

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
20<sup>th</sup> & MICHIGAN AVE  
REDEVELOPMENT PROJECT

Prepared by:

402310 Holdings LLC  
2211 Burns Street  
Detroit, MI 48214  
Contact Person: Sean Mann  
Phone: (607) 592-0089

PM Environmental, a Pinchin Company  
4080 W Eleven Mile Road  
Berkley, MI 48072  
Contact Person: Sara Jo Shipley  
Phone: (248) 414-1859

March 3, 2025

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

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## I. INTRODUCTION

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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 (this “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. Except as provided herein, a subsequent change to the identification or designation of a developer or proposed use of the eligible property after the approval of this Plan by the governing body (as defined by 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

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

The property comprising the eligible property consists of five (5) parcels: 2201, 2301, 2401 20<sup>th</sup> Street, 3000 Standish Street and 3050 West Fisher Freeway. The parcels included within this Plan are each considered to be a “facility” in accordance with Act 381. The parcels and all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-ways, will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Corktown Neighborhood, on the west side of Detroit, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west.

Parcel information for the Property is outlined below.

Parcel Address	Parcel ID	Owner	Qualification
2201 20th St	12007584.003L	402310 Holdings, LLC	Facility
2301 20th St	12007584.002	402310 Holdings, LLC	Facility
2401 20th St	12007584.001	402310 Holdings, LLC	Facility
3000 Standish	12000296.001	3000 Standish Holdco, LLC	Facility
3050 W Fisher	12007773-99	3000 Standish Holdco, LLC	Facility

402310 Holdings, LLC, or any affiliate, or such other developer as approved by the DBRA, are collectively the project developer (“Developer”). 402310 Holdings, LLC and 3000 Standish Holdco, LLC, the property owners for parcels included in this Plan, are wholly owned subsidiaries of DCFC Holdings LLC, the parent organization of Detroit City Football Club.

As described in more detail in Attachment C (the “Project”), the Project includes demolition of the former United Community Hospital at 2401 20<sup>th</sup> St, demolition of site improvements for all parcels and preparing the entire site for future redevelopment.

It is currently anticipated that abatement and demolition will begin in August 2025 and eligible activities will be completed within 12 months thereafter. 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 detailed description of 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) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a “facility”, as defined by Part 201.

***2201 & 2401 20<sup>th</sup> Street***

A Phase I Environmental Site Assessment (“ESA”) completed in 2024. Subsequent onsite investigation activities identified target analytes in soil and groundwater samples at concentrations exceeding the Parts 201/213 Residential and Nonresidential DWP/DW, GSIP/GSI, SVII, VSI, and Residential DC cleanup criteria/RBSLs. Additionally, soil contamination was identified exceeding the EGLE Residential and Nonresidential VIAP screening levels. Based on the identified soil and groundwater exceedances of the Parts 201/213 cleanup criteria/RBSLs, VIAP screening levels exceedances, and the closed LUST status with land use restrictions, the subject property meets the definition of a “facility” and a “property” in accordance with Parts 201/213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended. Based on these analytical results, a Baseline Environmental Assessment (“BEA”) was submitted to EGLE on September 26, 2024 (BEA ID: 82007510).

***2301 20<sup>th</sup> Street***

A Phase I ESA was completed for the Developer in November 2024. Previous subsurface investigations were completed for entities not affiliated with the Developer. A Phase II ESA and BEA was completed by Lakeshore Engineering Services, Inc. (LES) for Detroit River Tunnel Partnership in 2003. That investigation identified PNAs and metals in concentrations above Part 201 GCC. A Phase II ESA and BEA was completed by AKT Peerless (AKT) for Byzantine Ventures, LLC in 2017. The soil samples collected from the subject property were analyzed for VOCs, PNAs, and/or Michigan Ten Metals. Chromium was identified in concentrations above Part 201 GCC but below the Statewide Default Background Levels (SDBLs) in soil collected from the southern-central portion of the property (AKT-9.) Based on these analytical results, the subject property has been classified as a “facility,” as defined by Part 201 of P.A. 451 of the NREPA.

***3000 Standish & 3050 W Fisher***

A Phase I ESA was completed in November 2024. Subsequent onsite investigation activities identified VOCs and SVOCs in soil samples at concentrations exceeding the Parts 201 Nonresidential DWP and DC cleanup criteria. Arsenic was identified at a concentration exceeding Nonresidential GSIP and DWP cleanup criteria. Based on the identified soil exceedances of the Parts 201 cleanup criteria, the subject property meets the definition of a “facility”.

R: Residential  
DWP: Drinking Water Protection  
DW: Drinking Water  
SVII: Soil Volatilization to Indoor Air Inhalation  
VSI: Volatile Soil Inhalation  
PNA: Polynuclear Aromatic Hydrocarbons  
S/VOC: Semi/ Volatile Organic Compounds  
LUST: Leaking Underground Storage Tank

NR: Nonresidential  
GSIP: Groundwater Surface Water Interface Protection  
GSI: Groundwater Surface Water Interface  
DC: Direct Contact  
VIAP: Volatilization to Indoor Air Pathway  
GCC: Generic Cleanup Criteria  
RBSL: Risk Based Screening Level

**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 exempt (aka pre-approved) activities, department specific activities, demolition, lead and asbestos abatement, site preparation, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

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 described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities do not exceed the total costs stated in Attachment E.

Unless otherwise agreed to in writing by the DBRA, the Project shall commence within eighteen (18) months after the date the governing body approves this Plan and shall be completed within three (3) years after execution of the Reimbursement Agreement. 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 and/or executed in conjunction with or pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. 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 Reimbursement Agreement. 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(ggg) 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”), the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”), and the Michigan State Housing Development Authority (“MSHDA”), as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body (or such other date as the DBRA may agree to in writing); or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan

that will qualify for reimbursement from tax increment revenues 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 aggregate cost of eligible activities subject to payment or reimbursement, provided that the total aggregate cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE, MSF or MSHDA work plan and this Plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); 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 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:

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$2,039,313	\$0		\$649,839	\$2,689,153
State Education Tax	\$339,886	\$0	\$448,192	\$108,307	\$896,384
City Operating	\$1,710,987	\$703,703		\$545,216	\$2,959,905
Library	\$397,100	\$163,321		\$126,538	\$686,959
Wayne County Operating (summer)	\$482,864	\$198,594		\$153,867	\$835,326
Wayne County Operating (winter)	\$84,883	\$34,911		\$27,048	\$146,843
Wayne County Jails	\$84,589	\$34,790		\$26,955	\$146,335
Wayne County Parks	\$21,011	\$8,642		\$6,695	\$36,348
HCMA	\$17,876	\$7,352		\$5,696	\$30,925
RESA Enhancement	\$171,096	\$70,369		\$54,521	\$295,986
Wayne County ISD (RESA)	\$8,221	\$3,381		\$2,620	\$14,223
Wayne County RESA Special Ed	\$287,820	\$118,376		\$91,716	\$497,912
Wayne County Community College	\$276,723	\$113,812		\$88,179	\$478,714
<b>TOTAL</b>	<b>\$5,922,370</b>	<b>\$1,457,252</b>	<b>\$448,192</b>	<b>\$1,887,198</b>	<b>\$9,715,012</b>
<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	\$1,045,782				
School Debt	\$1,942,166				
Wayne County DIA	\$29,566				
Wayne County Zoo	\$14,760				
<b>Total</b>	<b>\$3,032,274</b>				

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Note or Bond 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.

Unless agreed upon in writing by the Developer, the DBRA, and the applicable agency/department of 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 estimated total cost of eligible activities permitted under this Plan.

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is subsequently 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 fund eligible activities contemplated by this Plan that the Developer is required to unconditionally repay shall be eligible for reimbursement under this Plan, subject to the Reimbursement Agreement.

It is expressly understood that the reimbursement to the Developer contemplated by this Plan is conditioned upon the Developer's compliance with the terms of this Plan and the Reimbursement Agreement, including but not limited to, compliance with any and all requirements related to the Affordability Commitment contemplated therein.

**F. Beginning Date of Capture and Duration of Tax Increment Revenues (Section 13(2)(f)); Abolishment or Termination of a Plan**

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 attached as Attachment F, unless otherwise requested in advance by the Developer in writing to the DBRA. 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.

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. Furthermore, 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 base year will be the 2024 tax year and beginning date of the capture of tax increment revenues shall be the 2025 tax year.

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 Property and no occupied residences or businesses will be acquired or cleared during the Project. 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 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 estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$1,887,198. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

**J. State Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))**

The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes levied on that parcel and used to reimburse eligible activities for the Project under this Plan shall not exceed the percentage of local taxes levied on that parcel that would have been used to reimburse eligible activities for the Project under this Plan if the 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

**K. Developer's Obligations, Representations and Warranties (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 ESA and Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed on the Property (collectively, the "Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Buildings, Safety Engineering and Environmental Department's acknowledgement of its receipt of the Environmental Documents.

