	0.9358	98	631	648	665	683	701	719	738	757	776	796	816	837	858
Huron Clinton Metropolitan Authority (HCMA)	0.2070	22	140	143	147	151	155	159	163	167	172	176	181	185	190
Wayne County ISD (RESA and Sp Ed)	3.4399	359	2,320	2,382	2,446	2,510	2,576	2,644	2,712	2,782	2,854	2,927	3,001	3,077	3,154
Wayne County Special ISD/RESA	1.9876	208	1,341	1,376	1,413	1,450	1,489	1,528	1,567	1,608	1,649	1,691	1,734	1,778	1,822
Wayne County Community College	3.2202	336	2,172	2,230	2,289	2,350	2,412	2,475	2,539	2,605	2,671	2,740	2,809	2,880	2,952
DDA - Operating	0.9285	97	626	643	660	678	695	714	732	751	770	790	810	830	851
Total Incremental Local Taxes Paid	42.1387	$ 4,403	$ 28,421	$ 29,183	$ 29,959	$ 30,752	$ 31,560	$ 32,384	$ 33,225	$ 34,083	$ 34,958	$ 35,850	$ 36,760	$ 37,688	$ 38,635
Total School and Non-School Capturable	65.1817	**$ 6,810**	**$ 43,963**	**$ 45,141**	**$ 46,342**	**$ 47,568**	**$ 48,818**	**$ 50,093**	**$ 51,394**	**$ 52,720**	**$ 54,074**	**$ 55,454**	**$ 56,862**	**$ 58,298**	**$ 59,763**
Non-Capturable Taxes															
City Debt	*9.0000*	*940*	*6,070*	*6,233*	*6,399*	*6,568*	*6,741*	*6,917*	*7,096*	*7,279*	*7,466*	*7,657*	*7,851*	*8,050*	*8,252*
School Debt	*13.0000*	*1,358*	*8,768*	*9,003*	*9,243*	*9,487*	*9,736*	*9,991*	*10,250*	*10,515*	*10,785*	*11,060*	*11,341*	*11,627*	*11,919*
DIA Tax	*0.1986*	*21*	*134*	*138*	*141*	*145*	*149*	*153*	*157*	*161*	*165*	*169*	*173*	*178*	*182*
Zoo Tax	*0.0992*	*10*	*67*	*69*	*71*	*72*	*74*	*76*	*78*	*80*	*82*	*84*	*87*	*89*	*91*
Total Non-Capturable Millages	22.2978	2,330	15,039	15,442	15,853	16,272	16,700	17,136	17,581	18,035	18,498	18,970	19,452	19,943	20,444
Total Millages	87.4795	9,140	59,002	60,583	62,195	63,840	65,518	67,229	68,975	70,755	72,572	74,424	76,313	78,241	80,207
Other applicable incentive analysis															
Total taxes w/o incentive		29,189	79,051	80,632	82,245	83,890	85,567	87,279	89,024	90,805	92,621	94,473	96,363	98,290	100,256

LAND CAPTURE

North End Landing Brownfield Plan

Land Capture Table (BRA)

Rev. 03.01.23

	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
	15	16	17	18	19	20	21	22	23	24	
	13	14	15								
	14										
Assumed annual increase in TV											
Base/Initial Taxable Value											
Building											
Land	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	229,189	
New value											
Building											
Land	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	
Incremental Real Property Taxable Value	$939,782	$963,161	$987,008	$1,011,332	$1,036,142	$1,061,449	$1,087,262	$1,113,591	$1,140,446	$1,167,839	
Captured Taxable Value: Real Estate	$939,782	$963,161	$987,008	$1,011,332	$1,036,142	$1,061,449	$1,087,262	$1,113,591	$1,140,446	$1,167,839	

LAND CAPTURE

Taxable value (after initial value increases by CPI fa											
Taxable value	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	
Incremental taxable value	939,782	963,161	987,008	1,011,332	1,036,142	1,061,449	1,087,262	1,113,591	1,140,446	1,167,839	
School Taxes											
School Operating	16,017	16,415	16,822	17,236	17,659	18,090	18,530	18,979	19,437	19,903	**$ 356,181**
State Education Tax	5,639	5,779	5,922	6,068	6,217	6,369	6,524	6,682	6,843	7,007	**$ 125,394**
Total	21,655	22,194	22,744	23,304	23,876	24,459	25,054	25,660	26,279	26,911	**$ 481,575**
Twp Non-School Taxes											
Library	4,352	4,460	4,571	4,683	4,798	4,915	5,035	5,157	5,281	5,408	**$ 96,777**
City Operating	18,751	19,217	19,693	20,178	20,673	21,178	21,693	22,218	22,754	23,301	**$ 416,976**
County Non-School Taxes											
Wayne County Operating-Summer	5,272	5,403	5,537	5,673	5,813	5,955	6,099	6,247	6,398	6,551	**$ 117,241**
Wayne County Operating-Winter	924	947	970	994	1,018	1,043	1,069	1,095	1,121	1,148	**$ 20,542**
Wayne County Parks-Winter	229	235	241	247	253	259	266	272	278	285	**$ 5,104**
Wayne County Jail-Winter	879	901	924	946	970	993	1,017	1,042	1,067	1,093	**$ 19,557**
Huron Clinton Metropolitan Authority (HCMA)	195	199	204	209	214	220	225	231	236	242	**$ 4,326**
Wayne County ISD (RESA and Sp Ed)	3,233	3,313	3,395	3,479	3,564	3,651	3,740	3,831	3,923	4,017	**$ 71,890**
Wayne County Special ISD/RESA	1,868	1,914	1,962	2,010	2,059	2,110	2,161	2,213	2,267	2,321	**$ 41,539**
Wayne County Community College	3,026	3,102	3,178	3,257	3,337	3,418	3,501	3,586	3,672	3,761	**$ 67,299**
DDA - Operating	873	894	916	939	962	986	1,010	1,034	1,059	1,084	**$ 19,405**
Total Incremental Local Taxes Paid	$ 39,601	$ 40,586	$ 41,591	$ 42,616	$ 43,662	$ 44,728	$ 45,816	$ 46,925	$ 48,057	$ 49,211	**$ 880,655**
Total School and Non-School Capturable	**$ 61,257**	**$ 62,780**	**$ 64,335**	**$ 65,920**	**$ 67,538**	**$ 69,187**	**$ 70,870**	**$ 72,586**	**$ 74,336**	**$ 76,122**	**$ 1,362,229**
Non-Capturable Taxes											
City Debt	*8,458*	*8,668*	*8,883*	*9,102*	*9,325*	*9,553*	*9,785*	*10,022*	*10,264*	*10,511*	**188,091**
School Debt	*12,217*	*12,521*	*12,831*	*13,147*	*13,470*	*13,799*	*14,134*	*14,477*	*14,826*	*15,182*	**271,686**
DIA Tax	*187*	*191*	*196*	*201*	*206*	*211*	*216*	*221*	*226*	*232*	**4,151**
Zoo Tax	*93*	*96*	*98*	*100*	*103*	*105*	*108*	*110*	*113*	*116*	**2,073**
Total Non-Capturable Millages	20,955	21,476	22,008	22,550	23,104	23,668	24,244	24,831	25,429	26,040	**466,001**
Total Millages	82,212	84,257	86,343	88,471	90,641	92,855	95,113	97,416	99,766	102,162	**1,828,230**
Other applicable incentive analysis											
Total taxes w/o incentive	102,261	104,306	106,392	108,520	110,691	112,904	115,162	117,466	119,815	122,211	**2,309,414**

