

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
SHOP AT 6
REDEVELOPMENT PROJECT

Prepared by:

7326 West McNichols, LLC
779 Piper Avenue
Detroit, MI 48215
Contact Person: Brandon Hodges
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Berkley, MI 48072
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November 28, 2023

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

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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. 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 information required by Section 13(2) of Act 381.

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of one parcel. 7326 West McNichols Road is functionally obsolete. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Bagley neighborhood, bounded by an alleyway to the north, the property line to the east, West McNichols Road to the south, and Prairie Street to the west.

Parcel information is outlined below and the legal description of the Property is included in Attachment B.

| | |
|-------------------|--|
| Address | 7326 West McNichols Road, Detroit, Wayne County, Michigan 48221 |
| Parcel ID | 16008268-73 |
| Owner | 7326 West McNichols, LLC |
| Legal Description | N--W MC NICHOLS RD 24 THRU 29 STAFFORDS INTER-COLLEGE SUB L46 P82 PLATS, W C R 16/333 120 X 90 |

7326 West McNichols, LLC is the project developer (“Developer”) and owner of the Property. The project includes the demolition of a one story 1946 building spanning approximately 10,366 square feet that was occupied by various retail tenants, salons, and a church until the 1990s and new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an Artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. It is currently anticipated construction will begin in the fall of 2024 and eligible activities will be completed within 18 months. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

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

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

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

- The roof has collapsed and water intrusion is present throughout the building.
- Utilities are non-functional.
- Mechanical and electrical systems must be replaced.
- Interior finishes are damaged and in poor condition.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include work plan exempt activities, demolition and lead and asbestos abatement, site preparation, infrastructure activities, and preparation and implementation of brownfield plan and/or work plan.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be paid for with tax increment revenues from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the performance of such eligible activities does not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a

Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(oo) 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 and the Michigan Department of Environmental Quality, as may be required pursuant to Act 381, or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved MDEQ or MSF work plan.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. A table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Tax increment revenues are projected to be captured and used for (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) deposits into the State Brownfield Redevelopment Fund, and (iii) deposits into the DBRA’s Local Brownfield Revolving Fund. The below table demonstrates the above uses and provides the estimate of tax increment revenues across all taxing jurisdictions.

| | Reimbursement Costs | Admin. Costs | State Brownfield Fund | Local Brownfield Revolving Fund | Totals |
|--|---------------------|---------------------|-----------------------|---------------------------------|---------------------|
| School Operating Tax | \$205,182.51 | \$0.00 | \$0.00 | \$6,788.74 | \$211,971.25 |
| State Education Tax | \$42,335.72 | \$0.00 | \$29,898.93 | \$2,389.98 | \$74,624.63 |
| City Operating | \$132,478.15 | \$48,980.96 | \$0.00 | \$6,324.68 | \$187,783.80 |
| Library | \$30,747.12 | \$11,368.09 | \$0.00 | \$1,467.91 | \$43,583.12 |
| Wayne County Operating (summer) | \$37,248.86 | \$13,771.97 | \$0.00 | \$1,778.31 | \$52,799.13 |
| Wayne County Operation (winter) | \$6,526.30 | \$2,412.96 | \$0.00 | \$311.57 | \$9,250.84 |
| Wayne County Jails | \$6,213.57 | \$2,297.33 | \$0.00 | \$296.64 | \$8,807.54 |
| Wayne County Parks | \$1,621.45 | \$599.50 | \$0.00 | \$77.41 | \$2,298.36 |
| HCMA | \$1,374.45 | \$508.17 | \$0.00 | \$65.62 | \$1,948.24 |
| Wayne County RESA Enhancement | \$13,197.35 | \$4,879.44 | \$0.00 | \$630.06 | \$18,706.85 |
| Wayne County RESA (ISD) | \$634.77 | \$234.69 | \$0.00 | \$30.30 | \$899.77 |
| Wayne County RESA Special Ed | \$22,205.63 | \$8,210.06 | \$0.00 | \$1,060.13 | \$31,475.81 |
| Wayne County Community College | \$21,381.62 | \$7,905.40 | \$0.00 | \$1,020.79 | \$30,307.81 |
| TOTAL | \$521,147.50 | \$101,168.57 | \$29,898.93 | \$22,242.13 | \$674,457.13 |
| <i>In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i> | | | | | |
| City Debt | \$84,706.00 | | | | |
| School Debt | \$122,353.12 | | | | |
| Wayne County DIA | \$1,869.18 | | | | |
| Wayne County Zoo | \$933.65 | | | | |
| Total | \$209,861.95 | | | | |

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s resolution approving this Plan.