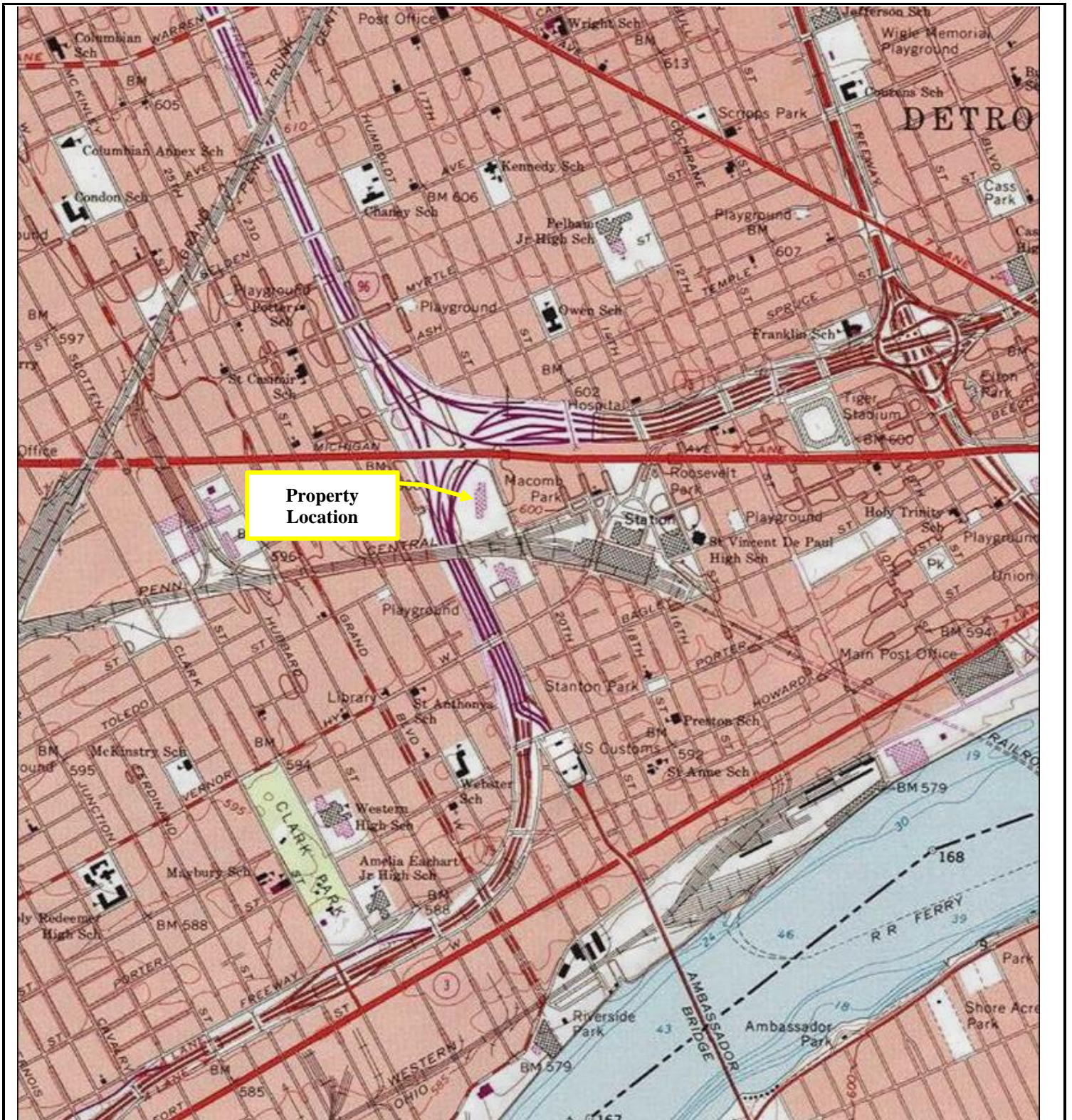
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

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

### **III. ATTACHMENTS**

**ATTACHMENT A**

**Site Map**



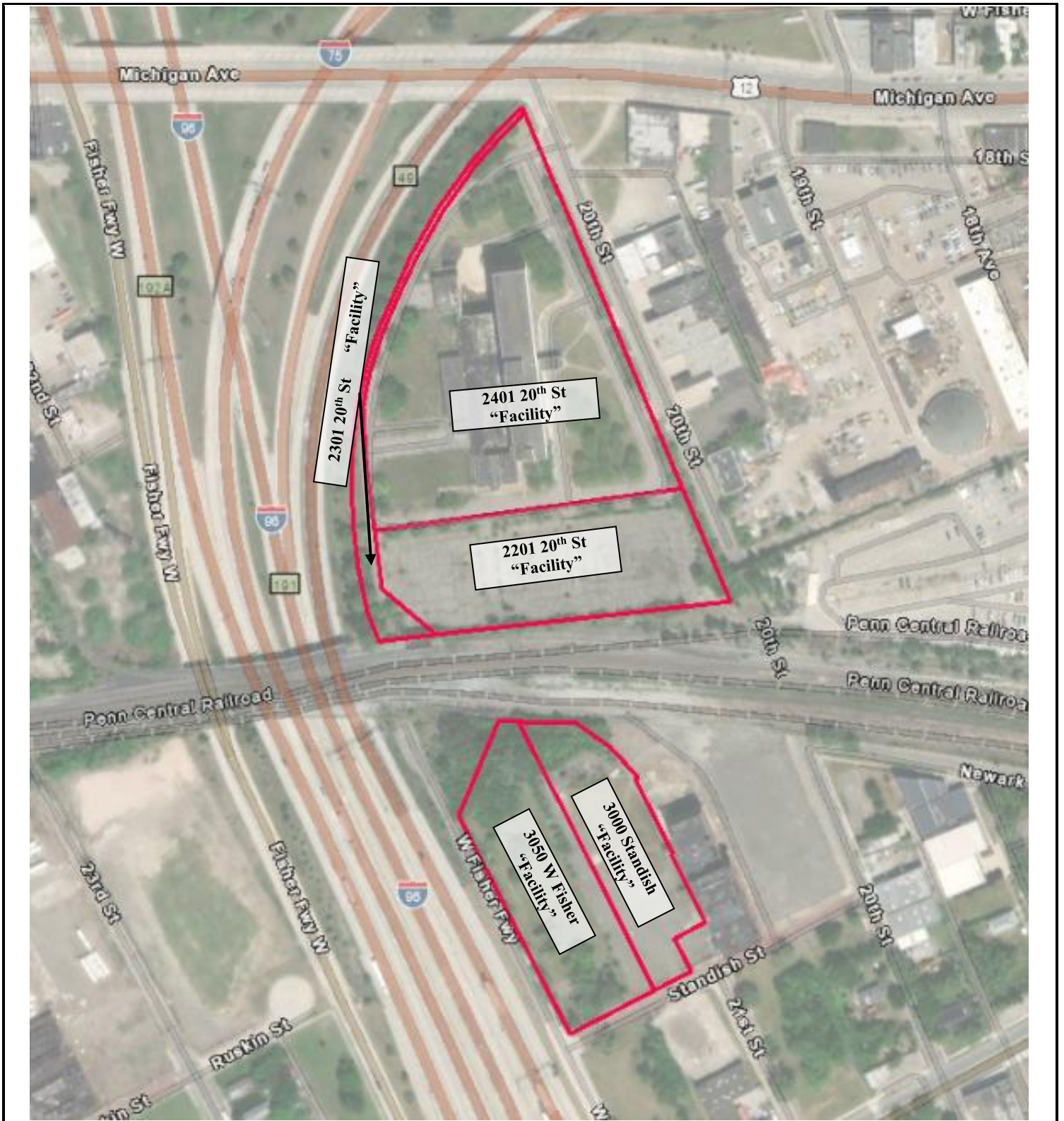
**Property  
Location**

**Property Vicinity Map**

2201 / 2301 / 2401 20th St  
 3000 Standish and 3050 W Fisher  
 Detroit, Michigan

United States Geological Survey Division (U.S.G.S.) 7.5-Minute  
 Topographic Map of the Royal Oak, Michigan Quadrangle





Parcel Address	Parcel ID
2201 20th St	12007584.003L
2301 20th St	12007584.002
2401 20th St	12007584.001
3000 Standish	12000296.001
3050 W Fisher	12007773-99



**ATTACHMENT B**

**Legal Descriptions of Eligible Property to which the Plan Applies**

## Legal Descriptions

### **2201 20th Street, Detroit, Wayne County, Michigan:**

Parcel: 12007584.003L

W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

### **2301 20th Street, Detroit, Wayne County, Michigan:**

Parcel: 12007584.002

W TWENTIETH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 25 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT SW COR MICHIGAN AVE 120 FT WD & 20TH ST 66 FT WD TH ALG W LINE SD 20TH ST S 23D 56M 24S E 10.59 FT TH S 44D 20M 12S W 64.87 FT TH S 40D 06M 42S W 78.79 FT TH ON CUR TO L 304.60 FT RAD 1030.16 FT CH BRG S 29D 15M 24S W 303.50 FT TH ON CUR TO L 164.33 FT RAD 710.16 FT CH BRG S 19D 11M 47S W 163.96 FT TH S 03D 03M 54S E 155.43 FT TH S 07D 11M 49S E 255.47 FT TH S 49D 40M 50S E 138.68 FT TH S 82D 29M 10S W 115.51 FT TO E LINE FISHER FWY TH ALG SD E LINE THE FOLLOWING 10 COURSES N 22D 53M 38S W 63.24 FT TH N 12D 52M 53S W 85.36 FT TH N 08D 11M 48S W 74.30 FT TH N 04D 02M 30S W 76.48 FT TH N 00D 04M W 67.68 FT TH N 03D 38M 25S E 66.80 FT TH ON CUR TO R 258.34 FT RAD 720 FT CH BRG N 15D 30M 43S E 256.96 FT TH ON CUR TO R 307.29 FT RAD 1040 FT CH BRG N 29D 16M 58S E 306.17 FT TH N 40D 06M 42S E 79.36 FT TH N 44D 20M 12S E 69.16 FT TO P O B 30,145 SQ FT OR 0.692 AC

### **2401 20th Street, Detroit, Wayne County, Michigan:**

Parcel: 12007584.001

W 20TH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 27 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 10.59 FT FROM S LINE MICHIGAN AVE 120 FT WD TH ALG SD W LINE S 23D 56M 24S E 812.36 FT TH S 82D 30M 25S W 607.27 FT TH N 07D 11M 49S W 140.19 FT TH N 03D 03M 54S W 155.43 FT TH ON CUR TO R 164.33 FT RAD 710.16 FT CH BRG N 19D 11M 47S E 163.96 FT TH ON CUR TO R 304.60 FT RAD 1030.16 FT CH BRG N 29D 15M 54S E 303.50 FT TH N 40D 06M 42S E 78.79 FT TH N 44D 20M 12S E 64.87 FT TO P O B 304,960 SQ FT OR 7.0001 AC