LAND CAPTURE

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 03.01.23

Brownfield Plan Years (incl. LBRF 5 years):	24

Assumed annual increase in TV: 2.0%

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11	12	13
Year of **NEZ** incentive				1	2	3	4	5	6	7	8	9	10	11
Year of **PA 210** incentive (Bldg 4)			1	2	3	4	5	6	7	8	9	10	11	
Year of **PA 210** incentive (Bldg 1, 3a, 3b)			1	2	3	4	5	6	7	8	9	10	11	12
Year of **PA 210** incentive (Bldg 2a, 5, 6)			1	2	3	4	5	6	7	8	9	10	11	12
Year of **PA 210** incentive (Bldg 2b, 7a, 7b)			1	2	3	4	5	6	7	8	9	10	11	12
Base/Initial Taxable Value														
Building [See NEZ/PA 210 tabs]	$20,109	$20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109
Land	248,653	$248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653
New value														
Building [See NEZ/PA 210 tabs]	-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963	12,633,682	12,886,356
Land	-	333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948	1,101,547	1,123,578
Total Real Property Taxable Value	$268,763	$682,623	$1,894,143	$4,544,363	$6,849,078	$11,350,146	$12,465,253	$12,709,183	$12,957,992	$13,211,776	$13,470,636	$13,734,674	$14,003,992	$14,278,697
Captured Taxable Value: Real Estate		$413,861	$1,625,380	$4,275,600	$6,580,315	$11,081,383	$12,196,491	$12,440,421	$12,689,229	$12,943,014	$13,201,874	$13,465,911	$13,735,230	$14,009,934

TOTAL CAPTURE

School Taxes	Full Millages													
School Operating	17.0430	3,164	23,812	68,781	94,393	170,977	189,708	193,587	197,543	201,578	205,694	209,892	214,174	218,731
State Education Tax	6.0000	819	8,383	21,265	35,094	62,055	68,687	70,090	71,521	72,982	74,471	75,990	77,540	79,186
Total	23.0430	$ 3,983	$ 32,195	$ 90,046	$ 129,486	$ 233,032	$ 258,395	$ 263,677	$ 269,064	$ 274,559	$ 280,165	$ 285,882	$ 291,714	$ 297,917
Twp Non-School Taxes														
Library	4.6307	860	6,470	4,649	4,734	4,821	4,939	5,059	5,181	5,306	5,433	5,563	5,695	9,369
City Operating	19.9520	3,704	27,876	20,030	20,398	20,773	21,279	21,796	22,323	22,860	23,409	23,968	24,538	40,369
County Non-School Taxes														
Wayne County Operating-Summer	5.6099	1,041	7,838	5,632	5,735	5,841	5,983	6,128	6,277	6,428	6,582	6,739	6,899	11,350
Wayne County Operating-Winter	0.9829	182	1,373	987	1,005	1,023	1,048	1,074	1,100	1,126	1,153	1,181	1,209	1,989
Wayne County Parks-Winter	0.2442	45	341	245	250	254	260	267	273	280	287	293	300	494
Wayne County Jail-Winter	0.9358	174	1,307	939	957	974	998	1,022	1,047	1,072	1,098	1,124	1,151	1,893
Huron Clinton Metropolitan Authority (HCMA)	0.2070	38	289	208	212	216	221	226	232	237	243	249	255	419
Wayne County ISD (RESA and Sp Ed)	3.4399	639	4,806	3,453	3,517	3,581	3,669	3,758	3,849	3,941	4,036	4,132	4,231	6,960
Wayne County Special ISD/RESA	1.9876	369	2,777	1,995	2,032	2,069	2,120	2,171	2,224	2,277	2,332	2,388	2,444	4,021
Wayne County Community College	3.2202	598	4,499	3,233	3,292	3,353	3,434	3,518	3,603	3,690	3,778	3,868	3,960	6,515
DDA - Operating	0.9285	172	1,297	932	949	967	990	1,014	1,039	1,064	1,089	1,115	1,142	1,879
Total Incremental Local Taxes Paid	42.1387	$ 7,822	$ 58,874	$ 42,303	$ 43,080	$ 43,872	$ 44,942	$ 46,033	$ 47,146	$ 48,281	$ 49,439	$ 50,621	$ 51,825	$ 85,259
Total School and Non-School Capturable	65.1817	$ 11,805	$ 91,069	$ 132,349	$ 172,566	$ 276,904	$ 303,337	$ 309,710	$ 316,210	$ 322,841	$ 329,604	$ 336,503	$ 343,539	$ 383,176
Non-Capturable Taxes														
City Debt	*9.0000*	*940*	*6,070*	*6,233*	*6,399*	*6,568*	*6,741*	*6,917*	*7,096*	*7,279*	*7,466*	*7,657*	*7,851*	*8,050*
School Debt	*13.0000*	*1,358*	*8,768*	*9,003*	*9,243*	*9,487*	*9,736*	*9,991*	*10,250*	*10,515*	*10,785*	*11,060*	*11,341*	*11,627*
DIA Tax	*0.1986*	*21*	*134*	*138*	*141*	*145*	*149*	*153*	*157*	*161*	*165*	*169*	*173*	*178*
Zoo Tax	*0.0992*	*10*	*67*	*69*	*71*	*72*	*74*	*76*	*78*	*80*	*82*	*84*	*87*	*89*
Total Non-Capturable Millages	*22.2978*	$ 2,330	$ 15,039	$ 15,442	$ 15,853	$ 16,272	$ 16,700	$ 17,136	$ 17,581	$ 18,035	$ 18,498	$ 18,970	$ 19,452	$ 19,943
Total Mills	87.4795	**$ 14,134**	**$ 106,108**	**$ 147,791**	**$ 188,419**	**$ 293,176**	**$ 320,037**	**$ 326,846**	**$ 333,791**	**$ 340,876**	**$ 348,102**	**$ 355,473**	**$ 362,991**	**$ 403,119**
Total Tax Increment Revenue (TIR) Available	**65.1817**	**$ 11,805**	**$ 91,069**	**$ 132,349**	**$ 172,566**	**$ 276,904**	**$ 303,337**	**$ 309,710**	**$ 316,210**	**$ 322,841**	**$ 329,604**	**$ 336,503**	**$ 343,539**	**$ 383,176**