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

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

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

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

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

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for each eligible property shall occur in accordance with the TIF table described in Exhibit F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

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

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

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

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

The DBRA has established a Local Brownfield Revolving Fund (LBRF). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LSRRF, 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 \$22,242.13. 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 3 mills 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 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer’s Obligations, Representations and Warrants

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), has been performed on the Property (“Environmental Documents”). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

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

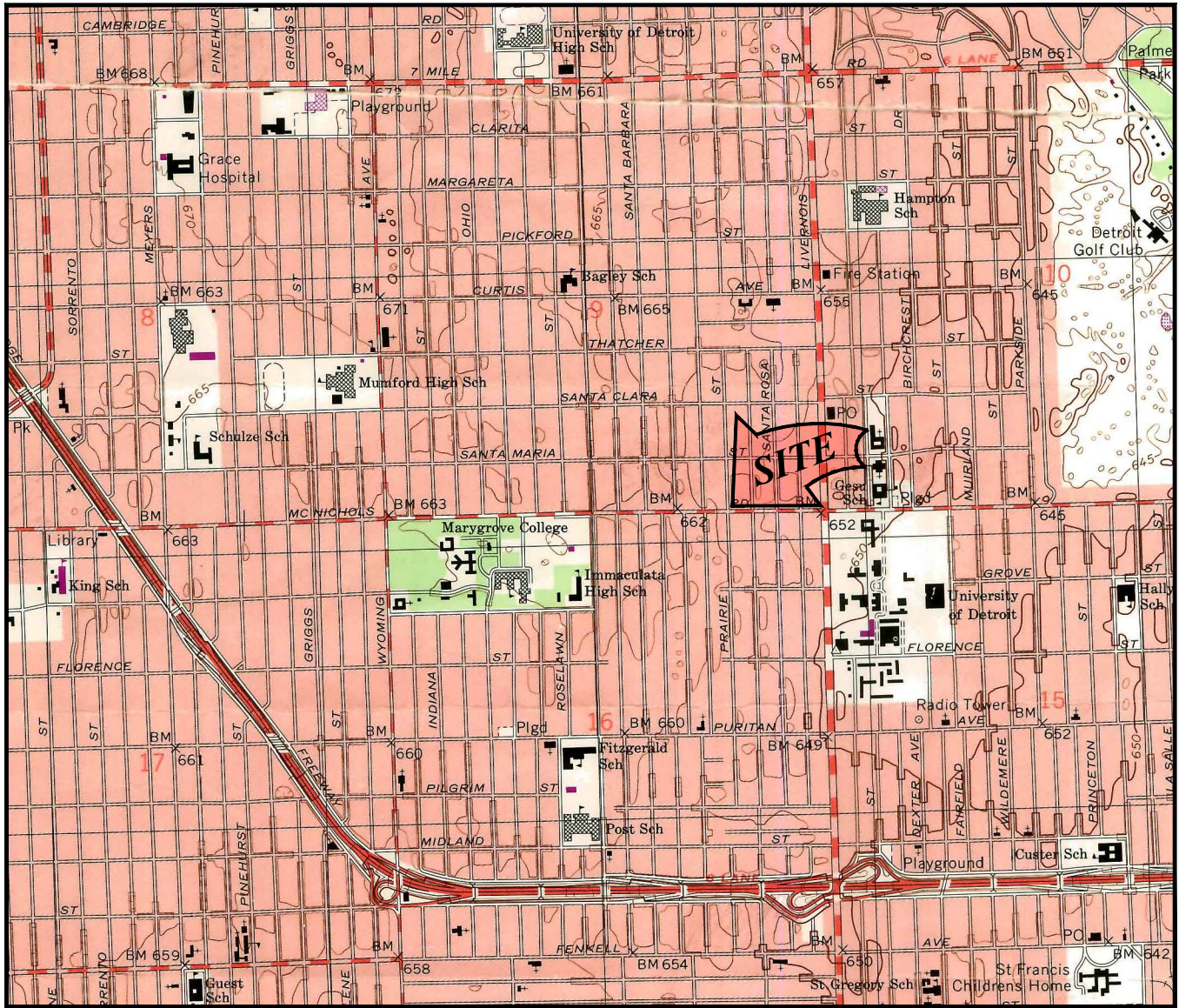
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

#3708938 v9

III. ATTACHMENTS

ATTACHMENT A

Site Map

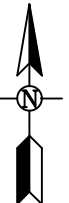


WAYNE COUNTY

SCALE 1:24,000





FIGURE 1
 PROPERTY VICINITY MAP
 USGS, 7.5 MINUTE SERIES
 ROYAL OAK, MI QUADRANGLE, 1996.

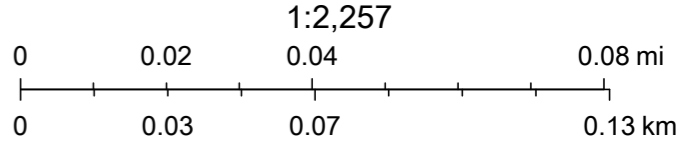


7326 W McNichols Rd



July 20, 2023

-  Condominiums
-  Parcel Boundaries



SEMCOG, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description

7326 W McNichols Road, Detroit, Michigan

Parcel Number 16008268-73

LOTS 24 THROUGH 29, INCLUSIVE, OF STAFFORD'S INTER-COLLEGE
SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 46 OF
PLATS, PAGE 82, WAYNE COUNTY RECORDS

ATTACHMENT C

Project Description

**Shop at 6 Development
7326 West McNichols Road**

PROJECT DESCRIPTION

Development Team and Company Synopsis

7326 West McNichols LLC (Developer) is a development partnership comprised of members Brandon Hodges, Principal of TRIBE Development, Chase Cantrell, Executive Director of Building Community Value, and Damon Dickerson, Business Development at Progressive AE; all experienced development and design professionals in the City of Detroit. The partners are all Detroit residents, and Chase Cantrell resides in the Bagley neighborhood where the project is located. Through participation in various community engagement events, the team has developed in-depth perspective and understanding of the neighborhood and its needs. Chase also recently completed the redevelopment of 7400 W. McNichols, located across the street from the subject property. Damon Dickerson was also the architectural designer for the 7400 W. McNichols project.