**3000 Standish Street, Detroit, Wayne County, Michigan:**

Parcel: 12000296.001

N STANDISH PT OF 4 & 5 BEG AT A PT S 63D W 348.70 FT FROM INTSEC N LINE STANDISH AVE 50 FT WD & W LINE 20TH ST 50 FT WD TH S 63D W 81.36 FT TH N 26D 57M W 590.58 FT TH ON A 112.12 FT CUR TO R RAD 5628.04 FT CENT ANG 01D 08M 29S CHD BRG S 89D 09M 30S E 112.12 FT TH S 55D 09M E 86.01 FT TH S 41D 35M E 79.44 FT TH S 63D W 5.84 FT TH S 26D 34M 40S E 163.56 FT TH S 63D 03M W 3.0 FT TH S 26D 34M 40S E 148.95 FT TH S 63D W 67.21 FT TH S 27D E 73.0 FT TO POB P.C. 729 L57 P1 DEEDS, WCR 12/35 76,248 SQ FT

**3050 West Fisher Freeway, Detroit, Wayne County, Michigan:**

Parcel: 12007773-99

E FISHER FWY N 25.86 FT OF 13, 14 THRU 18; 19 EXC TH PT DESC AS BEG AT INTSEC OF ELY LINE OF FISHER FWY W (SERV DRIVE) 30 FT WD & SLY LINE OF FORMER MCRR RIGHT OF WAY TH ALG NLY LINE LOT 19 ON CUR TO R, RAD 5628.04 FT, ARC LENGTH 182.15 FT CH BRG N 88D 42M 055E TO NE COR OF SD LOT; TH S 23D 25M 51S W 209.05 FT TO APTE ON ELY LINE OF SD FISHER FWY W (SERV DRIVE) TH N 27D 48M 12S W ALG ELY LINE SD FISHER FWY (SERV DRIVE) 212.18 FT TO POB, PLAT OF PC 727 BETW FORT & MCRR L99 P411 DEEDS, WCR 12/121 E 20 FT OF PC 727 LYG BETW SLY LINE OF MCRR & NLY LINE OF S STANDISH ST 50 FT WD W 25 FT OF 4 LYG N OF STANDISH ST W 25 FT OF 5 PLAT OF PC 729 S OF MCRR L57 P1 DEEDS WCR 12/35

**ATTACHMENT C**

**Project Description**

<b>Project Name:</b>	20 <sup>th</sup> and Michigan Ave
<b>Project Location:</b>	2201, 2301, 2401 20th St and 3000 Standish and 3050 W Fisher, Detroit, Wayne County Michigan
<b>Type of Eligible Property:</b>	“Facility”
<b>Total Project Investment:</b>	Approximately \$6.5 Million, not including acquisition
<b>Eligible Activities:</b>	Work Plan Exempt Activities, Department Specific Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, and Preparation and Implementation of a Brownfield Plan and 381 Work Plan
<b>Eligible Expenses</b>	\$5,922,370 (includes eligible activities and 15% contingency)
<b>Total Anticipated Reimbursement:</b>	Estimated \$5,922,370 over 21 years from start of capture
<b>Base TV:</b>	\$465,911
<b>Post Development TV</b>	\$5,027,900
<b>Job Creation</b>	30 FTE (temporary)
<b>Project Timeline:</b>	Eligible activities expected to commence in August 2025 and eligible activities expected to be completed in April 2026

**Project Summary**

The Developer proposes to facilitate the removal of a vacant and derelict property that was formerly occupied by United Community Hospital (UCH) and two parcels to the south that were utilized for heavy industrial purposes. The project includes asbestos abatement, demolition, removing urban fill, cut and fill, and grading the property in preparation of future redevelopment.

**Site History**

2201, 2301, 2401 20<sup>th</sup> Street

Southwest Detroit Hospital officially opened in 1974. The five-story, 250-bed hospital was the result of a merger involving Boulevard General, Burton Mercy, Delray General, and Trumbull General hospitals. Southwest Detroit Hospital operated until 1991, closed and reopened as UCH in 1997. UCH closed in 2006. The building has been vacant since that time.

The property was first developed prior to the 1880s with a Michigan Central Railroad yard (approximately 20 tracks) and a portion of a boiler works building. Several coal yards were also located in the northern and western portions by the late 1800s. Additional buildings extended onto the western portion of the property from an adjoining property by 1897 and were occupied by Mutual Electric (currently DTE) with substation and machine shop operations. The property was redeveloped with several commercial and industrial buildings along Michigan Avenue by 1918 with additional buildings constructed by 1921. Northern buildings were occupied by a lumber company, poultry shed and sausage casing operations,

machine shop, and automotive repair shop. Passenger car repair shops were constructed in the southeastern portion by 1918 with additional buildings and an oil warehouse constructed by 1921. Similar operations continued on the property through the early 1950s. Former buildings and railyard were demolished/removed between 1950s and 1960s. During the late 1960s, the vacant land was utilized for concrete batch mixing.

3050 W Fisher Street was developed in 1879 as a foundry and train car wheel manufacturer. The Griffin Wheel Company operated from that location until at least 1957. From at least 1961 until approximately 1965, the site was occupied by Fritz Steel Products Inc. All buildings were demolished at the time of the I-75 I-96 highway construction in the early 1970s.

3000 Standish was developed around 1881 as a cooperage and operated as FJ Hasty & Sons until around 1930. Between 1930 and 1950, buildings on the southern end were demolished and Hammond & Standish Co operated cattle holding area and outdoor storage at the site. In 1968, a new building was constructed for the purposes of hide curing with an addition to the building in 1971. Operations continued until at least 2005 and the building was demolished sometime after that.

#### **Description of Eligible Activities**

*Due Care Activities* will be completed to ensure compliance with due care obligations under 324.20107a and 324.21304c. These activities are specific measures to be taken to address due care requirements, including, but not limited due care investigation and planning, contaminated water management necessary during demolition, surface cover and UST removal (if discovered during demolition). This activity also includes professional costs related to engineering, design, and oversight and project management of these activities as needed.

*Demolition* activities include the removal of the existing 146,798 square foot building, site improvements, utilities, concrete and backfill.

*Asbestos Abatement Activities* include the abatement of asbestos containing materials identified within the building, oversight and air monitoring during abatement activities, and post-asbestos abatement reporting.

*Site Preparation Activities* include clearing/grubbing; grading and land balancing; survey/staking related to eligible activities; temporary soil erosion controls, temporary site control, temporary construction and access roads, temporary facilities, and temporary traffic control; and professional fees and engineering directly related to site preparation.

**2201 TWENTIETH 48216** (Property Address)

Parcel Number: 12007584.003L

Item 1 of 4 [4 Images / 0 Sketches](#)**Property Owner: 402310 HOLDINGS LLC****Summary Information**> Assessed Value: \$1,858,900 | **Taxable Value: \$103,990** > Property Tax information found**Owner and Taxpayer Information**

<b>Owner</b>	402310 HOLDINGS LLC 2211 BURNS ST DETROIT, MI 48214	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2024**

<b>Property Class</b>	202 COMMERCIAL-VACANT	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$1,858,900
<b>WARD#</b>	12	<b>Taxable Value</b>	<b>\$103,990</b>
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$1,858,900
<b>PP CODE#</b>	<i>Not Available</i>	<b>Date of Last Name Change</b>	08/07/2024
<b>RELATED #</b>	<i>Not Available</i>	<b>Notes</b>	<i>Not Available</i>
<b>Historical District</b>	<i>Not Available</i>	<b>Census Block Group</b>	<i>Not Available</i>
<b>HOPE#</b>	<i>Not Available</i>	<b>Exemption</b>	<i>No Data to Display</i>

**Principal Residence Exemption Information****Homestead Date** *No Data to Display*

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

**Land Information**

<b>Zoning Code</b>	B4	<b>Total Acres</b>	3.196
<b>Land Value</b>	\$3,535,800	<b>Land Improvements</b>	\$73,585
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	<i>No Data to Display</i>
<b>ECF Neighborhood</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>No Data to Display</i>
<b>Lot Dimensions/Comments</b>	<i>Not Available</i>	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

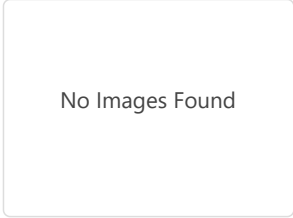
W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

**Sale History**

Sale Date	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
06/26/2024	CD	BYZANTINE VENTURES LLC	402310 HOLDINGS LLC	19-MULTI PARCEL ARM'S LENGTH	2024197648
06/30/2017	QC	DETROIT RIVER TUNNEL PARTNERSHIP	BYZANTINE VENTURES,LLC	MULTI PARCEL SALE	2017244062

**2301 TWENTIETH** 48216 (Property Address)

Parcel Number: 12007584.002



**Property Owner:** 402310 HOLDINGS LLC

**Summary Information**

> Assessed Value: \$420,000 | **Taxable Value: \$17,590** > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	402310 HOLDINGS LLC 2211 BURNS ST DETROIT, MI 48214	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2024**

<b>Property Class</b>	202 COMMERCIAL-VACANT	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$420,000
<b>WARD#</b>	12	<b>Taxable Value</b>	<b>\$17,590</b>
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$420,000
<b>PP CODE#</b>	Not Available	<b>Date of Last Name Change</b>	09/13/2024
<b>RELATED #</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>HOPE#</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

**Land Information**

<b>Zoning Code</b>	B4	<b>Total Acres</b>	0.611
<b>Land Value</b>	\$840,000	<b>Land Improvements</b>	\$0
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