TOTAL CAPTURE

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 03.01.23

		2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
Brownfield Plan Years (incl. LBRF 5 years):	24	14	15	16	17	18	19	20	21	22	23	24	
		12	13	14	15								
		13											
		13	14										
Assumed annual increase in TV:	2.0%												
Base/Initial Taxable Value													
Building [See NEZ/PA 210 tabs]		20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	
Land		248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	
New value													
Building [See NEZ/PA 210 tabs]		13,144,083	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	
Land		1,146,050	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	
Total Real Property Taxable Value		$14,558,895	$14,844,698	$15,136,217	$15,433,566	$15,736,862	$16,046,224	$16,361,773	$16,683,633	$17,011,931	$17,346,794	$17,688,355	
Captured Taxable Value: Real Estate		$14,290,133	$14,575,936	$14,867,454	$15,164,803	$15,468,099	$15,777,461	$16,093,011	$16,414,871	$16,743,168	$17,078,032	$17,419,592	

TOTAL CAPTURE

School Taxes	Full Millages												Totals
School Operating	17.0430	223,186	227,730	232,487	237,214	242,037	246,956	251,973	257,091	262,310	267,635	273,066	$ 4,713,715
State Education Tax	6.0000	80,798	86,038	87,830	89,614	91,433	93,290	95,183	97,114	99,084	101,093	103,142	$ 1,742,701
Total	23.0430	$ 303,984	$ 313,768	$ 320,316	$ 326,828	$ 333,470	$ 340,245	$ 347,156	$ 354,205	$ 361,394	$ 368,728	$ 376,208	$ 6,456,416
Twp Non-School Taxes													
Library	4.6307	26,539	53,353	67,208	69,162	70,567	71,999	73,461	74,951	76,471	78,022	79,604	$ 809,415
City Operating	19.9520	118,895	227,441	287,089	295,459	304,047	310,219	316,515	322,937	329,487	336,168	342,983	$ 3,484,562
County Non-School Taxes													
Wayne County Operating-Summer	5.6099	33,430	63,950	80,721	83,074	85,489	87,224	88,994	90,800	92,642	94,520	96,436	$ 979,754
Wayne County Operating-Winter	0.9829	5,857	11,204	14,143	14,555	14,978	15,282	15,593	15,909	16,232	16,561	16,896	$ 171,661
Wayne County Parks-Winter	0.2442	1,400	2,814	3,544	3,647	3,721	3,797	3,874	3,953	4,033	4,114	4,198	$ 42,684
Wayne County Jail-Winter	0.9358	5,363	10,782	13,582	13,977	14,261	14,550	14,845	15,147	15,454	15,767	16,087	$ 163,571
Huron Clinton Metropolitan Authority (HCMA)	0.2070	1,186	2,385	3,004	3,092	3,154	3,218	3,284	3,350	3,418	3,488	3,558	$ 36,182
Wayne County ISD (RESA and Sp Ed)	3.4399	19,714	39,633	49,925	51,377	52,420	53,485	54,570	55,677	56,806	57,958	59,133	$ 601,271
Wayne County Special ISD/RESA	1.9876	11,391	22,900	28,847	29,686	30,289	30,904	31,531	32,171	32,823	33,489	34,168	$ 347,419
Wayne County Community College	3.2202	18,455	37,102	46,737	48,096	49,072	50,069	51,085	52,121	53,178	54,257	55,357	$ 562,869
DDA - Operating	0.9285	5,321	10,368	13,024	13,289	14,149	14,437	14,730	15,028	15,333	15,644	15,961	$ 160,936
Total Incremental Local Taxes Paid	42.1387	$ 247,550	$ 481,932	$ 607,825	$ 625,414	$ 642,148	$ 655,184	$ 668,481	$ 682,044	$ 695,878	$ 709,988	$ 724,381	$ 7,360,323
Total School and Non-School Capturable	65.1817	$ 551,534	$ 795,700	$ 928,142	$ 952,242	$ 975,618	$ 995,429	$ 1,015,637	$ 1,036,248	$ 1,057,272	$ 1,078,716	$ 1,100,589	$ 13,816,739
Non-Capturable Taxes													
City Debt	*9.0000*	*8,252*	*8,458*	*8,668*	*8,883*	*9,102*	*9,325*	*9,553*	*9,785*	*10,022*	*10,264*	*10,511*	***$ 188,091***
School Debt	*13.0000*	*11,919*	*12,217*	*12,521*	*12,831*	*13,147*	*13,470*	*13,799*	*14,134*	*14,477*	*14,826*	*15,182*	***$ 271,686***
DIA Tax	*0.1986*	*182*	*187*	*191*	*196*	*201*	*206*	*211*	*216*	*221*	*226*	*232*	***$ 4,151***
Zoo Tax	*0.0992*	*91*	*93*	*96*	*98*	*100*	*103*	*105*	*108*	*110*	*113*	*116*	***$ 2,073***
Total Non-Capturable Millages	*22.2978*	$ 20,444	$ 20,955	$ 21,476	$ 22,008	$ 22,550	$ 23,104	$ 23,668	$ 24,244	$ 24,831	$ 25,429	$ 26,040	$ 466,001
Total Mills	87.4795	**$ 571,978**	**$ 816,655**	**$ 949,618**	**$ 974,250**	**$ 998,169**	**$ 1,018,533**	**$ 1,039,305**	**$ 1,060,492**	**$ 1,082,103**	**$ 1,104,146**	**$ 1,126,630**	$ 14,282,740
Total Tax Increment Revenue (TIR) Available	**65.1817**	**$ 551,534**	**$ 795,700**	**$ 928,142**	**$ 952,242**	**$ 975,618**	**$ 995,429**	**$ 1,015,637**	**$ 1,036,248**	**$ 1,057,272**	**$ 1,078,716**	**$ 1,100,589**	$ 13,816,739

TOTAL CAPTURE

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 03.01.23

Brownfield Plan Years (incl. LBRF 5 years):	24

Assumed annual increase in TV: 2.0%

Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Brownfield Plan Capture Year		1	2	3	4	5	6	7	8	9	10	11
Year of **NEZ** incentive			1	2	3	4	5	6	7	8	9	
Year of **PA 210** incentive (Bldg 4)		1	2	3	4	5	6	7	8	9	10	
Year of **PA 210** incentive (Bldg 1, 3a, 3b)		1	2	3	4	5	6	7	8	9	10	
Year of **PA 210** incentive (Bldg 2a, 5, 6)		1	2	3	4	5	6	7	8	9	10	
Year of **PA 210** incentive (Bldg 2b, 7a, 7b)		1	2	3	4	5	6	7	8	9	10	
Base/Initial Taxable Value												
Building [See NEZ/PA 210 tabs]	$20,109	$20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109
Land	248,653	$248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653
New value												
Building [See NEZ/PA 210 tabs]	-	80,192	721,728	3,353,875	5,640,156	10,122,420	11,218,348	11,442,715	11,671,570	11,905,001	12,143,101	12,385,963
Land	-	333,669	903,652	921,725	940,160	958,963	978,142	997,705	1,017,659	1,038,013	1,058,773	1,079,948
Total Real Property Taxable Value	$268,763	$682,623	$1,894,143	$4,544,363	$6,849,078	$11,350,146	$12,465,253	$12,709,183	$12,957,992	$13,211,776	$13,470,636	$13,734,674
Captured Taxable Value: Real Estate		$413,861	$1,625,380	$4,275,600	$6,580,315	$11,081,383	$12,196,491	$12,440,421	$12,689,229	$12,943,014	$13,201,874	$13,465,911

Interest Calculation

MSF

Reimbursed expenses		4,949	37,649	52,380	66,403	105,075	115,210	117,565	119,968	122,418	124,917	127,541
- Paid from School Taxes		1,837	14,400	40,835	57,561	103,873	115,210	117,565	119,968	122,418	124,917	127,467
- Paid from Non-School Taxes		3,112	23,250	11,544	8,842	1,202	-	-	-	-	-	75
Unreimbursed costs for interest accrual	3,170,935	3,165,986	3,128,337	3,075,957	3,009,554	2,904,480	2,789,269	2,671,704	2,551,736	2,429,318	2,304,401	2,176,860
Interest calculation — Rate during NEZ: 1.8% Rate after NEZ: 5.0%												
Interest accrued		56,049	55,962	55,296	54,371	53,197	51,340	49,303	47,225	45,104	42,941	40,733
Balance of interest accrued (unpaid)		56,049	112,011	167,308	221,678	274,875	326,214	375,518	422,743	467,847	510,787	551,520
Interest Paid		0	0	0	0	0	0	0	0	0	0	0
- Paid from School Taxes		0	0	0	0	0	0	0	0	0	0	0
- Paid from Non-School Taxes		0	0	0	0	0	-	-	-	-	-	0
Remaining balance of interest accrued (unpaid)		56,049	112,011	167,308	221,678	274,875	326,214	375,518	422,743	467,847	510,787	551,520
Reimbursed expenses WITH interest		**$4,949**	**$37,649**	**$52,380**	**$66,403**	**$105,075**	**$115,210**	**$117,565**	**$119,968**	**$122,418**	**$124,917**	**$127,541**