The team shares a passion for neighborhood scale commercial development. The partners are focused on driving long term value creation in Detroit communities by developing high quality retail and residential projects that honor the communities in which they reside. The development team has selected Nora Contracting as the General Contractor for the project and Dokes Design Architecture as the project architect, both MBE firms headquartered in Detroit.

Project Synopsis

The Developer intends to demolish a single-story commercial building spanning approximately 10,366 square feet. Built in 1946, the building was occupied by various retailers, salons, and a church. It has been vacant for at least 18 years. In its place, a new two-story commercial building will be constructed. The new build will span 14,500 square feet and



feature an Artisan's market for emerging small businesses and creative entrepreneurs, dedicated office space, and a community event space. The development team will provide turnkey vendor space to reduce the barriers of entry for emerging entrepreneurs looking to take brick and mortar space. The development team currently has a Letter of Acknowledgment (LOA) with Pareik Gallery to operate the event space and is in discussions with All Things Detroit and operator Jennyfer Crawford to operate the ground floor artisan's market. Both operators have years of experience in their respective fields.

In addition, the 7326 West Nicholas Development will feature courtyard improvements along McNichols Road to serve as a gathering space. The space will include artfully

crafted lighting, murals and public seating areas with raised bed landscaping. Pavers and signage will complete the alley that will be accessible to the public. Parking is anticipated to be provided off street through municipally owned lots located at Tuller, Lilac, and/or San Juan Streets adjacent to McNichols road. Larger events are anticipated to utilize valet to manage traffic and parking needs. As a design-conscious development partnership, accessibility is very important to the partners. This will ensure that all community members with varying degrees of physical abilities have access to the building and the amenities within. The Americans with Disabilities Act calls for minimum requirements which will be implemented and surpassed where possible to ensure that the visitor and vendor experiences are equitable across the spectrum of abilities.

Upon completion, this project will bring a functionally obsolete property back to productive use, addressing the growing demand for residential and retail space within Detroit’s Bagley neighborhood, and will further catalyze economic development in the area.



Rendering of the proposed building

Project Investment Estimates

| Capital Cost | Total Cost |
|----------------------------|---------------------|
| Acquisition Cost | \$ 18,120 |
| Hard Costs | \$ 5,206,964 |
| Soft Costs | \$ 1,733,200 |
| Total Capital Costs | \$ 6,958,284 |

Additional Financing Incentives Associated with the Redevelopment

Substantial investment is necessary to rehabilitate the existing property by demolishing the building and constructing a new two-story commercial building. Proposed funding sources include sponsor equity, a senior construction loan by a local CDFI organization, SNF Funding, New Market Tax Credit equity, and grants from Motor City Match and/or ARPA funding. In efforts to grow this project into a viable, long-term redevelopment, the Developer will also apply for a Commercial Rehabilitation Act tax (PA 210) incentive for the project.

Cost/Benefit Analysis

The proposed project will help meet demand for retail in Detroit's Bagley neighborhood and bring a property back to productive use after years of vacancy and neglect. It is planned to be anchored by African American businesses to continue the City's efforts of enhancing vibrant neighborhood centers. This redevelopment is also part of a larger effort involving the Livernois/McNichols Corridor Plan to enhance the commercial corridor in ways of economic vitality and walkability by installing pedestrian-centric infrastructure. These improvements will support businesses along the corridor, creating an active, retail destination within the Bagley neighborhood-centered development. The additional retail space will contribute to new income tax for the City as a result of the private investment. The project will also create a workspace for entrepreneurs of minorities and disadvantaged groups to support themselves by creating and growing their business.

On a short-term basis, approximately 30 construction jobs will be created during the estimated 18-month construction period. On a long-term basis, the proposed redevelopment associated with the project will create approximately 8 Full-Time Equivalent jobs by the anticipated tenants.

The increase in tenant-based jobs within the building will increase City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters. This is estimated at approximately \$6,480 more than what is currently collected on an annual basis if 50% of those employed are Detroit residents. This estimate is based on an average annual salary estimate of \$45,000 for the eight tenant-created jobs.

Following the expiration of the 10-year Commercial Rehabilitation Act tax incentive and completion of reimbursement of the Brownfield Tax Increment Financing, the building will deliver a significant increase in tax revenue. Over time, successful redevelopment will have a significant impact on Detroit's Bagley neighborhood.

ATTACHMENT D

Supportive Letters



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

February 23, 2024

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

RE: 7326 W. McNichols Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the Shop at 6 Brownfield Redevelopment Plan (the "Plan") for consideration.

7326 West McNichols, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel bounded by an alleyway to the north, the property line to the east, West McNichols Road to the south, and Prairie Street to the west in the Bagley neighborhood of Detroit.