W TWENTIETH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 25 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT SW COR MICHIGAN AVE 120 FT WD & 20TH ST 66 FT WD TH ALG W LINE SD 20TH ST S 23D 56M 24S E 10.59 FT TH S 44D 20M 12S W 64.87 FT TH S 40D 06M 42S W 78.79 FT TH ON CUR TO L 304.60 FT RAD 1030.16 FT CH BRG S 29D 15M 24S W 303.50 FT TH ON CUR TO L 164.33 FT RAD 710.16 FT CH BRG S 19D 11M 47S W 163.96 FT TH S 03D 03M 54S E 155.43 FT TH S 07D 11M 49S E 255.47 FT TH S 49D 40M 50S E 138.68 FT TH S 82D 29M 10S W 115.51 FT TO E LINE FISHER FWY TH ALG SD E LINE THE FOLLOWING 10 COURSES N 22D 53M 38S W 63.24 FT TH N 12D 52M 53S W 85.36 FT TH N 08D 11M 48S W 74.30 FT TH N 04D 02M 30S W 76.48 FT TH N 00D 04M W 67.68 FT TH N 03D 38M 25S E 66.80 FT TH ON CUR TO R 258.34 FT RAD 720 FT CH BRG N 15D 30M 43S E 256.96 FT TH ON CUR TO R 307.29 FT RAD 1040 FT CH BRG N 29D 16M 58S E 306.17 FT TH N 40D 06M 42S E 79.36 FT TH N 44D 20M 12S E 69.16 FT TO P O B 30,145 SQ FT OR 0.692 AC

**Sale History**

**2401 TWENTIETH** 48216 (Property Address)

Parcel Number: 12007584.001



Item 1 of 21 20 Images / 1 Sketch

**Property Owner: 402310 HOLDINGS LLC**

**Summary Information**

- > Commercial/Industrial Building Summary
    - Yr Built: 1960
    - # of Buildings: 3
    - Total Sq.Ft.: N/A
  - > Property Tax information found
- > Assessed Value: \$2,860,900 | Taxable Value: \$190,570

**Owner and Taxpayer Information**

<b>Owner</b>	402310 HOLDINGS LLC 2211 BURNS DETROIT, MI 48214	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2024**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$2,860,900
<b>WARD#</b>	12	<b>Taxable Value</b>	\$190,570
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$2,860,900
<b>PP CODE#</b>	Not Available	<b>Date of Last Name Change</b>	03/20/2024
<b>RELATED #</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>HOPE#</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

**Land Information**

<b>Zoning Code</b>	B4	<b>Total Acres</b>	5.567
<b>Land Value</b>	\$5,721,800	<b>Land Improvements</b>	(\$974,739)
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

W 20TH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 27 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 10.59 FT FROM S LINE MICHIGAN AVE 120 FT WD TH ALG SD W LINE S 23D 56M 24S E 812.36 FT TH S 82D 30M 25S W 607.27 FT TH N 07D 11M 49S W 140.19 FT TH N 03D 03M 54S W 155.43 FT TH ON CUR TO R 164.33 FT RAD 710.16 FT CH BRG N 19D 11M 47S E 163.96 FT TH ON CUR TO R 304.60 FT RAD 1030.16 FT CH BRG N 29D 15M 54S E 303.50 FT TH N 40D 06M 42S E 78.79 FT TH N 44D 20M 12S E 64.87 FT TO P O B 304,960 SQ FT OR 7.0001 AC

**3000 STANDISH 48216** (Property Address)

Parcel Number: 12000296.001



Item 1 of 3      2 Images / 1 Sketch

**Property Owner: WE CO 1991 INC**

**Summary Information**

> Assessed Value: \$489,800 | **Taxable Value: \$134,593**      > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	WE CO 1991 INC 1351 THREE MILE DR GROSSE POINTE PARK, MI 48230	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2024**

<b>Property Class</b>	301 INDUSTRIAL-IMPROVED	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$489,800
<b>WARD#</b>	12	<b>Taxable Value</b>	<b>\$134,593</b>
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$489,800
<b>PP CODE#</b>	Not Available	<b>Date of Last Name Change</b>	07/10/2009
<b>RELATED #</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>HOPE#</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date**      No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

**Land Information**

<b>Zoning Code</b>	M4	<b>Total Acres</b>	1.750
<b>Land Value</b>	\$129,600	<b>Land Improvements</b>	\$17,524
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	160.00 ft	271.00 ft
<b>Total Frontage: 160.00 ft</b>		<b>Average Depth: 271.00 ft</b>

**Legal Description**

N STANDISH PT OF 4 & 5 BEG AT A PT S 63D W 348.70 FT FROM INTSEC N LINE STANDISH AVE 50 FT WD & W LINE 20TH ST 50 FT WD TH S 63D W 81.36 FT TH N 26D 57M W 590.58 FT TH ON A 112.12 FT CUR TO R RAD 5628.04 FT CENT ANG 01D 08M 29S CHD BRG S 89D 09M 30S E 112.12 FT TH S 55D 09M E 86.01 FT TH S 41D 35M E 79.44 FT TH S 63D W 5.84 FT TH S 26D 34M 40S E 163.56 FT TH S 63D 03M W 3.0 FT TH S 26D 34M 40S E 148.95 FT TH S 63D W 67.21 FT TH S 27D E 73.0 FT TO POB P.C. 729 L57 P1 DEEDS, WCR 12/35 76,248 SQ FT

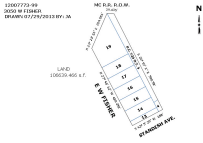
**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
No sales history found.						



**3050 W FISHER** DETROIT, MI 48216 (Property Address)

Parcel Number: 12007773-99



**Property Owner: WE CO 1991 INC**

**Summary Information**

> Assessed Value: \$317,500 | **Taxable Value: \$19,168** > Property Tax information found

Item 1 of 1

[0 Images / 1 Sketch](#)

**Owner and Taxpayer Information**

<b>Owner</b>	WE CO 1991 INC 1351 THREE MILE DRIVE GROSSE POINTE PARK, MI 48230-1123	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2024**

<b>Property Class</b>	202 COMMERCIAL-VACANT	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$317,500
<b>WARD#</b>	12	<b>Taxable Value</b>	<b>\$19,168</b>
<b>COUNCIL#</b>	6	<b>State Equalized Value</b>	\$317,500
<b>PP CODE#</b>	Not Available	<b>Date of Last Name Change</b>	01/25/2012
<b>RELATED #</b>	Not Available	<b>Notes</b>	Not Available
<b>Historical District</b>	Not Available	<b>Census Block Group</b>	Not Available
<b>HOPE#</b>	Not Available	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

**Land Information**

<b>Zoning Code</b>	M4	<b>Total Acres</b>	2.370
<b>Land Value</b>	\$633,000	<b>Land Improvements</b>	\$1,924
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Not Available	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	Not Available	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
No lots found.		
<b>Total Frontage: 0.00 ft</b>		<b>Average Depth: 0.00 ft</b>

**Legal Description**

E FISHER FWY N 25.86 FT OF 13, 14 THRU 18; 19 EXC TH PT DESC AS BEG AT INTSEC OF ELY LINE OF FISHER FWY W (SERV DRIVE) 30 FT WD & SLY LINE OF FORMER MCRR RIGHT OF WAY TH ALG NLY LINE LOT 19 ON CUR TO R, RAD 5628.04 FT, ARC LENGTH 182.15 FT CH BRG N 88D 42M 05SE TO NE COR OF SD LOT; TH S 23D 25M 51S W 209.05 FT TO APTE ON ELY LINE OF SD FISHER FWY W (SERV DRIVE) TH N 27D 48M 12S W ALG ELY LINE SD FISHER FWY (SERV DRIVE) 212.18 FT TO POB, PLAT OF PC 727 BETW FORT & MCRR L99 P411 DEEDS, WCR 12/121 E 20 FT OF PC 727 LYG BETW SLY LINE OF MCRR & NLY LINE OF S STANDISH ST 50 FT WD W 25 FT OF 4 LYG N OF STANDISH ST W 25 FT OF 5 PLAT OF PC 729 S OF MCRR L57 P1 DEEDS WCR 12/35

**Sale History**

**ATTACHMENT D**

**Letters of Support**



**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 7, 2025

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

**RE: 20<sup>th</sup> & Michigan Avenue Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 20th & Michigan Avenue Brownfield Redevelopment Plan (the "Plan") for consideration.

402310 Holdings LLC is the project developer ("Developer"). The property in the Plan consists of five (5) parcels: 2201, 2301 & 2401 20<sup>th</sup> Street, 3000 Standish Street and 3050 W. Fisher Freeway. The site is bounded by Michigan Avenue to the north, 20<sup>th</sup> Street and the property line to the east, Standish St. to the south, and W. Fisher Freeway to the west in Detroit's Corktown neighborhood.

The overall project consists primarily of the remediation and demolition of the vacant and blighted former United Community Hospital. Any future development at the site will undergo additional P&DD design review.

The project will remove a highly visible, blighted and vacant structure. Total investment is estimated at \$6.5 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



## Mexicantown Community Development Corporation

### Board of Directors

Dr. Fern Espino  
Chairperson

Mr. Andy Gutierrez  
Treasurer

Mr. Raul Soto  
Secretary

Mr. Michael Kaszubski  
Board Member

Raymond Lozano  
Executive Director

February 19, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Detroit City Council Members:

This letter is to express our strong support for Detroit City Football Club's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Southwest Detroit Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the immediate Southwest Detroit community but will also address safety concerns, improve the overall aesthetic and the economic potential of the area. Subsequent phases of the project are intended to introduce a sports venue, which will serve as a major attraction for the city, enhance the cultural and economic landscape of the community and will also provide the potential for further residential and commercial development.

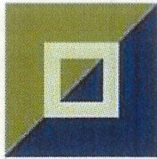
This site is strategically located in the Hubbard Richard neighborhood between the Corktown and Mexicantown areas and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance all the neighboring communities. For these reasons, the Mexicantown Community Development Corporation strongly supports the Council's efforts with the assistance of the brownfield program, to assist in the initial proposal for demolishing the long vacant hospital.

Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

A handwritten signature in blue ink that reads 'Raymond Lozano'. The signature is written in a cursive, flowing style.