EGLE

Reimbursed expenses		4,675	35,568	49,484	62,732	99,266	108,841	111,066	113,336	115,651	118,012	120,491
- Paid from School Taxes		1,736	13,604	38,578	54,379	98,131	108,841	111,066	113,336	115,651	118,012	120,420
- Paid from Non-School Taxes		2,940	21,964	10,906	8,353	1,135	-	-	-	-	-	71
Unreimbursed costs for interest accrual	2,995,643	2,990,968	2,955,400	2,905,916	2,843,184	2,743,918	2,635,077	2,524,010	2,410,674	2,295,024	2,177,012	2,056,521
Interest calculation — Rate during NEZ: 1.8% Rate after NEZ: 5.0%												
Interest accrued		52,951	52,868	52,240	51,365	50,256	48,501	46,578	44,614	42,611	40,567	38,481
Balance of interest accrued (unpaid)		52,951	105,819	158,059	209,424	259,680	308,181	354,759	399,373	441,984	482,551	521,032
Interest Paid		-	-	-	-	-	-	-	-	-	-	-
- Paid from School Taxes		-	-	-	-	-	-	-	-	-	-	-
- Paid from Non-School Taxes		-	-	-	-	-	-	-	-	-	-	-
Remaining balance of interest accrued (unpaid)		52,951	105,819	158,059	209,424	259,680	308,181	354,759	399,373	441,984	482,551	521,032
Reimbursed expenses WITH interest		**$4,675**	**$35,568**	**$49,484**	**$62,732**	**$99,266**	**$108,841**	**$111,066**	**$113,336**	**$115,651**	**$118,012**	**$120,491**

INTEREST CALCULATION

North End Landing Brownfield Plan

Capture Table (BRA)

Rev. 03.01.23

Brownfield Plan Years (incl. LBRF 5 years):	24

Assumed annual increase in TV: 2.0%

	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
	12	13	14	15	16	17	18	19	20	21	22	23	24	
	10	11	12	13	14	15								
	11													
	11	12												
	11	12	13											
	11	12	13	14										
Base/Initial Taxable Value														
Building [See NEZ/PA 210 tabs]	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	20,109	
Land	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	248,653	
New value														
Building [See NEZ/PA 210 tabs]	12,633,682	12,886,356	13,144,083	13,406,965	13,675,104	13,948,606	14,227,578	14,512,130	14,802,372	15,098,420	15,400,388	15,708,396	16,022,564	
Land	1,101,547	1,123,578	1,146,050	1,168,971	1,192,350	1,216,197	1,240,521	1,265,331	1,290,638	1,316,451	1,342,780	1,369,635	1,397,028	
Total Real Property Taxable Value	$14,003,992	$14,278,697	$14,558,895	$14,844,698	$15,136,217	$15,433,566	$15,736,862	$16,046,224	$16,361,773	$16,683,633	$17,011,931	$17,346,794	$17,688,355	
Captured Taxable Value: Real Estate	$13,735,230	$14,009,934	$14,290,133	$14,575,936	$14,867,454	$15,164,803	$15,468,099	$15,777,461	$16,093,011	$16,414,871	$16,743,168	$17,078,032	$17,419,592	

Interest Calculation

MSF

Reimbursed expenses	130,218	147,120	220,291	335,617	403,260	415,194	426,746	98,413	-	-	-	-	-	**$3,170,935**
- Paid from School Taxes	130,067	132,833	135,539	139,223	142,129	145,019	147,967	45,988	-	-	-	-	-	**$1,964,816**
- Paid from Non-School Taxes	151	14,286	84,753	196,395	261,130	270,175	278,780	52,426	-	-	-	-	-	**$1,206,119**
Unreimbursed costs for interest accrual	2,046,641	1,899,522	1,679,230	1,343,613	940,353	525,160	98,413	-	-	-	-	-	-	
Interest calculation — Rate during NEZ : 1.8% Rate after NEZ : 5.0%														
Interest accrued	38,478	36,176	33,576	29,682	23,750	16,622	26,258	4,921	-	-	-	-	-	**$760,982**
Balance of interest accrued (unpaid)	589,998	626,175	659,750	689,432	713,182	729,804	756,062	760,982	103,584	-	-	-	-	
Interest Paid	0	0	0	0	0	0	0	657,398	103,584	-	-	-	-	**$760,982**
- Paid from School Taxes	0	0	0	0	0	0	0	204,168	48,404	-	-	-	-	**$252,572**
- Paid from Non-School Taxes	0	0	0	0	0	0	0	453,230	55,180	-	-	-	-	**$508,411**
Remaining balance of interest accrued (unpaid)	589,998	626,175	659,750	689,432	713,182	729,804	756,062	103,584	-	-	-	-	-	
Reimbursed expenses WITH interest	**$130,218**	**$147,120**	**$220,291**	**$335,617**	**$403,260**	**$415,194**	**$426,746**	**$755,811**	**$103,584**	**$0**	**$0**	**$0**	**$0**	**$3,931,917**

EGLE

Reimbursed expenses	123,020	138,987	208,114	317,064	380,967	392,242	403,155	92,973	-	-	-	-	-	**$2,995,643**
- Paid from School Taxes	122,877	125,490	128,046	131,526	134,272	137,002	139,787	43,445	-	-	-	-	-	**$1,856,200**
- Paid from Non-School Taxes	143	13,496	80,067	185,538	246,695	255,239	263,368	49,528	-	-	-	-	-	**$1,139,444**
Unreimbursed costs for interest accrual	1,933,501	1,794,515	1,586,401	1,269,337	888,370	496,128	92,973	-	-	-	-	-	-	
Interest calculation — Rate during NEZ : 1.8% Rate after NEZ : 5.0%														
Interest accrued	36,351	34,177	31,720	28,041	22,437	15,703	24,806	4,649	-	-	-	-	-	**$718,915**
Balance of interest accrued (unpaid)	557,383	591,559	623,279	651,320	673,757	689,460	714,266	718,915	718,915	-	-	-	-	
Interest Paid	-	-	-	-	-	-	-	-	718,915	-	-	-	-	**$718,915**
- Paid from School Taxes	-	-	-	-	-	-	-	-	251,161	-	-	-	-	**$251,161**
- Paid from Non-School Taxes	-	-	-	-	-	-	-	-	467,754	-	-	-	-	**$467,754**
Remaining balance of interest accrued (unpaid)	557,383	591,559	623,279	651,320	673,757	689,460	714,266	718,915	-	-	-	-	-	
Reimbursed expenses WITH interest	**$123,020**	**$138,987**	**$208,114**	**$317,064**	**$380,967**	**$392,242**	**$403,155**	**$92,973**	**$718,915**	**$0**	**$0**	**$0**	**$0**	**$3,714,558**

INTEREST CALCULATION

North End Landing Brownfield Plan

Reimbursement Table (BRA)

Rev. 03.01.23

Capture and Reimbursement	Proportionality for all capture	School & Local Taxes for Dev. Pmts	Local-Only Taxes	Total to Developer
School Taxes	**46.7289%**	**$ 4,324,748**		**$ 4,324,748**
Local/Non-School Taxes	**53.2711%**	**$ 3,321,728**		**$ 3,321,728**
TOTAL		**$ 7,646,475**		**$ 7,646,475**
EGLE	**48.5787%**	**$ 3,714,558**		**$ 3,714,558**
MSF	**51.4213%**	**$ 3,931,917**		**$ 3,931,917**
TOTAL		$ 7,646,475		$ 7,646,475

Estimated Total Years of Plan: 24

Estimated Capture (net of surplus dist.)	$ 13,816,739
Administrative Fees	$ 1,580,759
State Brownfield Redevelopment Fund	$ 871,350
Local Brownfield Revolving Fund	$ 3,718,155

Brownfield plan year	1	2	3	4	5	6	7	8	9	10	11	
Year of NEZ certificates			1	2	3	4	5	6	7	8	9	
Year of PA 210 certificates (Bldg 4)		1	2	3	4	5	6	7	8	9	10	
Year of PA 210 incentive (Bldg 1, 3a, 3b)		1	2	3	4	5	6	7	8	9	10	
Year of PA 210 incentive (Bldg 2a, 5, 6)		1	2	3	4	5	6	7	8	9	10	
Year of PA 210 incentive (Bldg 2b, 7a, 7b)		1	2	3	4	5	6	7	8	9	10	

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Total School Incremental Revenue		$ 3,983	$ 32,195	$ 90,046	$ 129,486	$ 233,032	$ 258,395	$ 263,677	$ 269,064	$ 274,559	$ 280,165	$ 285,882
State Brownfield Redevelopment Fund (50% of SET); max 25 yrs		$ 409	$ 4,191	$ 10,633	$ 17,547	$ 31,027	$ 34,343	$ 35,045	$ 35,761	$ 36,491	$ 37,235	$ 37,995
School TIR Available for Reimbursement		**$ 3,573**	**$ 28,003**	**$ 79,413**	**$ 111,940**	**$ 202,004**	**$ 224,051**	**$ 228,632**	**$ 233,303**	**$ 238,069**	**$ 242,929**	**$ 247,887**
Total Local/Non-schools Incremental Revenue		$ 7,822	$ 58,874	$ 42,303	$ 43,080	$ 43,872	$ 44,942	$ 46,033	$ 47,146	$ 48,281	$ 49,439	$ 50,621
BRA Administrative Fee		$ 1,771	$ 13,660	$ 19,852	$ 25,885	$ 41,536	$ 44,942	$ 46,033	$ 47,146	$ 48,281	$ 49,439	$ 50,475
Local TIR Available for Reimbursement		**$ 6,051**	**$ 45,214**	**$ 22,451**	**$ 17,195**	**$ 2,337**	$ -	$ -	$ -	$ -	$ -	**$ 145**
Total School & Local/Non-schools TIR Available		**$ 9,625**	**$ 73,217**	**$ 101,864**	**$ 129,135**	**$ 204,341**	**$ 224,051**	**$ 228,632**	**$ 233,303**	**$ 238,069**	**$ 242,929**	**$ 248,032**
DEVELOPER	Beginning Balance											
Beginning Developer Reimbursement Balance												
MSF Non-Environmental Costs and interest (if applicable)	*$ 3,931,917*	$ 4,949	$ 37,649	$ 52,380	$ 66,403	$ 105,075	$ 115,210	$ 117,565	$ 119,968	$ 122,418	$ 124,917	$ 127,541
School Tax Reimbursement		$ 1,837	$ 14,400	$ 40,835	$ 57,561	$ 103,873	$ 115,210	$ 117,565	$ 119,968	$ 122,418	$ 124,917	$ 127,467
Local Tax Reimbursement		$ 3,112	$ 23,250	$ 11,544	$ 8,842	$ 1,202	$ -	$ -	$ -	$ -	$ -	75
Total MSF Reim. Balance including interest (if applicable)	$ 3,931,917	$ 3,926,968	$ 3,889,319	$ 3,836,939	$ 3,770,537	$ 3,665,462	$ 3,550,252	$ 3,432,686	$ 3,312,719	$ 3,190,301	$ 3,065,383	$ 2,937,842
EGLE/Department Specific Environmental Costs and interest (if applicable)	*$ 3,714,558*	$ 4,675	$ 35,568	$ 49,484	$ 62,732	$ 99,266	$ 108,841	$ 111,066	$ 113,336	$ 115,651	$ 118,012	$ 120,491
School Tax Reimbursement		$ 1,736	$ 13,604	$ 38,578	$ 54,379	$ 98,131	$ 108,841	$ 111,066	$ 113,336	$ 115,651	$ 118,012	$ 120,420
Local Tax Reimbursement		$ 2,940	$ 21,964	$ 10,906	$ 8,353	$ 1,135	$ -	$ -	$ -	$ -	$ -	71
Total EGLE/Dept Specific Reimb Balance including interest (if applicable)	$ 3,714,558	$ 3,709,882	$ 3,674,315	$ 3,624,830	$ 3,562,099	$ 3,462,833	$ 3,353,991	$ 3,242,925	$ 3,129,589	$ 3,013,939	$ 2,895,927	$ 2,775,436
Total Annual Developer Reimbursement and Interest Payment (if applicable)		$ 9,625	$ 73,217	$ 101,864	$ 129,135	$ 204,341	$ 224,051	$ 228,632	$ 233,303	$ 238,069	$ 242,929	$ 248,032

LOCAL BROWNFIELD REVOLVING FUND		
LBRF Deposits *		
School Tax Capture	**Cap=**	$ 2,148,508
Local/Non-Schools Tax Capture	**Cap=**	$ 6,080,426
Total LBRF Capture	**Total Cap=**	$ 6,080,426

* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.

	A	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AI
1	**North End Landing Brownfield Plan**														
2	**Reimbursement Table (BRA)**														
3	Rev. 03.01.23														
4															
5															
6															
7															
8															
9															
10		12	13	14	15	16	17	18	19	20	21	22	23	24	
11		10	11	12	13	14	15								
12		11													
13		11	12												
14		11	12	13											
15		11	12	13	14										
16		2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	Totals
17	Total School Incremental Revenue	$ 291,714	$ 297,917	$ 303,984	$ 313,768	$ 320,316	$ 326,828	$ 333,470	$ 340,245	$ 347,156	$ 354,205	$ 361,394	$ 368,728	$ 376,208	**$ 6,456,416**
18	State Brownfield Redevelopment Fund (50% of SET); max 25 yrs	$ 38,770	$ 39,593	$ 40,399	$ 43,019	$ 43,915	$ 44,807	$ 45,717	$ 46,645	$ 47,591	$ 48,557	$ 49,542	$ 50,547	$ 51,571	**$ 871,350**
19	**School TIR Available for Reimbursement**	**$ 252,944**	**$ 258,324**	**$ 263,585**	**$ 270,749**	**$ 276,401**	**$ 282,021**	**$ 287,754**	**$ 293,601**	**$ 299,564**	**$ 305,648**	**$ 311,852**	**$ 318,181**	**$ 324,637**	**$ 5,585,066**
20															
21	*Total Local/Non-schools Incremental Revenue*	$ 51,825	$ 85,259	$ 247,550	$ 481,932	$ 607,825	$ 625,414	$ 642,148	$ 655,184	$ 668,481	$ 682,044	$ 695,878	$ 709,988	$ 724,381	**$ 7,360,323**
22	BRA Administrative Fee	$ 51,531	$ 57,476	$ 82,730	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	**$ 1,580,759**
23	***Local TIR Available for Reimbursement***	**$ 294**	**$ 27,783**	**$ 164,820**	**$ 381,932**	**$ 507,825**	**$ 525,414**	**$ 542,148**	**$ 555,184**	**$ 568,481**	**$ 582,044**	**$ 595,878**	**$ 609,988**	**$ 624,381**	**$ 5,779,565**
24	**Total School & Local/Non-schools TIR Available**	**$ 253,238**	**$ 286,106**	**$ 428,405**	**$ 652,681**	**$ 784,227**	**$ 807,435**	**$ 829,901**	**$ 848,785**	**$ 868,045**	**$ 887,691**	**$ 907,730**	**$ 928,170**	**$ 949,018**	**$ 11,364,630**
25															
26	**DEVELOPER**														
27	***Beginning Developer Reimbursement Balance***														
28															
29	*MSF Non-Environmental Costs and interest (if applicable)*	$ 130,218	$ 147,120	$ 220,291	$ 335,617	$ 403,260	$ 415,194	$ 426,746	$ 755,811	$ 103,584					**$ 3,931,917**
30	*School Tax Reimbursement*	$ 130,067	$ 132,833	$ 135,539	$ 139,223	$ 142,129	$ 145,019	$ 147,967	$ 250,155	$ 48,404					**$ 2,217,388**
31	*Local Tax Reimbursement*	$ 151	$ 14,286	$ 84,753	$ 196,395	$ 261,130	$ 270,175	$ 278,780	$ 505,656	$ 55,180					**$ 1,714,530**
32	***Total MSF Reim. Balance including interest (if applicable)***	$ 2,807,624	$ 2,660,504	$ 2,440,212	$ 2,104,595	$ 1,701,336	$ 1,286,142	$ 859,396	$ 103,584						
33															
34	EGLE/Department Specific Environmental Costs and interest (if applicable)	$ 123,020	$ 138,987	$ 208,114	$ 317,064	$ 380,967	$ 392,242	$ 403,155	$ 92,973	$ 718,915					**$ 3,714,558**
35	School Tax Reimbursement	$ 122,877	$ 125,490	$ 128,046	$ 131,526	$ 134,272	$ 137,002	$ 139,787	$ 43,445	$ 251,161					**$ 2,107,360**
36	Local Tax Reimbursement	$ 143	$ 13,496	$ 80,067	$ 185,538	$ 246,695	$ 255,239	$ 263,368	$ 49,528	$ 467,754					**$ 1,607,198**
37	**Total EGLE/Dept Specific Reimb Balance including interest (if applicable)**	$ 2,652,416	$ 2,513,429	$ 2,305,316	$ 1,988,252	$ 1,607,285	$ 1,215,043	$ 811,888	$ 718,915						
38															
39															
40	**Total Annual Developer Reimbursement and Interest Payment (if applicable)**	$ 253,238	$ 286,106	$ 428,405	$ 652,681	$ 784,227	$ 807,435	$ 829,901	$ 848,785	$ 822,499	$ -	$ -	$ -	$ -	**$ 7,646,475**
41															
42	**LOCAL BROWNFIELD REVOLVING FUND**														
43	**LBRF Deposits ***														
44	School Tax Capture									$ -	$ 305,648	$ 311,852	$ 318,181	$ 324,637	**$ 1,260,318**
45	Local/Non-Schools Tax Capture									$ 45,546	$ 582,044	$ 595,878	$ 609,988	$ 624,381	**$ 2,457,837**
46	**Total LBRF Capture**									$ 45,546	$ 887,691	$ 907,730	$ 928,170	$ 949,018	**$ 3,718,155**
47	* Limited deposits for up to five years of capture for LBRF Deposits after eligible activities are reimbursed.														

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

ATTACHMENT H

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Residential New Construction	NEZ, PA 210, & Brownfield TIF	$43,407,843	5

Jobs Available							
Construction				**Post Construction**			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
5	5	190	0	2	2	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 related to building maintenance and operations.

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

    - Both current city residents and new residents of the City are expected to be attracted to the project. We will not be displacing any current residents as this development will be new construction on vacant lots/buildings.

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 numerous North End residents and businesses and North End community groups.

5. When is construction slated to begin?

    - Construction is slated to begin in early 2024.

6. What is the expected completion date of construction?

    - Construction is estimated to take approximately thirty-six (36) months and be completed in early 2027.

ATTACHMENT I

Parcel Descriptions Prior to Recent Parcel Combinations

Address	Parcel ID	Legal Description
202 Smith	01002184-209	The West 15 feet of Lot 139 and all of Lots 140 through 144, both inclusive, WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.
203 Smith	01002210-8	Lots 25 through 33, both inclusive and South 18.86 feet vacated Clay Avenue adjacent, WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION, according to the plat thereof as recorded in Liber 8, page 72 of Plats, Wayne County Records.
259 Smith	01002219	N SMITH LOT 34 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
267 Smith	01002220	N SMITH LOT 35 AND S 18.86 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
271 Smith	01002221	N SMITH LOT 36 AND S 19.50 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8, P72, PLATS, W C R 1/103 30 X 138.90
277 Smith	01002222	N SMITH LOT 37 ALSO W 15 FT OF LOT 38 & S 19.5 FT OF VAC CLAY AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 45 X 138.9
299 Smith	01002225.001	Land in the City of Detroit, County of Wayne, State of Michigan The East 15 feet of Lot 40 and the West 6.65 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
303 Smith	01002225.002L	The East 23.35 feet of Lot 41, and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
307 Smith	01002226	Lot 42 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 Smith	01002227	Lot 43 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
319 Smith	01002228	Lot 44 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
325 Smith	01002229	Lot 45 and the South 19.50 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
7719 Brush	01002230	Lot 46 and the South 19.56 feet of vacated Clay Avenue adjacent, WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
282 Smith	01002175	Lot 131, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
290 Smith	01002174	Lot 130 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
296 Smith	01002173	Lot 129 of WM. Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT

		according to the Plat thereof, as recorded in Liber 8 of Plats, Page 7, Wayne County Records.
302 Smith	01002172	Lot(s) 128 of WM. Y. HAMLIN AND S. J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4 QUARTER SECTION 57, 10,000 ACRE TRACT according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
306 Smith	01002171	Lot 127, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
312 Smith	01002170	Lot 126, WM Y HAMLIN & S.J BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
309 Bethune	01002145	Lot 186, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
313 Bethune	01002146	Lot 187, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
319 Bethune	01002147	Lot 188, WM Y. HAMLIN & S. J. BROWN'S SUBDIVISION, as recorded in Liber 8, Page 72, of Plats, Wayne County Records.
331 Bethune	01002148	Lots 189 and 190 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS No 3 AND 4 QUARTER SECTION 57 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
404 Chandler	01002246	Lots 25 and 26 together with the reversionary interest in the North 19.56 feet of vacated Clay street, of CHANDLER AVENUE SUBDIVIDION OF PARK LOT 5, OF THE SUBDIVISION OF SECTION 57, 10,000 ACRE TRACT, according to the plat thereof recorded in Liber 13 of Plats, Page 96 of Wayne County Records.
410 Chandler	01002245	
7718 Brush	01002232	The North 54.44 feet of Lot 47, and the South 19.56 feet of Vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
405 Smith	01002231	The South 65.50 feet of Lot 47, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
409 Smith	01002233	Lot 48 and the South 19.56 feet of vacant Clay Avenue adjacent, WM. Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
501 E. Bethune	03001900	Lots 201 and 202, WM Y. HAMLIN & S.J. BROWN'S, as recorded in Liber 8, Page 72 of Plats, Wayne County Records.
511 E. Bethune	03001901	Lot 203 of WM. Y HAMLIN AND S. J. BROWN'S SUBDIVISION, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
519 E. Bethune	03001902	Lot 204 of WM Y. HAMLIN AND S.J. BROWN'S SUBDIVISION OF LOTS NO. 3 AND 4, QUARTER SECTION 57, 10,000 ACRE TRACT, HAMTRAMCK WAYNE CO MICH, according to the plat thereof recorded in Liber 8 of Plats, Page 72 of Wayne County Records.
525 E. Bethune	03001903	N BETHUNE E LOT 205 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115
529 E. Bethune	03001904	N BETHUNE E LOT 206 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115

535 E. Bethune	03001905.001	N BETHUNE E LOT 207 W 1/2 LOT 208 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115
545 E. Bethune	03001905.002L	N BETHUNE E E 1/2 LOT 208 ALL OF LOT 209 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 45 X 115
555 E. Bethune	03001906	N BETHUNE E LOT 210 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115
561 E. Bethune	03001907	N BETHUNE E LOT 211 WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 3/91 30 X 115