The project consists of the demolition of the existing one-story building spanning approximately 10,366 square feet and the new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an Artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. Built in 1946, the building was occupied by various retailers, salons, and a church. It has been vacant for at least 18 years.

The project will redevelop an underutilized and functionally obsolete property to provide new commercial and community space along the West McNichols corridor in the Bagley neighborhood of Detroit. Total investment is estimated at \$6.9 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

January 18, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407 Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221. The Live6 Alliance supports commercial corridor development and small business attraction on W. McNichols Rd, and we are delighted that the development team is planning to activate and restore this critical site in our neighborhood which will lead to catalytic growth in our district.

I support the proposed Brownfield Redevelopment Plan as it will bring vibrant new businesses and much needed jobs to the Bagley and Fitzgerald Neighborhoods.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, especially at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses.
- This project seeks to employ residents from the surrounding neighborhoods.
- There will be indoor and outdoor seating, which brings a different landscape to our neighborhood.
- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from the neighborhood.

For these reasons, I am strongly in favor of this project. This work along with other strategically aligned investments and programs ensure that our neighborhood remains a strongly connected and stewarded main street in northwest Detroit. If I can provide any additional information or statements of support, please feel free to contact me directly at caitlin@live6detroit.org or by cell phone at (313) 204-3276.

Sincerely,



Caitlin Murphy
Executive Director, Live6 Alliance

Live6 Alliance
7426 W. McNichols Rd
Detroit, MI 48221
info@live6detroit.org | (313) 578-0304





15 January 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407
Detroit, Michigan 48226

RE: Letter of support for 7326 W. McNichols Development

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I am a former resident of, property owner, and currently employed in the University District. I support the proposed Brownfield Redevelopment Plan uses because the development will contribute to the growing vibrancy and activation of the commercial corridor of our neighborhood.

The neighborhood will benefit from this type of investment along the McNichols commercial corridor, located at the NE corner of Prairie Street and McNichols, because the project addresses some key issues. The project is rehabilitating a blighted building, an area of long-term concern in the neighborhood. Additionally, the project is thoughtfully considering the food, retail, and entertainment needs of the residents, including the addition of outdoor seating. Lastly, the project is owned by Black residents, reflecting the majority population of the neighborhood and city.

As Detroit continues to see new developments and investment, it is vitally important to me that Black ownership is supported, and that beneficial investment happens directly in neighborhoods. For these reasons, it is my pleasure to offer my support for the project proposed at 7326 W. McNichols.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Sarida Scott'.

Sarida Scott
Assistant Professor and Director
School of Architecture + Community Development
University of Detroit Mercy



January 16, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407, Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I support the proposed Brownfield Redevelopment Plan uses because the development will revive and activate the commercial corridor of our neighborhood, bringing vibrant new businesses and much needed jobs.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses.
- This project seeks to employ residents from the surrounding neighborhoods.

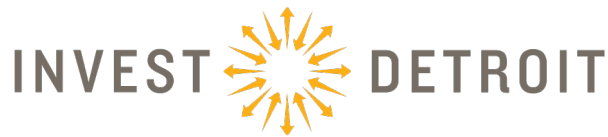


- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern, architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from my neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'RCH', with a long horizontal flourish extending to the right.

Roderick Hardamon
CEO, URGE Development Group
8425 W. McNichols Rd.
Madame Cadillac Ste. 239 Detroit, MI 48221



January 16, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407 Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I support the proposed Brownfield Redevelopment Plan uses because the development will revive and activate the commercial corridor of our neighborhood, bringing vibrant new businesses and much needed jobs.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses
- This project seeks to employ residents from the surrounding neighborhoods.
- There will be indoor and outdoor seating, which brings a different landscape to our neighborhood.
- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern, architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from my neighborhood.

For these reasons, I am strongly in favor of project.

Kind regards,

Nate Barnes
Vice President, Invest Detroit
600 Renaissance Center #1710
Detroit, MI 48243

ATTACHMENT E

Estimated Cost of Eligible Activities Table

| Table 1a: Eligible Activities Cost Estimates - Environmental | | | | | |
|--|----------|------|--------------|---------------------|------------------------|
| EGLE Act 381 Eligible Activities | | | | | |
| Work Plan Exempt Activities - Assessment | Quantity | Unit | Unit Cost | Total | Completion Season/Year |
| Phase I ESA | 1 | LS | \$ 4,000.00 | \$ 4,000.00 | Spring 2023 |
| Hazardous Materials Survey | 1 | LS | \$ 11,400.00 | \$ 11,400.00 | Fall 2023 |
| Work Plan Exempt Activities - Assessment Sub-Total | | | | \$ 15,400.00 | |
| Eligible Activities Sub-Total | | | | \$ 15,400.00 | |
| 15% Contingency | | | | \$ - | |
| EGLE Eligible Activities Total Costs | | | | \$ 15,400.00 | |