Raymond Lozano  
Executive Director  
Mexicantown Community Development Corporation, Inc.  
2835 Bagley, Suite 895  
Detroit, Michigan 48216  
313.962.6232 o  
248.470.0588 c  
raymond.lozano@mexicantowncdc.org  
<http://www.mexicantowncdc.org/>  
Facebook: @mexicantowncdc  
Instagram: @mexicantowncdc



**SOUTHWEST DETROIT**  
BUSINESS ASSOCIATION

February 19, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

**Laura L. Chavez Wazeerud-Din**  
**President & CEO**  
**Southwest Detroit Business Association**

2050 15<sup>th</sup> Street  
Detroit, MI 48216

[michigancentral.com](http://michigancentral.com)

February 19, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Members:

Michigan Central wishes to express our support for Detroit City Football Club's (DCFC) proposed demolition of the former Community Hospital to facilitate the redevelopment of the long-abandoned and blighted site. This initial phase of the project will not only eliminate a highly visible nuisance, but it will also renew the neighborhood gateway and improve the economic potential of the area.

We understand that subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the city and enhance the cultural and economic landscape of our community. We also recognize the potential for follow-on residential and commercial development. The site is our neighbor, located near the Corktown, Southwest and Core City neighborhoods; DCFC's development vision will offer new opportunities for local businesses and create housing that will strengthen and enhance these communities. We look forward to DCFC's thoughtful engagement with communities as they continue their work.

For these reasons, Michigan Central supports DCFC's efforts to advance their project vision via this demolition action. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Josh Sirefman, CEO

Michigan Central

# MICHIGAN CENTRAL

February 19, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

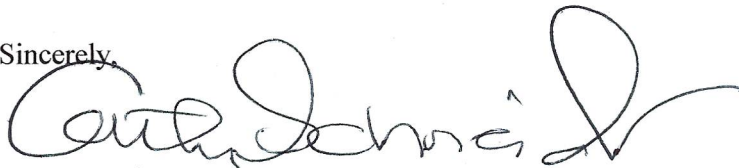
Dear Council Members:

We, Cathy Schneider, Richard Noto and Old Western Market are writing to express our strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, we, Cathy Schneider, Richard Noto and Old Western Market strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the Brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Cathy Schneider 2572 Michigan Avenue



Richard Noto 2572 Michigan Avenue



Old Western Market 2640 Michigan Avenue

Cathy Schneider Owner

February 19, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear City Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site.

I currently live less than a mile from the site in the southwest Detroit community where I was born and raised. As a neighbor and as someone who has worked steadfastly to improve and instill pride in my community among youth and residents through my 31 years of work at the Clark Park Coalition, I am pleased to support this initial phase of the project which will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support the City Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Anthony Benavides". The signature is written in a cursive, flowing style.

Anthony Benavides  
420 W Grand Blvd.  
Detroit, MI 48216



February 19, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, **Hygrade Deli** strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Chuck Nolen

Hygrade Deli



February 24<sup>th</sup>, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Honorable Members of the Detroit City Council,

The Hubbard Richard Resident Association (HRRR) is writing to express our strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

For these reasons, the HRRR supports Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Sam Butler  
President, Hubbard Richard Resident Association



February 27, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Riley".

Alex Riley  
Lager House LLC  
1254 Michigan Avenue, Detroit, MI 48226  
alex@thelagerhouse.com  
(313) 949-9901

February 27, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave.  
Detroit, MI 48226

Dear Council Members,

I am writing as a lifelong resident of Southwest Detroit to express my strong support for Detroit City FC's proposed demolition project to redevelop the long-abandoned and blighted Southwest Detroit Hospital site. This long-overdue step will eliminate a major eyesore and safety concern, paving the way for a development that will benefit and uplift our community.

Beyond addressing blight, this project holds deep cultural significance for our neighborhood. Mexicantown and the surrounding area are home to a large Hispanic population with a deep-rooted love for soccer—a sport that connects generations. Having a professional stadium within our community will provide a space where parents, children, and families can bond over the game they cherish, all without having to travel far or stretch their budgets. Given the current political climate, creating inclusive, affordable, and accessible spaces for families to gather is more important than ever.

This stadium will not only serve as a hub for sports and community engagement, but it will also generate new economic opportunities for local businesses, further solidifying Southwest Detroit as a vibrant, desirable place to live. Our community has worked hard to preserve its cultural identity while welcoming progress, and this project aligns with that vision.

For these reasons, I strongly support Council's efforts to assist in the initial demolition phase through the brownfield program, allowing this much-needed transformation to move forward.

Thank you for your time and consideration. Please feel free to reach out if you need any further information.

Sincerely,

Bianca Cuevas

A handwritten signature in black ink, appearing to read 'Bianca Cuevas', with a stylized flourish at the end.

3945 Porter Street  
Detroit, MI 48216  
313-820-8721  
blcuevas@gmail.com

**LIVING  
ARTS**

**LIVING ARTS DETROIT**

440 Burroughs St. Ste. 141,  
Detroit, MI, 48202

February 28th, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Members of the Detroit City Council,

On behalf of Living Arts, I am writing to express my strong support for Detroit City FC's proposed redevelopment of the long-abandoned Southwest Hospital. As an organization dedicated to enriching Detroit's communities through the arts, we understand the vital role that revitalized spaces play in fostering creativity, opportunity, and neighborhood well-being.

For years, the Southwest Hospital site has remained a symbol of neglect, but with Detroit City FC's vision, it has the potential to become a beacon of positive transformation. Their commitment to community engagement and investment aligns with Living Arts' mission to empower youth and families. This redevelopment would not only bring new energy to Southwest Detroit but also create spaces that inspire collaboration, creativity, and connection among residents.

Detroit City FC has demonstrated their dedication to the people of Detroit—not just as a sports organization, but as a community partner. Their redevelopment efforts will bring economic growth, job opportunities, and community programming.

I hope the Council supports this project, as it will significantly contribute to the cultural and economic vibrancy of Southwest Detroit. Living Arts looks forward to the potential for collaboration and shared efforts in strengthening our community through this exciting redevelopment.

Thank you for your time and consideration. Please do not hesitate to reach out if you have any questions.

Sincerely,



Laura Scales | CEO

[Laura@livingartsdetroit.org](mailto:Laura@livingartsdetroit.org)

248.219.3776

March 2, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226


Dear Council Members:

**WEBBERWILLIS VENTURES** is writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, **WebberWillisVentures** strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Lavetta Willis  
Partner  
WebberWillisVentures

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**

<b>Table1: Eligible Activities Cost Estimates</b>	
<b>EGLE Act 381 Eligible Activities</b>	
<b>Work Plan Exempt Activities - Assessment</b>	
Phase I ESA	\$ 11,100
Phase II ESA	\$ 69,645
<b>Assessment Sub-Total</b>	<b>\$ 80,745</b>
<b>Work Plan Exempt Activities - Due Care Planning</b>	
Due Care Plan - Construction Phase Management Plan	\$ 5,000
Due Care Investigation	\$ 45,000
Health and Safety Supplement	\$ 1,500
<b>Due Care Planning Sub-Total</b>	<b>\$ 51,500</b>
<b>Department Specific Activities</b>	
Surface Cover	\$ 100,000
Contaminated Water Management	\$ 350,500
Demolition Response Activities (UST)	\$ 66,000
Oversight, Sampling and Reporting	\$ 95,500
<b>Department Specific Activities Sub-Total</b>	<b>\$ 744,245</b>
EGLE Contingency @15%	\$ 99,525
Brownfield Plan and Act 381 Work Plan Preparation	\$ 15,000
Brownfield Plan and Act 381 Work Plan Implementation	\$ 15,000
<b>EGLE Eligible Activities Total Costs</b>	<b>\$ 873,770</b>
<b>MSF Act 381 Eligible Activities</b>	
<b>Lead, Asbestos, and Mold Abatement, Universal Waste</b>	
Asbestos Abatement	\$ 460,000
Abatement Air Monitoring, Oversight, Reporting	\$ 40,000
<b>Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total</b>	<b>\$ 500,000</b>
<b>Demolition</b>	
Building Demolition	\$ 1,929,000
Site Demolition	
Removal of Abandoned Utilities	\$ 250,000
Removal of Parking Lots	\$ 350,000
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 550,000
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Building and/or Site Demolition Activities	\$ 50,000
<b>Demolition Sub-Total</b>	<b>\$ 3,129,000</b>
<b>Site Preparation</b>	
	<b>Total</b>
Clearing & Grubbing (including grass, shrubs, trees, roots) and Related Disposal	\$ 200,000
Temporary Construction Access/Roads	\$ 100,000
Grading (including reasonable mass grading of entire project site)	\$ 100,000
Land Balancing	\$ 50,000
Staking Related to Eligible Activities	\$ 10,000
Temporary Erosion Control	\$ 100,000
Temporary Facility	\$ 20,000
Temporary Site Control (Fencing, Posts, Gates, Locking Devices, Signage, and Lighting)	\$ 100,000
Temporary Traffic Control (Road Closure, Signage, Barricades, Lights, Guards, Flaggers)	\$ 5,000
Professional Fees Related to Engineering & Design Work Directly Related to Site Preparation	\$ 50,000
<b>Site Preparation Sub-Total</b>	<b>\$ 735,000</b>
MSF Contingency @15%	\$ 654,600
Brownfield Plan and Act 381 Work Plan Preparation	\$ 15,000
Brownfield Plan and Act 381 Work Plan Implementation	\$ 15,000
<b>MSF Eligible Activities Total Costs</b>	<b>\$ 5,048,600</b>
<b>Subtotal Developer Reimbursement</b>	<b>\$ 5,922,370</b>
TIF Capture for Local Brownfield Revolving Fund	\$ 1,887,198
Administrative Fee	\$ 1,457,252
State Brownfield Fund	\$ 448,192
<b>Subtotal</b>	<b>\$ 3,792,642</b>
<b>Total</b>	<b>\$ 9,715,012</b>



**ATTACHMENT F**

**TIF Tables**



**Tax Increment Financing  
Capture Estimates**

BROWNFIELD ONLY Detroit		Estimated Taxable Value (TV) Increase Rate: 2.00%	Multiplier: 1.020															
Brownfield Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15		
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Total Base Value Brownfield		\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	
<b>Total Incremental Difference</b>		<b>\$ 4,561,989</b>	<b>\$ 4,662,547</b>	<b>\$ 4,765,116</b>	<b>\$ 4,869,737</b>	<b>\$ 4,976,450</b>	<b>\$ 5,085,297</b>	<b>\$ 5,196,321</b>	<b>\$ 5,309,566</b>	<b>\$ 5,425,075</b>	<b>\$ 5,542,895</b>	<b>\$ 5,663,071</b>	<b>\$ 5,785,651</b>	<b>\$ 5,910,682</b>	<b>\$ 6,038,214</b>	<b>\$ 6,168,296</b>		
Post Development Taxable Value		\$ 5,027,900	\$ 5,128,458	\$ 5,231,027	\$ 5,335,648	\$ 5,442,361	\$ 5,551,208	\$ 5,662,232	\$ 5,775,477	\$ 5,890,986	\$ 6,008,806	\$ 6,128,982	\$ 6,251,562	\$ 6,376,593	\$ 6,504,125	\$ 6,634,207		
<b>School Capture</b>																		
Millage Rate																		
State Education Tax (SET)	6.0000	\$ 27,372	\$ 27,975	\$ 28,591	\$ 29,218	\$ 29,859	\$ 30,512	\$ 31,178	\$ 31,857	\$ 32,550	\$ 33,257	\$ 33,978	\$ 34,714	\$ 35,464	\$ 36,229	\$ 37,010		
School Operating Tax	18.0000	\$ 82,116	\$ 83,926	\$ 85,772	\$ 87,655	\$ 89,576	\$ 91,535	\$ 93,534	\$ 95,572	\$ 97,651	\$ 99,772	\$ 101,935	\$ 104,142	\$ 106,392	\$ 108,688	\$ 111,029		
<b>School Brownfield Capturable Total</b>	<b>24.0000</b>	<b>\$ 109,488</b>	<b>\$ 111,901</b>	<b>\$ 114,363</b>	<b>\$ 116,874</b>	<b>\$ 119,435</b>	<b>\$ 122,047</b>	<b>\$ 124,712</b>	<b>\$ 127,430</b>	<b>\$ 130,202</b>	<b>\$ 133,029</b>	<b>\$ 135,914</b>	<b>\$ 138,856</b>	<b>\$ 141,856</b>	<b>\$ 144,917</b>	<b>\$ 148,039</b>		
<b>Local Capture</b>																		
City Operating	19.8123	\$ 90,383	\$ 92,376	\$ 94,408	\$ 96,481	\$ 98,595	\$ 100,751	\$ 102,951	\$ 105,195	\$ 107,483	\$ 109,817	\$ 112,198	\$ 114,627	\$ 117,104	\$ 119,631	\$ 122,208		
Library	4.5982	\$ 20,977	\$ 21,439	\$ 21,911	\$ 22,392	\$ 22,883	\$ 23,383	\$ 23,894	\$ 24,414	\$ 24,946	\$ 25,487	\$ 26,040	\$ 26,604	\$ 27,178	\$ 27,765	\$ 28,363		
Wayne County Operating (summer)	5.5913	\$ 25,507	\$ 26,070	\$ 26,643	\$ 27,228	\$ 27,825	\$ 28,433	\$ 29,054	\$ 29,687	\$ 30,333	\$ 30,992	\$ 31,664	\$ 32,349	\$ 33,048	\$ 33,761	\$ 34,489		
Wayne County Operating (winter)	0.9829	\$ 4,484	\$ 4,583	\$ 4,684	\$ 4,786	\$ 4,891	\$ 4,998	\$ 5,107	\$ 5,219	\$ 5,332	\$ 5,448	\$ 5,566	\$ 5,687	\$ 5,810	\$ 5,935	\$ 6,063		
Wayne County Jails	0.9795	\$ 4,468	\$ 4,567	\$ 4,667	\$ 4,770	\$ 4,874	\$ 4,981	\$ 5,090	\$ 5,201	\$ 5,314	\$ 5,429	\$ 5,547	\$ 5,667	\$ 5,790	\$ 5,914	\$ 6,042		
Wayne County Parks	0.2433	\$ 1,110	\$ 1,134	\$ 1,159	\$ 1,185	\$ 1,211	\$ 1,237	\$ 1,264	\$ 1,292	\$ 1,320	\$ 1,349	\$ 1,378	\$ 1,408	\$ 1,438	\$ 1,469	\$ 1,501		
HCMA	0.2070	\$ 944	\$ 965	\$ 986	\$ 1,008	\$ 1,030	\$ 1,053	\$ 1,076	\$ 1,099	\$ 1,123	\$ 1,147	\$ 1,172	\$ 1,198	\$ 1,224	\$ 1,250	\$ 1,277		
RESA Enhancement	1.9812	\$ 9,038	\$ 9,237	\$ 9,441	\$ 9,648	\$ 9,859	\$ 10,075	\$ 10,295	\$ 10,519	\$ 10,748	\$ 10,982	\$ 11,220	\$ 11,463	\$ 11,710	\$ 11,963	\$ 12,221		
Wayne County ISD (RESA)	0.0952	\$ 434	\$ 444	\$ 454	\$ 464	\$ 474	\$ 484	\$ 495	\$ 505	\$ 516	\$ 528	\$ 539	\$ 551	\$ 563	\$ 575	\$ 587		
Wayne County RESA Special Ed	3.3328	\$ 15,204	\$ 15,539	\$ 15,881	\$ 16,230	\$ 16,586	\$ 16,948	\$ 17,318	\$ 17,696	\$ 18,081	\$ 18,473	\$ 18,874	\$ 19,282	\$ 19,699	\$ 20,124	\$ 20,558		
Wayne County Community College	3.20430	\$ 14,618	\$ 14,940	\$ 15,269	\$ 15,604	\$ 15,946	\$ 16,295	\$ 16,651	\$ 17,013	\$ 17,384	\$ 17,761	\$ 18,146	\$ 18,539	\$ 18,940	\$ 19,348	\$ 19,765		
<b>Local Brownfield Capturable Total</b>	<b>41.0280</b>	<b>\$ 187,169</b>	<b>\$ 191,295</b>	<b>\$ 195,503</b>	<b>\$ 199,796</b>	<b>\$ 204,174</b>	<b>\$ 208,640</b>	<b>\$ 213,195</b>	<b>\$ 217,841</b>	<b>\$ 222,580</b>	<b>\$ 227,414</b>	<b>\$ 232,344</b>	<b>\$ 237,374</b>	<b>\$ 242,503</b>	<b>\$ 247,736</b>	<b>\$ 253,073</b>		
<b>Non-Capturable Millages</b>																		
City Debt	7.0000	\$ 31,934	\$ 32,638	\$ 33,356	\$ 34,088	\$ 34,835	\$ 35,597	\$ 36,374	\$ 37,167	\$ 37,976	\$ 38,800	\$ 39,641	\$ 40,500	\$ 41,375	\$ 42,267	\$ 43,178		
School Debt	13.0000	\$ 59,306	\$ 60,613	\$ 61,947	\$ 63,307	\$ 64,694	\$ 66,109	\$ 67,552	\$ 69,024	\$ 70,526	\$ 72,058	\$ 73,620	\$ 75,213	\$ 76,839	\$ 78,497	\$ 80,188		
Wayne County DIA	0.1979	\$ 903	\$ 923	\$ 943	\$ 964	\$ 985	\$ 1,006	\$ 1,028	\$ 1,051	\$ 1,074	\$ 1,097	\$ 1,121	\$ 1,145	\$ 1,170	\$ 1,195	\$ 1,221		
Wayne County Zoo	0.0988	\$ 451	\$ 461	\$ 471	\$ 481	\$ 492	\$ 502	\$ 513	\$ 525	\$ 536	\$ 548	\$ 560	\$ 572	\$ 584	\$ 597	\$ 609		
<b>Total Non-Capturable Taxes</b>	<b>20.2967</b>	<b>\$ 92,593</b>	<b>\$ 94,634</b>	<b>\$ 96,716</b>	<b>\$ 98,840</b>	<b>\$ 101,006</b>	<b>\$ 103,215</b>	<b>\$ 105,468</b>	<b>\$ 107,767</b>	<b>\$ 110,111</b>	<b>\$ 112,502</b>	<b>\$ 114,942</b>	<b>\$ 117,430</b>	<b>\$ 119,967</b>	<b>\$ 122,556</b>	<b>\$ 125,196</b>		
<b>State and Local Total</b>	<b>85.3247</b>	<b>\$ 389,250</b>	<b>\$ 397,830</b>	<b>\$ 406,582</b>	<b>\$ 415,509</b>	<b>\$ 424,614</b>	<b>\$ 433,901</b>	<b>\$ 443,375</b>	<b>\$ 453,037</b>	<b>\$ 462,893</b>	<b>\$ 472,946</b>	<b>\$ 483,200</b>	<b>\$ 493,659</b>	<b>\$ 504,327</b>	<b>\$ 515,209</b>	<b>\$ 526,308</b>		
<b>State and Local Total Capturable</b>	<b>65.0280</b>	<b>\$ 296,657</b>	<b>\$ 303,196</b>	<b>\$ 309,866</b>	<b>\$ 316,669</b>	<b>\$ 323,609</b>	<b>\$ 330,687</b>	<b>\$ 337,906</b>	<b>\$ 345,270</b>	<b>\$ 352,782</b>	<b>\$ 360,443</b>	<b>\$ 368,258</b>	<b>\$ 376,229</b>	<b>\$ 384,360</b>	<b>\$ 392,653</b>	<b>\$ 401,112</b>		



**Tax Increment Financing  
Capture Estimates**

BROWNFIELD ONLY		Estimated Taxable Value										
Detroit		(TV) Increase Rate:	2.00%									
Brownfield Plan Year	16	17	18	19	20	21	22	23	24	25	TOTAL	
Calendar Year	2024	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
Total Base Value Brownfield	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	
<b>Total Incremental Difference</b>	<b>\$ 6,300,980</b>	<b>\$ 6,436,318</b>	<b>\$ 6,574,363</b>	<b>\$ 6,715,168</b>	<b>\$ 6,858,790</b>	<b>\$ 7,005,284</b>	<b>\$ 7,154,708</b>	<b>\$ 7,307,120</b>	<b>\$ 7,462,581</b>	<b>\$ 7,621,151</b>		
Post Development Taxable Value	\$ 6,766,891	\$ 6,902,229	\$ 7,040,274	\$ 7,181,079	\$ 7,324,701	\$ 7,471,195	\$ 7,620,619	\$ 7,773,031	\$ 7,928,492	\$ 8,087,062		
<b>School Capture</b>												
	Millage Rate											
State Education Tax (SET)	6.0000	\$ 37,806	\$ 38,618	\$ 39,446	\$ 40,291	\$ 41,153	\$ 42,032	\$ 42,928	\$ 43,843	\$ 44,775	\$ 45,727	\$ 896,384
School Operating Tax	18.0000	\$ 113,418	\$ 115,854	\$ 118,339	\$ 120,873	\$ 123,458	\$ 126,095	\$ 128,785	\$ 131,528	\$ 134,326	\$ 137,181	\$ 2,689,153
<b>School Brownfield Capturable Total</b>	<b>24.0000</b>	<b>\$ 151,224</b>	<b>\$ 154,472</b>	<b>\$ 157,785</b>	<b>\$ 161,164</b>	<b>\$ 164,611</b>	<b>\$ 168,127</b>	<b>\$ 171,713</b>	<b>\$ 175,371</b>	<b>\$ 179,102</b>	<b>\$ 182,908</b>	<b>\$ 3,585,537</b>
<b>Local Capture</b>												
City Operating	19.8123	\$ 124,837	\$ 127,518	\$ 130,253	\$ 133,043	\$ 135,888	\$ 138,791	\$ 141,751	\$ 144,771	\$ 147,851	\$ 150,993	\$ 2,959,905
Library	4.5982	\$ 28,973	\$ 29,595	\$ 30,230	\$ 30,878	\$ 31,538	\$ 32,212	\$ 32,899	\$ 33,600	\$ 34,314	\$ 35,044	\$ 686,959
Wayne County Operating (summer)	5.5913	\$ 35,231	\$ 35,987	\$ 36,759	\$ 37,547	\$ 38,350	\$ 39,169	\$ 40,004	\$ 40,856	\$ 41,726	\$ 42,612	\$ 835,326
Wayne County Operating (winter)	0.9829	\$ 6,193	\$ 6,326	\$ 6,462	\$ 6,600	\$ 6,742	\$ 6,885	\$ 7,032	\$ 7,182	\$ 7,335	\$ 7,491	\$ 146,843
Wayne County Jails	0.9795	\$ 6,172	\$ 6,304	\$ 6,440	\$ 6,578	\$ 6,718	\$ 6,862	\$ 7,008	\$ 7,157	\$ 7,310	\$ 7,465	\$ 146,335
Wayne County Parks	0.2433	\$ 1,533	\$ 1,566	\$ 1,600	\$ 1,634	\$ 1,669	\$ 1,704	\$ 1,741	\$ 1,778	\$ 1,816	\$ 1,854	\$ 36,348
HCMA	0.2070	\$ 1,304	\$ 1,332	\$ 1,361	\$ 1,390	\$ 1,420	\$ 1,450	\$ 1,481	\$ 1,513	\$ 1,545	\$ 1,578	\$ 30,925
RESA Enhancement	1.9812	\$ 12,484	\$ 12,752	\$ 13,025	\$ 13,304	\$ 13,589	\$ 13,879	\$ 14,175	\$ 14,477	\$ 14,785	\$ 15,099	\$ 295,986
Wayne County ISD (RESA)	0.0952	\$ 600	\$ 613	\$ 626	\$ 639	\$ 653	\$ 667	\$ 681	\$ 696	\$ 710	\$ 726	\$ 14,223
Wayne County RESA Special Ed	3.3328	\$ 21,000	\$ 21,451	\$ 21,911	\$ 22,380	\$ 22,859	\$ 23,347	\$ 23,845	\$ 24,353	\$ 24,871	\$ 25,400	\$ 497,912
Wayne County Community College	3.20430	\$ 20,190	\$ 20,624	\$ 21,066	\$ 21,517	\$ 21,978	\$ 22,447	\$ 22,926	\$ 23,414	\$ 23,912	\$ 24,420	\$ 478,714
<b>Local Brownfield Capturable Total</b>	<b>41.0280</b>	<b>\$ 258,517</b>	<b>\$ 264,069</b>	<b>\$ 269,733</b>	<b>\$ 275,510</b>	<b>\$ 281,402</b>	<b>\$ 287,413</b>	<b>\$ 293,543</b>	<b>\$ 299,797</b>	<b>\$ 306,175</b>	<b>\$ 312,681</b>	<b>\$ 6,129,475</b>
<b>Non-Capturable Millages</b>												
City Debt	7.0000	\$ 44,107	\$ 45,054	\$ 46,021	\$ 47,006	\$ 48,012	\$ 49,037	\$ 50,083	\$ 51,150	\$ 52,238	\$ 53,348	\$ 1,045,782
School Debt	13.0000	\$ 81,913	\$ 83,672	\$ 85,467	\$ 87,297	\$ 89,164	\$ 91,069	\$ 93,011	\$ 94,993	\$ 97,014	\$ 99,075	\$ 1,942,166
Wayne County DIA	0.1979	\$ 1,247	\$ 1,274	\$ 1,301	\$ 1,329	\$ 1,357	\$ 1,386	\$ 1,416	\$ 1,446	\$ 1,477	\$ 1,508	\$ 29,566
Wayne County Zoo	0.0988	\$ 623	\$ 636	\$ 650	\$ 663	\$ 678	\$ 692	\$ 707	\$ 722	\$ 737	\$ 753	\$ 14,760
<b>Total Non-Capturable Taxes</b>	<b>20.2967</b>	<b>\$ 127,889</b>	<b>\$ 130,636</b>	<b>\$ 133,438</b>	<b>\$ 136,296</b>	<b>\$ 139,211</b>	<b>\$ 142,184</b>	<b>\$ 145,217</b>	<b>\$ 148,310</b>	<b>\$ 151,466</b>	<b>\$ 154,684</b>	<b>\$ 3,032,274</b>
State and Local Total	85.3247	\$ 537,629	\$ 549,177	\$ 560,956	\$ 572,970	\$ 585,224	\$ 597,724	\$ 610,473	\$ 623,478	\$ 636,742	\$ 650,272	\$ 12,747,286
<b>State and Local Total Capturable</b>	<b>65.0280</b>	<b>\$ 409,740</b>	<b>\$ 418,541</b>	<b>\$ 427,518</b>	<b>\$ 436,674</b>	<b>\$ 446,013</b>	<b>\$ 455,540</b>	<b>\$ 465,256</b>	<b>\$ 475,167</b>	<b>\$ 485,277</b>	<b>\$ 495,588</b>	<b>\$ 9,715,012</b>



**Tax Increment Financing  
Reimbursement Estimates**

Developer Maximum Reimbursement	Total Proportionality	Taxes	Local-Only Taxes	Total
<b>TOTAL</b>	100.00%	\$ 5,922,370	\$ 0	\$ 5,922,370
State	36.91%	\$ 2,185,780	\$ -	\$ 2,185,780
Local	63.09%	\$ 3,736,590	\$ 0	\$ 3,736,590
<b>TOTAL</b>	100.00%	\$ 5,922,370	\$ -	\$ 5,922,370
EGLE	14.75%	\$ 873,770	\$ -	\$ 873,770
MSF	85.25%	\$ 5,048,600	\$ -	\$ 5,048,600

Estimated Total  
Years of Plan: 25

Estimated Capture	
Administrative Fees	\$ 1,457,252
State Revolving Fund	\$ 448,192
LBRF	\$ 1,887,198
Developer Capture	\$ 5,922,370
<b>Total</b>	<b>\$ 9,715,012</b>

	Brownfield	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Total State Incremental Revenue		\$109,488	\$111,901	\$114,363	\$116,874	\$119,435	\$122,047	\$124,712	\$127,430	\$130,202	\$133,029	\$135,914	\$138,856	\$141,856	\$144,917	\$148,039	
State Brownfield Revolving Fund (50% of SET)		\$13,686	\$13,988	\$14,295	\$14,609	\$14,929	\$15,256	\$15,589	\$15,929	\$16,275	\$16,629	\$16,989	\$17,357	\$17,732	\$18,115	\$18,505	
State TIR Available for Reimbursement		\$95,802	\$97,913	\$100,067	\$102,264	\$104,505	\$106,791	\$109,123	\$111,501	\$113,927	\$116,401	\$118,924	\$121,499	\$124,124	\$126,802	\$129,534	
Total Local Incremental Revenue		\$187,169	\$191,295	\$195,503	\$199,796	\$204,174	\$208,640	\$213,195	\$217,841	\$222,580	\$227,414	\$232,344	\$237,374	\$242,503	\$247,736	\$253,073	
BRA Administrative Fee (15% or max \$100,000)		\$44,499	\$45,479	\$46,480	\$47,500	\$48,541	\$49,603	\$50,686	\$51,791	\$52,917	\$54,067	\$55,239	\$56,434	\$57,654	\$58,898	\$60,167	
Local TIR Available for Reimbursement		\$142,671	\$145,816	\$149,023	\$152,295	\$155,632	\$159,037	\$162,509	\$166,050	\$169,663	\$173,347	\$177,106	\$180,939	\$184,849	\$188,838	\$192,906	
<b>Total State &amp; Local TIR Available</b>		<b>\$238,473</b>	<b>\$243,729</b>	<b>\$249,091</b>	<b>\$254,560</b>	<b>\$260,138</b>	<b>\$265,828</b>	<b>\$271,631</b>	<b>\$277,551</b>	<b>\$283,589</b>	<b>\$289,748</b>	<b>\$296,030</b>	<b>\$302,438</b>	<b>\$308,974</b>	<b>\$315,640</b>	<b>\$322,440</b>	
<b>DEVELOPER</b>	Beginning Balance																
<b>DEVELOPER Reimbursement Balance</b>		\$5,922,370	\$5,683,897	\$5,440,168	\$5,191,078	\$4,936,518	\$4,676,380	\$4,410,552	\$4,138,921	\$3,861,370	\$3,577,780	\$3,288,032	\$2,992,002	\$2,689,564	\$2,380,590	\$2,064,950	\$1,742,510

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>MSF Non-Environmental Costs</b>	\$5,048,600															
State Tax Reimbursement		\$81,667	\$83,468	\$85,304	\$87,177	\$89,087	\$91,036	\$93,023	\$95,050	\$97,118	\$99,227	\$101,379	\$103,573	\$105,811	\$108,094	\$110,423
Local Tax Reimbursement		\$121,621	\$124,302	\$127,037	\$129,826	\$132,671	\$135,573	\$138,533	\$141,552	\$144,631	\$147,772	\$150,976	\$154,244	\$157,577	\$160,977	\$164,445
Developer Reimbursement Balance		\$4,845,311	\$4,637,541	\$4,425,201	\$4,208,198	\$3,986,440	\$3,759,832	\$3,528,276	\$3,291,674	\$3,049,925	\$2,802,925	\$2,550,570	\$2,292,753	\$2,029,365	\$1,760,293	\$1,485,425
<b>EGLE Environmental Costs</b>	\$873,770															
State Tax Reimbursement		\$14,134	\$14,446	\$14,764	\$15,088	\$15,418	\$15,756	\$16,100	\$16,451	\$16,808	\$17,173	\$17,546	\$17,926	\$18,313	\$18,708	\$19,111
Local Tax Reimbursement		\$21,049	\$21,513	\$21,986	\$22,469	\$22,962	\$23,464	\$23,976	\$24,499	\$25,032	\$25,575	\$26,130	\$26,695	\$27,272	\$27,861	\$28,461
Developer Reimbursement Balance		\$838,586	\$802,627	\$765,877	\$728,320	\$689,940	\$650,721	\$610,645	\$569,696	\$527,856	\$485,107	\$441,432	\$396,811	\$351,226	\$304,657	\$257,085
<b>Total Annual Developer Reimbursement</b>		<b>\$238,473</b>	<b>\$243,729</b>	<b>\$249,091</b>	<b>\$254,560</b>	<b>\$260,138</b>	<b>\$265,828</b>	<b>\$271,631</b>	<b>\$277,551</b>	<b>\$283,589</b>	<b>\$289,748</b>	<b>\$296,030</b>	<b>\$302,438</b>	<b>\$308,974</b>	<b>\$315,640</b>	<b>\$322,440</b>

**LOCAL BROWNFIELD REVOLVING FUND**

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
<b>LBRF Deposits</b>		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total LBRF Capture</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



**Tax Increment Financing  
Reimbursement Estimates**

	Brownfield	16	17	18	19	20	21	22	23	24	25	TOTAL
		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	
Total State Incremental Revenue		\$151,224	\$154,472	\$157,785	\$161,164	\$164,611	\$168,127	\$171,713	\$175,371	\$179,102	\$182,908	\$3,585,537
State Brownfield Revolving Fund (50% of SET)		\$18,903	\$19,309	\$19,723	\$20,146	\$20,576	\$21,016	\$21,464	\$21,921	\$22,388	\$22,863	\$448,192
<b>State TIR Available for Reimbursement</b>		<b>\$132,321</b>	<b>\$135,163</b>	<b>\$138,062</b>	<b>\$141,019</b>	<b>\$144,035</b>	<b>\$147,111</b>	<b>\$150,249</b>	<b>\$153,450</b>	<b>\$156,714</b>	<b>\$160,044</b>	<b>\$3,137,345</b>
Total Local Incremental Revenue		\$258,517	\$264,069	\$269,733	\$275,510	\$281,402	\$287,413	\$293,543	\$299,797	\$306,175	\$312,681	\$6,129,475
BRA Administrative Fee (15% or max \$100,000)		\$61,461	\$62,781	\$64,128	\$65,501	\$66,902	\$68,331	\$69,788	\$71,275	\$72,792	\$74,338	\$1,457,252
<b>Local TIR Available for Reimbursement</b>		<b>\$197,056</b>	<b>\$201,288</b>	<b>\$205,605</b>	<b>\$210,009</b>	<b>\$214,500</b>	<b>\$219,082</b>	<b>\$223,755</b>	<b>\$228,521</b>	<b>\$233,383</b>	<b>\$238,342</b>	<b>\$4,672,223</b>
<b>Total State &amp; Local TIR Available</b>		<b>\$329,376</b>	<b>\$336,451</b>	<b>\$343,667</b>	<b>\$351,027</b>	<b>\$358,535</b>	<b>\$366,193</b>	<b>\$374,004</b>	<b>\$381,971</b>	<b>\$390,097</b>	<b>\$398,387</b>	<b>\$ 7,809,568</b>
<b>DEVELOPER</b>	Beginning Balance											
<b>DEVELOPER Reimbursement Balance</b>	<b>\$5,922,370</b>	<b>\$1,413,133</b>	<b>\$1,076,683</b>	<b>\$733,016</b>	<b>\$381,988</b>	<b>\$23,453</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<hr/>												
<b>MSF Non-Environmental Costs</b>	<b>\$5,048,600</b>											
State Tax Reimbursement		\$112,798	\$115,221	\$117,692	\$120,213	\$122,784	\$8,032	\$0	\$0	\$0	\$0	\$2,028,179
Local Tax Reimbursement		\$167,983	\$171,591	\$175,271	\$179,025	\$182,854	\$11,961	\$0	\$0	\$0	\$0	\$3,020,421
<b>Developer Reimbursement Balance</b>		<b>\$1,204,644</b>	<b>\$917,832</b>	<b>\$624,869</b>	<b>\$325,631</b>	<b>\$19,993</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>EGLE Environmental Costs</b>	<b>\$873,770</b>											
State Tax Reimbursement		\$19,522	\$19,942	\$20,369	\$20,805	\$21,250	\$1,390	\$0	\$0	\$0	\$0	\$351,020
Local Tax Reimbursement		\$29,073	\$29,697	\$30,334	\$30,984	\$31,647	\$2,070	\$0	\$0	\$0	\$0	\$522,750
<b>Developer Reimbursement Balance</b>		<b>\$208,490</b>	<b>\$158,851</b>	<b>\$108,147</b>	<b>\$56,357</b>	<b>\$3,460</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>Total Annual Developer Reimbursement</b>		<b>\$329,376</b>	<b>\$336,451</b>	<b>\$343,667</b>	<b>\$351,027</b>	<b>\$358,535</b>	<b>\$23,453</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$5,922,370</b>
<hr/>												
<b>LOCAL BROWNFIELD REVOLVING FUND</b>												
<b>LBRF Deposits</b>		<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$342,740</b>	<b>\$374,004</b>	<b>\$381,971</b>	<b>\$390,097</b>	<b>\$398,387</b>	<b>\$1,887,198</b>
State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$137,689	\$150,249	\$153,450	\$156,714	\$160,044	\$758,146
Local Tax Capture		\$0	\$0	\$0	\$0	\$0	\$205,050	\$223,755	\$228,521	\$233,383	\$238,342	\$1,129,052
<b>Total LBRF Capture</b>												

**ATTACHMENT G**

**BSEED Acknowledgement of Receipt of Environmental Documents**

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 2201 and 2401 20<sup>th</sup> street project

DATE: 7/5/2024

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 (a Pinchin company) on behalf of 20<sup>th</sup> Street Holdco LLC as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at the 2201 and 2401 20<sup>th</sup>.

- 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)
- 1 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 B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 3000 Standish Street and 3050 W Fisher Freeway

DATE: 3/10/2025

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 (a Pinchin company) on behalf of 20<sup>th</sup> Street Holdco LLC as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at the 3000 Standish and 3050 W Fisher Freeway.

- 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)
- 1 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 B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 2301 20<sup>th</sup> street project

DATE: 3/10/2025

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 (a Pinchin company) on behalf of 20<sup>th</sup> Street Holdco LLC as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at the 2301 20<sup>th</sup>.

- 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)
- 1 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 Information Chart for City Council**

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Demolition	Brownfield TIF	\$6,500,000	District 6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled
5		15	10	N/A			

**1. What is the plan for hiring Detroiters?**

The Developer is required to comply with City Executive Order 2021-02 (the “EO”) because the Project will receive tax increment financing in excess of \$3,000,000. The Developer, with cooperation from its general contractor and guidance from the City of Detroit’s Civil Rights, Inclusion and Opportunity Department (“CRIO”), shall meet the Work Force Target (i.e. 51% of the workforce be bona-fide City of Detroit residents) as prescribed by the EO or, if the Developer is unable to meet the Work Force Target, the Developer shall help strengthen the City’s workforce by making a monetary contribution to the City’s CRIO-administered Workforce Training Fund in accordance with the EO.

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

It is anticipated that the Project will utilize subcontractors for:

- Environmental Assessment and Testing
- Geotechnical
- Engineering
- Abatement
- Demolition
- Excavation and Earthwork

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

No

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

The construction manager for this project is Ideal Construction, a certified minority-owned, woman-owned, and veteran-owned, Detroit headquartered business located in southwest Detroit. In addition to adhering to the City’s Executive Orders, Ideal construction has a thorough and robust Trade Partner program, allowing for any interested contractor to fill out required paperwork to become a subcontractor. Further information and support can be provided by emailing support@idealcontracting.com.

**5. When is construction slated to begin?**

Abatement and demolition are expected to begin between July 2025 and October 2025

**6. What is the expected completion date of construction?**

The Project is expected to be completed by April 2026