7326 W McNichols, Detroit, MI

| Table 1b: Eligible Activities Cost Estimates - Non-Environmental | | | | | |
|---|----------|------|--------------|---------------------|------------------------|
| MSF Act 381 Eligible Activities | | | | | |
| Demolition | Quantity | Unit | Unit Cost | Total | Completion Season/Year |
| Building Demolition, including Foundation removal and rough grading | 1 | AL | \$ 61,200.00 | \$ 61,200.00 | |
| Proper Disposal of Non-Reusable/Non-Recyclable Building Elements (for MSF, this includes transportation) | 1 | AL | \$ 7,500.00 | \$ 7,500.00 | |
| Dewatering During Demolition | 1 | AL | \$ 4,100.00 | \$ 4,100.00 | |
| Sheeting and Shoring for Demolition | 1 | AL | \$ 2,500.00 | \$ 2,500.00 | |
| Site Demolition | | | | | |
| Removal of Abandoned Utilities | 1 | AL | \$ 3,100.00 | \$ 3,100.00 | |
| Removal of Roads, Alleyway paving | 3000 | SF | \$ 2.00 | \$ 6,000.00 | |
| Removal of Curbs and Gutters, Sidewalks | 1 | AL | \$ 15,000.00 | \$ 15,000.00 | |
| Demolition Sub-Total | | | | \$ 99,400.00 | |
| Lead, Asbestos, and Mold Abatement, Universal Waste | Quantity | Unit | Unit Cost | Total | Completion Season/Year |
| Abatement Activities, including Air Monitoring, Oversight, Reporting | 1 | AL | \$ 51,500.00 | \$ 77,250.00 | |
| Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total | | | | \$ 77,250.00 | |
| Infrastructure Improvements | Quantity | Unit | Unit Cost | Total | Completion Season/Year |
| Public Alley Improvements | 3000 | SF | \$ 3.00 | \$ 9,000.00 | |
| Sidewalks, Curbs, and Gutters | 1 | AL | \$ 15,000.00 | \$ 15,000.00 | |
| Lighting | 1 | AL | \$ 13,000.00 | \$ 13,000.00 | |
| Infrastructure Improvements Sub-Total | | | | \$ 37,000.00 | |
| Site Preparation | Quantity | Unit | Unit Cost | Total | Completion Season/Year |
| Geotechnical Engineering | 1 | AL | \$ 15,000.00 | \$ 15,000.00 | |
| Grading, Cut and Fill, Relocation of Active Utilities, and Foundation Work to Address Special Soil Concerns | 1 | AL | \$131,000.00 | \$131,000.00 | |
| Temporary Erosion Control, Site Control, Facility, and Traffic Control | 1 | AL | \$ 23,000.00 | \$ 23,000.00 | |
| Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation | 1 | AL | \$ 18,000.00 | \$ 18,000.00 | |
| Site Preparation Sub-Total | | | | \$187,000.00 | |
| Eligible Activities Sub-Total | | | | \$400,650.00 | |
| 15% Contingency* | | | | \$ 60,097.50 | |
| Brownfield Plan Preparation | 1 | AL | \$ 30,000.00 | \$ 30,000.00 | |
| Brownfield Plan Implementation | 1 | AL | \$ 15,000.00 | \$ 15,000.00 | |
| Total | | | | \$505,747.50 | |

| Table 1c: Total Eligible Activities Cost Summary | |
|--|-------------------|
| Total EGLE and MSF Eligible Activities Cost Summary | |
| Developer Reimbursement - EGLE State and Local Eligible Activities | \$ 15,400 |
| Developer Reimbursement - MSF State and Local Eligible Activities | \$ 505,748 |
| Subtotal Developer Reimbursement | \$ 521,148 |
| TIF Capture for Local Brownfield Revolving Fund | \$ 19,055 |
| Administrative Fee | \$ 100,606 |
| State Brownfield Fund | \$ 29,899 |
| Subtotal | \$ 149,560 |
| Total | \$ 820,268 |

ATTACHMENT F

TIF Tables

PA 210 Value and Brownfield Capture Estimates
 7326 W McNichols, Detroit
 PM Environmental Project 01-14587-0-0001

| PA210 DETROIT | | Inflation Rate: 1.50% | | Multiplier 1.015 | | | | | | | | | | | | | | | |
|---|--|-----------------------|------|------------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| PA210 Year | | 0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| Brownfield Plan Year | | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 |
| Parent Parcel | | | | | | | | | | | | | | | | | | | |
| Ad Valorem | | | | | | | | | | | | | | | | | | | |
| Incremental Difference (New TV - Base TV) | | | | | | | | | | | | | | | | | | | |
| Frozen Parcel | | | | | | | | | | | | | | | | | | | |
| (Frozen Value of Building through Abatement) | | | | | | | | | | | | | | | | | | | |
| Incremental Difference | | | | | | | | | | | | | | | | | | | |
| Non-Frozen Parcel | | | | | | | | | | | | | | | | | | | |
| (Value of Building Improvements through Abatement) | | | | | | | | | | | | | | | | | | | |
| Incremental Difference | | | | | | | | | | | | | | | | | | | |
| Total Base Value Brownfield | | | | | | | | | | | | | | | | | | | |
| Total Incremental Difference | | | | | | | | | | | | | | | | | | | |
| Post Development Taxable Value | | | | | | | | | | | | | | | | | | | |
| School Capture | | PA 210 Abatement | | | | | | | | | | | | | | | | | |
| Millage Rate | | | | | | | | | | | | | | | | | | | |
| State Education Tax (SET) | | | | | | | | | | | | | | | | | | | |
| School Operating Tax | | | | | | | | | | | | | | | | | | | |
| School Brownfield Capturable Total | | | | | | | | | | | | | | | | | | | |
| Local Capture | | | | | | | | | | | | | | | | | | | |
| City Operating | | | | | | | | | | | | | | | | | | | |
| Library | | | | | | | | | | | | | | | | | | | |
| Wayne County Operating (summer) | | | | | | | | | | | | | | | | | | | |
| Wayne County Operation (winter) | | | | | | | | | | | | | | | | | | | |
| Wayne County Jails | | | | | | | | | | | | | | | | | | | |
| Wayne County Parks | | | | | | | | | | | | | | | | | | | |
| HCMA | | | | | | | | | | | | | | | | | | | |
| Wayne County RESA Enhancement | | | | | | | | | | | | | | | | | | | |
| Wayne County RESA (ISD) | | | | | | | | | | | | | | | | | | | |
| Wayne County RESA Special Ed | | | | | | | | | | | | | | | | | | | |
| Wayne County Community College | | | | | | | | | | | | | | | | | | | |
| Local Brownfield Capturable Total | | | | | | | | | | | | | | | | | | | |
| Non-Capturable Millages | | | | | | | | | | | | | | | | | | | |
| City Debt | | | | | | | | | | | | | | | | | | | |
| School Debt | | | | | | | | | | | | | | | | | | | |
| Wayne County DIA | | | | | | | | | | | | | | | | | | | |
| Wayne County Zoo | | | | | | | | | | | | | | | | | | | |
| Total Non-Capturable Taxes | | | | | | | | | | | | | | | | | | | |
| Total | | | | | | | | | | | | | | | | | | | |
| Total Tax Increment Revenue (TIR) Available for Capture | | | | | | | | | | | | | | | | | | | |

PA 210 Value and Brownfield Capture Estimates
 7326 W McNichols, Detroit
 PM Environmental Project 01-14587-0-0001

| |
|---------|
| PA210 |
| DETROIT |

Inflation Rate:

PA210 Year

| Parent Parcel | Brownfield Plan Year | PA210 Year | | | | | | | | | | | | | Total |
|---------------|---|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------|
| | | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | |
| | Calendar Year | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | 2053 | |
| | Base Taxable Value | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | |
| Ad Valorem | Estimated New TV | \$ 425,764 | \$ 432,150 | \$ 438,632 | \$ 445,212 | \$ 451,890 | \$ 458,668 | \$ 465,548 | \$ 472,532 | \$ 479,620 | \$ 486,814 | \$ 494,116 | \$ 501,528 | \$ 509,051 | |
| | Incremental Difference (New TV - Base TV) | \$ 425,764 | \$ 432,150 | \$ 438,632 | \$ 445,212 | \$ 451,890 | \$ 458,668 | \$ 465,548 | \$ 472,532 | \$ 479,620 | \$ 486,814 | \$ 494,116 | \$ 501,528 | \$ 509,051 | |

| | |
|--|------------------------|
| Frozen Parcel | Base TV |
| (Frozen Value of Building through Abatement) | Estimated New TV |
| | Incremental Difference |

| | |
|--|------------------------|
| Non-Frozen Parcel | Base TV |
| (Value of Building Improvements through Abatement) | Estimated New TV |
| | Incremental Difference |

| | | | | | | | | | | | | | | | |
|---------------------------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|------|------|
| Total Base Value Brownfield | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - | \$ - |
| Total Incremental Difference | \$ 425,764 | \$ 432,150 | \$ 438,632 | \$ 445,212 | \$ 451,890 | \$ 458,668 | \$ 465,548 | \$ 472,532 | \$ 479,620 | \$ 486,814 | \$ 494,116 | \$ 501,528 | \$ 509,051 | | |
| Post Development Taxable Value | \$ 425,764 | \$ 432,150 | \$ 438,632 | \$ 445,212 | \$ 451,890 | \$ 458,668 | \$ 465,548 | \$ 472,532 | \$ 479,620 | \$ 486,814 | \$ 494,116 | \$ 501,528 | \$ 509,051 | | |

| School Capture | Millage Rate | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | Total |
|---|----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| State Education Tax (SET) | 6.0000 | \$ 2,555 | \$ 2,593 | \$ 2,632 | \$ 2,671 | \$ 2,711 | \$ 2,752 | \$ 2,793 | \$ 2,835 | \$ 2,878 | \$ 2,921 | \$ 2,965 | \$ 3,009 | \$ 3,054 | \$ 74,625 |
| School Operating Tax | 17.0430 | \$ 7,256 | \$ 7,365 | \$ 7,476 | \$ 7,588 | \$ 7,702 | \$ 7,817 | \$ 7,934 | \$ 8,053 | \$ 8,174 | \$ 8,297 | \$ 8,421 | \$ 8,548 | \$ 8,676 | \$ 211,971 |
| School Brownfield Capturable Total | 23.0430 | \$ 9,811 | \$ 9,958 | \$ 10,107 | \$ 10,259 | \$ 10,413 | \$ 10,569 | \$ 10,728 | \$ 10,889 | \$ 11,052 | \$ 11,218 | \$ 11,386 | \$ 11,557 | \$ 11,730 | \$ 286,596 |

| Local Capture | Millage Rate | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | Total |
|--|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| City Operating | 19.9520 | \$ 8,495 | \$ 8,622 | \$ 8,752 | \$ 8,883 | \$ 9,016 | \$ 9,151 | \$ 9,289 | \$ 9,428 | \$ 9,569 | \$ 9,713 | \$ 9,859 | \$ 10,006 | \$ 10,157 | \$ 187,784 |
| Library | 4.6307 | \$ 1,972 | \$ 2,001 | \$ 2,031 | \$ 2,062 | \$ 2,093 | \$ 2,124 | \$ 2,156 | \$ 2,188 | \$ 2,221 | \$ 2,254 | \$ 2,288 | \$ 2,322 | \$ 2,357 | \$ 43,583 |
| Wayne County Operating (summer) | 5.6099 | \$ 2,388 | \$ 2,424 | \$ 2,461 | \$ 2,498 | \$ 2,535 | \$ 2,573 | \$ 2,612 | \$ 2,651 | \$ 2,691 | \$ 2,731 | \$ 2,772 | \$ 2,814 | \$ 2,856 | \$ 52,799 |
| Wayne County Operation (winter) | 0.9829 | \$ 418 | \$ 425 | \$ 431 | \$ 438 | \$ 444 | \$ 451 | \$ 458 | \$ 464 | \$ 471 | \$ 478 | \$ 486 | \$ 493 | \$ 500 | \$ 9,251 |
| Wayne County Jails | 0.9358 | \$ 398 | \$ 404 | \$ 410 | \$ 417 | \$ 423 | \$ 429 | \$ 436 | \$ 442 | \$ 449 | \$ 456 | \$ 462 | \$ 469 | \$ 476 | \$ 8,808 |
| Wayne County Parks | 0.2442 | \$ 104 | \$ 106 | \$ 107 | \$ 109 | \$ 110 | \$ 112 | \$ 114 | \$ 115 | \$ 117 | \$ 119 | \$ 121 | \$ 122 | \$ 124 | \$ 2,298 |
| HCMA | 0.2070 | \$ 88 | \$ 89 | \$ 91 | \$ 92 | \$ 94 | \$ 95 | \$ 96 | \$ 98 | \$ 99 | \$ 101 | \$ 102 | \$ 104 | \$ 105 | \$ 1,948 |
| Wayne County RESA Enhancement | 1.9876 | \$ 846 | \$ 859 | \$ 872 | \$ 885 | \$ 898 | \$ 912 | \$ 925 | \$ 939 | \$ 953 | \$ 968 | \$ 982 | \$ 997 | \$ 1,012 | \$ 18,707 |
| Wayne County RESA (ISD) | 0.0956 | \$ 41 | \$ 41 | \$ 42 | \$ 43 | \$ 43 | \$ 44 | \$ 45 | \$ 45 | \$ 46 | \$ 47 | \$ 47 | \$ 48 | \$ 49 | \$ 900 |
| Wayne County RESA Special Ed | 3.3443 | \$ 1,424 | \$ 1,445 | \$ 1,467 | \$ 1,489 | \$ 1,511 | \$ 1,534 | \$ 1,557 | \$ 1,580 | \$ 1,604 | \$ 1,628 | \$ 1,652 | \$ 1,677 | \$ 1,702 | \$ 31,476 |
| Wayne County Community College | 3.22020 | \$ 1,371 | \$ 1,392 | \$ 1,412 | \$ 1,434 | \$ 1,455 | \$ 1,477 | \$ 1,499 | \$ 1,522 | \$ 1,544 | \$ 1,568 | \$ 1,591 | \$ 1,615 | \$ 1,639 | \$ 30,308 |
| Local Brownfield Capturable Total | 41.2102 | \$ 17,546 | \$ 17,809 | \$ 18,076 | \$ 18,347 | \$ 18,622 | \$ 18,902 | \$ 19,185 | \$ 19,473 | \$ 19,765 | \$ 20,062 | \$ 20,363 | \$ 20,668 | \$ 20,978 | \$ 387,861 |

| Non-Capturable Millages | Millage Rate | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | Total |
|-----------------------------------|----------------|-----------------|-----------------|-----------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| City Debt | 9.0000 | \$ 3,832 | \$ 3,889 | \$ 3,948 | \$ 4,007 | \$ 4,067 | \$ 4,128 | \$ 4,190 | \$ 4,253 | \$ 4,317 | \$ 4,381 | \$ 4,447 | \$ 4,514 | \$ 4,581 | \$ 84,706 |
| School Debt | 13.0000 | \$ 5,535 | \$ 5,618 | \$ 5,702 | \$ 5,788 | \$ 5,875 | \$ 5,963 | \$ 6,052 | \$ 6,143 | \$ 6,235 | \$ 6,329 | \$ 6,424 | \$ 6,520 | \$ 6,618 | \$ 122,353 |
| Wayne County DIA | 0.1986 | \$ 85 | \$ 86 | \$ 87 | \$ 88 | \$ 90 | \$ 91 | \$ 92 | \$ 94 | \$ 95 | \$ 97 | \$ 98 | \$ 100 | \$ 101 | \$ 1,869 |
| Wayne County Zoo | 0.0992 | \$ 42 | \$ 43 | \$ 44 | \$ 44 | \$ 45 | \$ 45 | \$ 46 | \$ 47 | \$ 48 | \$ 48 | \$ 49 | \$ 50 | \$ 50 | \$ 934 |
| Total Non-Capturable Taxes | 22.2978 | \$ 9,494 | \$ 9,636 | \$ 9,781 | \$ 9,927 | \$ 10,076 | \$ 10,227 | \$ 10,381 | \$ 10,536 | \$ 10,694 | \$ 10,855 | \$ 11,018 | \$ 11,183 | \$ 11,351 | \$ 209,862 |

| | | | | | | | | | | | | | | | |
|--------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Total | 86.5510 | \$ 36,850 | \$ 37,403 | \$ 37,964 | \$ 38,534 | \$ 39,112 | \$ 39,698 | \$ 40,294 | \$ 40,898 | \$ 41,512 | \$ 42,134 | \$ 42,766 | \$ 43,408 | \$ 44,059 | \$ 884,319 |
|--------------|----------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|

| | | | | | | | | | | | | | | |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|
| Total Tax Increment Revenue (TIR) Available for Capture | \$ 27,357 | \$ 27,767 | \$ 28,184 | \$ 28,606 | \$ 29,035 | \$ 29,471 | \$ 29,913 | \$ 30,362 | \$ 30,817 | \$ 31,279 | \$ 31,749 | \$ 32,225 | \$ 32,708 | \$ 674,457 |
|--|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|------------------|-------------------|

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: 7326 W McNichols

DATE: 1/18/2024

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental on behalf of 7326 West McNichols LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 7326 W McNichols redevelopment project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

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

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

By: Anita Harrington
Its: Environmental Specialist III

ATTACHMENT H

Incentive Chart

INCENTIVE INFORMATION CHART:

| Project Type | Incentive Type | Investment Amount | District |
|---------------------|------------------------|---|---------------------|
| Commercial | PA 210, Brownfield TIF | \$5.2 Million (hard cost) \$6.3 Million (total investment) | Bagley Neighborhood |

| Jobs Available | | | | | | | |
|-----------------------|-------------------------|----------------------|--------------------------|--------------------------|-------------------------|----------------------|--------------------------|
| Construction | | | | Post Construction | | | |
| Professional | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional | Non-Professional | Skilled Labor | Non-Skilled Labor |
| 4 | 0 | 26 | 0 | 2 | 6 | 0 | 0 |

1. What is the plan for hiring Detroiters?

The Developer has selected Nora Contracting, a Detroit-based commercial general contractor and construction management company as the General Contractor for the project. Nora Contracting is a certified Minority-owned and Service-Disabled Veteran-Owned Small Business.

Nora has built relationships with all trades since their founding in 2009 and has existing relationships with Detroit-based trades in electrical, flooring, painting, mechanical, plumbing, carpentry, roofing, concrete panels, and steel industries. Subcontracts are vetted for experience, capability, quality control, and safe work practices in their commitment to delivering quality projects.

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

On a short-term basis, approximately 30 construction jobs will be created during the estimated 18-month construction period. Professional positions will include a project manager, site supervisor, accountant, and engineer.

During the construction phase, the contractor will have employees and/or subcontractors for the following trades:

Demolition, Abatement, Sitework, Foundations, Superstructure, Enclosures and Roofing, Interior construction and framing, Interior Finishing, Conveyance Systems, Plumbing, HVAC, Fire Protection, and Electrical.

On a long-term basis, the proposed redevelopment associated with the project will create approximately 8 Full-Time Equivalent jobs by tenants.

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

There are no current residents at the subject property that will need to be relocated as a result of this development.

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

The developer has received and garnered strong support from local organizations including Invest Detroit and Liv 6 Alliance. The Developer will be presenting in a District 2 community meeting as soon as one is rescheduled. A robust community engagement process is planned and will include dedicated meetings with neighboring residents, adjacent small businesses, and community organizations.

5. When is construction slated to begin?

Construction is slated to commence in fall 2024.

6. What is the expected completion date of construction?

Construction completion is anticipated to take 18 months and be complete by Spring 2026.

ATTACHMENT I
Eligibility Documentation



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

March 26, 2024

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

RE: 7326 W McNichols, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Chief Financial Officer – Office of the Assessor has reviewed the proposed project for the property located at 7326 W McNichols, Detroit, Michigan (the “Property”) in anticipation of the Property being included in a brownfield plan.

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

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

The Assessors Manual defines functional obsolescence as “a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy.” Michigan Assessors Manual, Vol. I Glossary, p. 239.

The Property was originally intended for a commercial use one-story store-retail, and without substantial updates and renovations, the property is not able to meet market demand for several reasons including, but not limited to: lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the floors, ceilings, walls, roof, and fenestration, lack of energy efficiency in antiquated materials and equipment, obsolete building materials through the presence of lead and asbestos, and failure of the masonry façade.

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

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors