

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
ARTHUR MURRAY
REDEVELOPMENT PROJECT

Prepared by:

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September _____ 2024

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

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I. INTRODUCTION

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

The primary purpose of this Brownfield Plan (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

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

The eligible property consists of one (1) parcel located at 16621-16653 E. Warren Avenue, Detroit, Michigan and qualifies as “housing property,” as more particularly described in Section B of this Plan. The aforementioned parcel, along with all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-way, 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 Eastside, bounded by Yorkshire Road to the east, East Warren Avenue to the south, a private alley to the north, and additional commercial properties and Kensington Avenue to the west.

Parcel information for the Property is outlined below:

Address	Parcel ID	Ward #, Item #	Owner
16621-16653 E. Warren Avenue	21002904-6	Ward 21, Item 002904-6	16621 E Warren, LLC
Legal Description	<p>Land in City of Detroit, County of Wayne, State of Michigan described as follows: Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, except that part of Lot 74, Wayne County Records, described as follows: Beginning at a point on the West line of Yorkshire Avenue North 28 degrees 55 minutes West 31.85 feet from the Southeast corner of said Lot 74; thence continuing North 28 degrees 55 minutes West 12.50 feet to the North line of said lot; thence South 59 degrees 18 minutes West 120.29 feet along said North line to the West line of said lot; thence South 28 degrees 55 minutes East 9.65 feet along said West line to a point; thence North 60 degrees 39 minutes 33 seconds East 120.23 feet to the point of beginning.</p> <p>Also described as: Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and part of Lot 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, being described as follows: Beginning at a point of intersection of the West Right-of-Way line of Yorkshire Avenue (60' wide) with the North Right-of-Way line of East Warren Avenue (105' wide), said point also being the Southeast corner of said Lot 72; thence along said North Right-of-Way line, South 60 degrees 41 minutes 44 seconds West 179.53 feet; thence North 28 degrees 55 minutes 29 seconds West 100.00 feet to a point on the South line of a 20 feet wide public alley, said point also being the Northwest corner of said Lot 193; thence along said South line, North 60 degrees 41 minutes 44 seconds East 59.27 feet; thence North 28 degrees 56 minutes 31 seconds West 20 feet; thence North 60 degrees 46 minutes 02 seconds East 120.28 feet to the point of beginning. Commonly known as: 16621 E. Warren Avenue, Detroit, MI 48224</p>		

Aria Warren Detroit, LLC, a Michigan limited liability company, is the project developer ("Developer") and contracted purchaser of the Property. As described in more detail in

Attachment C (the “Project”), the Project involves the transformation of the historic Arthur Murray Building into a mixed-use development which will feature approximately thirty-two (32) residential rental units (i.e. approximately fourteen (14) Studio, sixteen (16) One Bedroom, and two (2) Two Bedroom apartments) and approximately 7,900 square feet of commercial space. The development is intended to advance Detroit’s goals of equitable urban renewal and economic revitalization within the East Warren Avenue corridor.

For the duration of this Plan: no less than twenty percent (20%) of the units (i.e. approximately three (3) of the Studio units, three (3) of the One Bedroom rental units, and one (1) of the Two Bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income (AMI) for Wayne County, as defined in the 'Income and Rent Limits' documents published by the Michigan State Housing Development Authority (MSHDA) (hereinafter collectively referred to as the “Affordability Commitment”). The Affordability Commitment shall be a binding obligation of the Developer, and the Developer’s compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by this Plan, as further described in the Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”).

The Developer has obtained local approval for an Neighborhood Enterprise Zone District (“NEZ”) under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and the Developer shall endeavor to achieve deeper affordability (down to 60% AMI) for the Project during the NEZ period; however, failure to reserve units for lease by occupants earning no more than 60% AMI during the NEZ period shall not be a default by the Developer under the Reimbursement Agreement.

It is currently anticipated that construction will begin in the fall of 2024 and the Project will be completed within approximately 20 months thereafter. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of this Plan. The actual development may vary from the project description provided herein (including, without limitation, any references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the Project. Notwithstanding the foregoing, it is expressly understood that in no circumstances shall less than twenty percent (20%) of the apartment units contemplated for the Project be leased to occupants earning no more than 80% AMI, and such units shall be evenly distributed throughout the Project and share comparable amenities and finishes to the other apartment units. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the Project, including details regarding the development team, total investment amount, project uses (residential and commercial), number and type of housing units, number of temporary and permanent jobs, project renderings, and additional financing incentives. Attachment D includes letters of support

for the Project. Attachment I provides a detailed description of the affordable housing plan for the Project (the "Affordable Housing Plan").

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(p)(ii) because the Property includes “housing property for which eligible activities are identified under a brownfield plan, including personal property located on the property, to the extent included in the brownfield plan.”

Section 2(y) of Act 381 defines “housing property” as (i) a property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project. The Project to be completed at the Property includes the construction of approximately thirty-two (32) rental units in a mixed-use project, as more particularly described in Attachment I.

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

The “eligible activities” the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include: Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381) - see Table 2, Attachment E.

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 (SBRF), and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund (LBRF), as follows:

The allocation of tax increment revenues is detailed in the following table:

School Capture	Millage Rate	Total Capture	Reimbursement	DBRA		SBRF	
				Admin Costs	Capture	LBRF Capture	
State Education Tax (SET)	6.0000	\$ 542,867	\$ 442,670	\$ -		\$ -	
School Operating Tax	16.6032	\$ 1,502,222	\$ 1,224,957	\$ -	\$ 198,980	\$ -	
School Total	22.6032						
Local Capture	Millage Rate						
WAYNE COUNTY	0.9829	\$ 88,931	\$ 72,517	\$ 20,691		\$ -	
W C JAILS	0.9358	\$ 84,669	\$ 69,042	\$ 19,700		\$ -	
W C PARKS	0.2442	\$ 22,095	\$ 18,017	\$ 5,141		\$ -	
W C HCMA	0.2070	\$ 18,729	\$ 15,272	\$ 4,358		\$ -	
W C RESA	0.0956	\$ 8,650	\$ 7,053	\$ 2,013		\$ -	
W C RESA SP ED	3.3443	\$ 302,585	\$ 246,737	\$ 70,402		\$ -	
W C COMM COLLEGE	3.2202	\$ 291,357	\$ 237,581	\$ 67,790		\$ -	
GENERAL CITY	19.8123	\$ 1,792,575	\$ 1,461,719	\$ 417,076		\$ -	
LIBRARY	4.5982	\$ 416,035	\$ 339,248	\$ 96,798		\$ -	
W COUNTY TAX	5.5913	\$ 505,889	\$ 412,517	\$ 117,704		\$ -	
WC RESA ENH	1.9812	\$ 179,255	\$ 146,170	\$ 41,707		\$ -	
Local Total	41.0130						
		\$ 5,755,858	\$ 4,693,499	\$ 863,379	\$ 198,980	\$ -	

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

<u>Non-Capturable Millages</u>	Millage Rate	
DEBT SERVICE	7.0000	\$ 711,082
SCHOOL DEBT	13.0000	\$ 1,320,581
W C ZOO	0.0992	\$ 10,077
W C DIA	0.1986	\$ 20,174
Total Non-Capturable Taxes	20.2978	\$ 2,061,915

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 that any eligible activities funded by a grant or a loan that is subsequently forgiven or credited shall be ineligible for reimbursement under this Plan and will not be included in reimbursement requests to the DBRA. However, loans used to fund eligible activities that the Developer is required to repay unconditionally will be eligible for reimbursement, subject to the terms of 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.

The Developer has obtained local approval for a Neighborhood Enterprise Zone District ("NEZ") under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and a Commercial Rehabilitation Exemption District ("CRE") under the provisions of the Commercial Rehabilitation Act 210 of 2005, as amended. The NEZ and CRE will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to this Plan. The abatement has been included in the tax capture assumptions provided in Attachment F. Notwithstanding these projections, the DBRA is permitted to capture tax increment revenue derived from Local Taxes or Specific Taxes considered Local Taxes during the abatement period.

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 and beginning date of the capture of tax increment revenues is anticipated to be the 2026 tax year (commencing with the summer 2026 property taxes).

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

The estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0.00. All funds 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 Environmental Site Assessment (“ESA”) and a Phase II ESA (collectively, the “Environmental Documents”), pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed on the Property. Attached hereto as Attachment G is the City of Detroit’s Buildings, Safety Engineering, and Environmental Department’s acknowledgment of its receipt of the Environmental Documents.

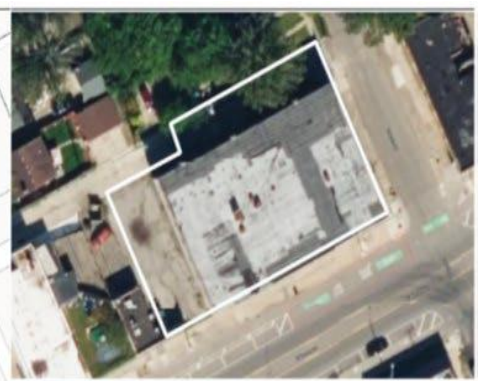
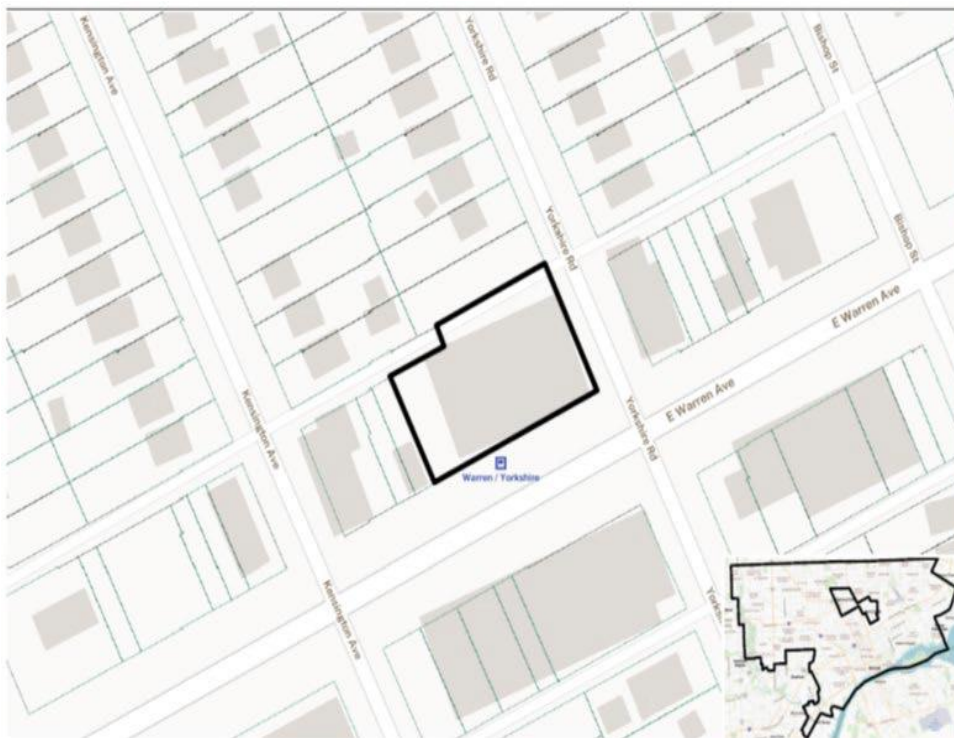
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority, or State of Michigan Land Bank financing component.

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



In: East English Village, 48224, Census Tract 5014, Detroit, Wayne County, Michigan

Lat/Long: 42.40464, -82.93465

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies:

Land in City of Detroit, County of Wayne, State of Michigan described as follows:

Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, except that part of Lot 74, Wayne County Records, described as follows: Beginning at a point on the West line of Yorkshire Avenue North 28 degrees 55 minutes West 31.85 feet from the Southeast corner of said Lot 74; thence continuing North 28 degrees 55 minutes West 12.50 feet to the North line of said lot; thence South 59 degrees 18 minutes West 120.29 feet along said North line to the West line of said lot; thence South 28 degrees 55 minutes East 9.65 feet along said West line to a point; thence North 60 degrees 39 minutes 33 seconds East 120.23 feet to the point of beginning.

Also described as:

Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and part of Lot 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, being described as follows: Beginning at a point of intersection of the West Right-of-Way line of Yorkshire Avenue (60' wide) with the North Right-of-Way line of East Warren Avenue (105' wide), said point also being the Southeast corner of said Lot 72; thence along said North Right-of-Way line, South 60 degrees 41 minutes 44 seconds West 179.53 feet; thence North 28 degrees 55 minutes 29 seconds West 100.00 feet to a point on the South line of a 20 feet wide public alley, said point also being the Northwest corner of said Lot 193; thence along said South line, North 60 degrees 41 minutes 44 seconds East 59.27 feet; thence North 28 degrees 56 minutes 31 seconds West 20 feet; thence North 60 degrees 46 minutes 02 seconds East 120.28 feet to the point of beginning.

Commonly known as: 16621 E. Warren Avenue, Detroit, MI 48224

Tax Item No.: Ward 21, Item No. 002904-6

ATTACHMENT C

Project Description

Address	16621 E. Warren
Developer	Aria Warren Detroit, LLC
City Council District	District 4
Neighborhood	East English Village
Located in HRD/SNF Targeted Area	East Warren / Cadieux
Total Square Footage (SF)	35,672
Residential SF	17,752
Common Area SF	10,020
Retail SF	7,900
Industrial SF	N/A
Total Residential Units	32 Units (7 Affordable)
Studios	14 Units (3 Affordable); 453 Avg. SF; \$1,140/Mo. Avg. Rent
1-Bed	16 Units (3 Affordable); 630 Avg. SF; \$1,591/Mo. Avg. Rent
2-Bed	2 Units (1 Affordable); 757 Avg. SF; \$1,915/Mo. Avg. Rent

By the fourth quarter of 2024, Aria Warren Detroit, LLC will begin the renovation of the existing vacant 2-story structure located at 16621 E. Warren in Detroit, Michigan, commonly known as, “The Arthur Murray.” The building was constructed sometime in the early 1950s for use as an Arthur Murray dance instruction studio. Dancing facilities were located on the 2nd floor while the four (4) dedicated suites on the ground floor were utilized for retail.

The Developer intends to convert the building into 32 residential apartments with approximately 7,900 square feet of ground floor commercial space.

Sources and Uses of Capital Summary

Total Investment: \$14,842,696

Estimated Jobs: (FTE/Construction) Four (4) FTE/72 Construction

Eligible Activities: Housing Development Activities, as described in Section C of the Plan.

Additional Incentives

The Developer has obtained local approval for a Neighborhood Enterprise Zone District (“NEZ”) under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and a Commercial Rehabilitation Exemption District (“CRE”) under the provisions of the Commercial Rehabilitation Act 210 of 2005, as amended. The NEZ and CRE will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

Project Timeline:

Renovation Start Date: Q4 2024

Expected Completion Date: Q1 2026

Exhibit A
The Arthur Murray
Brownfield Redevelopment Plan



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

September 18, 2024

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

RE: Arthur Murray - 16621 East Warren Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the Arthur Murray Brownfield Plan at 16131 East Warren Redevelopment Plan (the "Plan") for consideration.

Aria Warren Detroit, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 16621 East Warren Avenue at the corner of Yorkshire Road, bounded by an alley to the north, the property boundary to the west, East Warren Avenue to the south, and Yorkshire Road to the east in the East English Village neighborhood of Detroit.

The project consists of the redevelopment of the existing approximately 35,672 square foot, vacant three-story mixed-use building into approximately 8,000 square feet of ground-floor commercial space and thirty-two (32) upper-floor modern apartments. At least 20% of the units will be offered at or below 80% AMI with additional units available 100-120% AMI as well as market rate.

The project will reactivate and renovate to modern standards a vacant, large mixed-use corner commercial building on the East Warren Avenue corridor that has fallen into disrepair. Total investment is estimated at just over \$14.8 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



May 3, 2023

East English Village Association is pleased to submit a letter of support on behalf of Emery Matthews and Real Estate Interests, LLC for the proposed development referenced as "The Arthur Murray Redevelopment Project" located at 16621-16653 E. Warren, Detroit, MI. This mixed-use project consists of repurposing the existing facility into 32 residential apartments and 8,000 sf of ground floor commercial space. The project location is in East English Village and is considered to be a primary anchor in the heart of the E Warren Business Corridor.

Since the inception of this project, Mr. Matthews and his team have actively engaged the eastside community initially presenting their proposal to our EWDC Focus Group. This group is comprised of area stakeholders – residents and business owners representing EEV, Morningside and Cornerstone Village neighborhoods. Additionally, status updates via Facebook and website posts, newsletter updates and presenting rendering and plans at our general meetings have been ongoing. The concept has been very well received by residents as adding "apartments" to the area has been a high priority for potential new area businesses. Surveys have indicated that in addition to attracting new residents to the area, there is a demand to offer options to those residents who may no longer want (or be physically able) to perform the maintenance and upkeep responsibility that an older home requires but who still wish to continue living in East English Village.

The Arthur Murray Redevelopment Project definitely fits the creative vision and energy for making E Warren a destination corridor. We support Mr. Matthews and endorse his proposed plan and look forward to witnessing it coming to fruition in the not-too-distant future. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Ron Otto, President English Village Association

Maureen Dritsan, 1st Vice President East English Village Association

E. Warren
Development Corp

16835 E. Warren
Detroit, MI 48224

To Whom It May Concern,

It is with great pleasure that E. Warren Development Corp has the opportunity to share a letter of support for Emery Matthews from REI for his development at 16653 E. Warren on the corridor. E. Warren Development Corp. is a community and economic development nonprofit located on the far east side, focusing on the E. Warren corridor.

We have been a community partner involved with REI for the entirety of his project. As a community and economic development organization, it is imperative to partner with a developer dedicated to the support and success of the E. Warren Corridor. REI has intentionally engaged our neighborhoods to solicit feedback and thoughts on the process. The impact REI will make in the area is vital to the ongoing development. They are a trusted developer.

It is critical to the success and growth of the corridor that E. Warren Development Corp. develops the space at 16653 E. Warren. The E. Warren Corridor is in need of more units of housing and commercial spaces to raise the walkability of the corridor. We are in full support to have Emery Matthews and REI moving forward with their development.

Sincerely,



Joe Rashid, Executive Director
E. Warren Development Corp



14901 East Warren
Detroit, MI 48224
Tel: (313) 640-1100
Fax: (313) 640-1112
www.usnapbac.org

September 5, 2024

Ms. Megan McGreal
Senior Community Development Manager, Detroit
Regional Prosperity
Michigan Economic Development Corporation
300 N. Washington Square
Lansing, MI 48913

Dear Megan,

I am writing in support of Aria Warren Detroit, LLC's application for development assistance financing from the MEDC for The Arthur Murray rehabilitation project located at 16621-16653 E. Warren in Detroit.

The Arthur Murray is one of the flagship adaptive reuse projects along the East Warren Commercial Corridor, and the addition of the multifamily project proposed by Aria Warren Detroit would expand much-needed affordable, neighborhood-centered housing options. There are significant barriers to new housing units in this market, and the proposed development would help address serious existing demand.

Arthur Murray renovates a long vacant eyesore in the heart of a designated Strategic Neighborhood. It is exactly the type of project that MEDC development assistance is designed to facilitate.

Again, I appreciate you giving Aria Warren Detroit's request your full and fair consideration. If you have any further questions or concerns, please feel free to contact me or my staff at (313) 640-1100

Sincerely,

Linda Smith
Executive Director



4/24/2023

Invest Detroit
600 Renaissance Center, Suite 1710
Detroit, MI 48243

To Whom it May Concern,

I am pleased to share this letter of support for Emery Matthews of Real Estate Interests, LLC and his project known as the Arthur Murray Building located at 16621 East Warren in Detroit, Michigan. Invest Detroit has worked with Mr. Matthews on many other projects in the City of Detroit and we hold him in high regard.

It is Invest Detroit's intention to support the development of the Arthur Murry Building with \$2,000,000 in Strategic Neighborhood Funds and additionally up to \$2,500,000 in senior or subordinate debt in the project.

We see this building's redevelopment as critical to the East Warren Neighborhood revitalization and would be happy to discuss this project in further detail if desired.

Sincerely,

Michael S Vieregge

Michael S. Vieregge, Senior Vice President
Commercial Real Estate Lending, Invest Detroit

Subject: Supporting the Arthur Murray Renovation

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

The building has been a cornerstone of East Warren for many years, providing a space for individuals of all ages to learn, socialize, and connect. The renovation of this iconic place will not only preserve its rich history but also revitalize it as a vibrant community hub.

I believe that the completed project will have a significant positive impact on our neighborhood by:

- **Attracting visitors and boosting local businesses:** The renovated Arthur Murray will draw people to the area, increasing foot traffic and supporting local businesses.
- **Providing a public amenity:** The building's former parking lot will become a landscaped urban garden, accessible to the neighborhood.
- **Creating jobs and economic opportunities:** The renovation and ongoing operations of the Arthur Murray will generate jobs and contribute to the local economy.

I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Alexander Stanfield
Name

5031 Courville
Address

AlexStanfield23@gmail.com
Email

Subject: Supporting the Arthur Murray Renovation

To Whom It May Concern,

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Joanna Duweke-Perez
Name

1545 W. Philadelphia, Detroit, MI 48206
Address

jduwekeperez@prosperusdetroit.org
Email

Subject: Supporting the Arthur Murray Renovation

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

JANAE WILSON

Name

5075 Harvard Rd

Address

Email

jwilson@prosperusdetroit.org

Subject: Supporting the Arthur Murray Renovation

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Melvina Johnson

Name

4666 Courville St

Address

MelvinaJohnson2014@yahoo.com

Email

Subject: Supporting the Arthur Murray Renovation

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Sincerely,

Anthony C. Geisz

Name

5069 Bishop

Address

tonygeisz@att.net

Email

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

GEORGE CORSETTI

Name

3512 COARVILLE

Address

G CORSETTI @ AMERITECH.NET

Email

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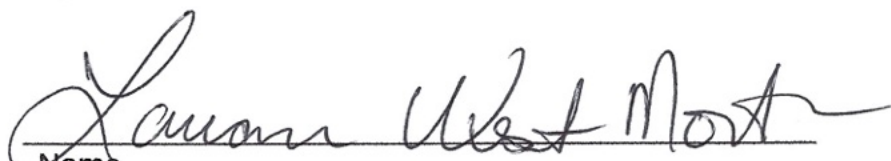
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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,


Name

12501 E. Outer Dr.
Address

laurenwest@hotmail.com
Email

Subject: Supporting the Arthur Murray Renovation

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Sincerely,

Denise Moore
Name

3532 Somerset
Address

getmoore33@aol.com
Email

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Sincerely,

Timyra James
Name

10651 wayburn
Address

Timyra James1@gmail.com
Email

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Sincerely,

Karmesha Clark

Name

5000 Hillcrest Det, 48236

Address

KarmeshaClark1@gmail.com

Email

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Sincerely,

Katy Gilmore

Name

4811 Bishop St

Address

katyjansgilmore@yahoo.com

Email

Subject: Supporting the Arthur Murray Renovation

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Sincerely,

Kenneth Gilmore

Name

4811 Bishop

Address

Kennyg_82@yahoo.com

Email

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Sincerely,

Bryan Jones
Name

12910 E. Outer Dr, Detroit 48224
Address

BryanJones10@Comcast.net
Email

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Twana Chandler

Name

1546 Chateaufont Pl Coop Det., MI 48207

Address

twanachandler@icloud.com

Email

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Sincerely,

Name

LADONNA CLAXTON

Address

5219 BALFOUR RD

Email

claxtonladonna@yahoo.com

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Sincerely,

Soh Suzuki

Name

4224 Kensington Ave, Detroit 48224

Address

soh_suzuki@hotmail.com

Email

Subject: Supporting the Arthur Murray Renovation

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Sincerely,

Dessa Cosma
Name

4229 Kensington Ave 48229
Address

dessa@dessa@gmail.com
Email

Subject: Supporting the Arthur Murray Renovation

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I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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Sincerely,

Tanya Housonberg
Name

4890 LODZ WYKE Mich. 48224
Address

TanyaHousonberg@gmail.com
Email

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Sincerely,

Lynsey Lane
Name

4105 Kensington Detroit, MI 48224
Address

lynsey.williams@olyent.com
Email

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Sincerely,

William Brasch

Name

4155 Audubon Rd Detroit MI 48224

Address

williambrasch@hotmail.com

Email

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Sincerely,

JEFF LANE

Name

4105 KENSINGTON AVE, DETROIT MI 48224

Address

JEFF IS ALWAYS DOING SOMETHING@Gmail.com

Email

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- **Attracting visitors and boosting local businesses:** The renovated Arthur Murray will draw people to the area, increasing foot traffic and supporting local businesses.
- **Providing a public amenity:** The building's former parking lot will become a landscaped urban garden, accessible to the neighborhood.
- **Creating jobs and economic opportunities:** The renovation and ongoing operations of the Arthur Murray will generate jobs and contribute to the local economy.

I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Jenna Sakel

Name

Address

3320 Spinnaker lane 4D Detroit MI 48207

Email

jenna.sakel@gmail.com

Subject: Supporting the Arthur Murray Renovation

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

The building has been a cornerstone of East Warren for many years, providing a space for individuals of all ages to learn, socialize, and connect. The renovation of this iconic place will not only preserve its rich history but also revitalize it as a vibrant community hub.

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- **Creating jobs and economic opportunities:** The renovation and ongoing operations of the Arthur Murray will generate jobs and contribute to the local economy.

I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

KATRILE ROBINSON

Name

7478 PRAIRIE

Address

stylysty/kmr@gmail.com

Email

Subject: Supporting the Arthur Murray Renovation

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Lidi Armenta-Joy
Name

4529 Grayton St. Detroit, MI 48224
Address

Lidi.Armenta@gmail.com
Email

Subject: Supporting the Arthur Murray Renovation

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

The building has been a cornerstone of East Warren for many years, providing a space for individuals of all ages to learn, socialize, and connect. The renovation of this iconic place will not only preserve its rich history but also revitalize it as a vibrant community hub.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Jesse J. Armenta-Keys
Name

4529 Grayton St Detroit MI 48224
Address

Jesse Keez45@gmail.com
Email

Subject: Supporting the Arthur Murray Renovation

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

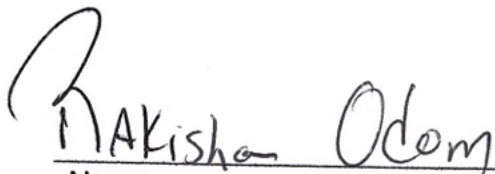
The building has been a cornerstone of East Warren for many years, providing a space for individuals of all ages to learn, socialize, and connect. The renovation of this iconic place will not only preserve its rich history but also revitalize it as a vibrant community hub.

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- **Providing a public amenity:** The building's former parking lot will become a landscaped urban garden, accessible to the neighborhood.
- **Creating jobs and economic opportunities:** The renovation and ongoing operations of the Arthur Murray will generate jobs and contribute to the local economy.

I urge you to support this important project and help ensure the continued success of our community.

Sincerely,


Name

4843 Parkshire 48224
Address

Rodona@BrilliantDetroit.org
Email

ATTACHMENT E

**Estimated Cost of Eligible Activities Tables
(Table 1 & 2 on following pages)**

Table 1
Eligible Activities and Costs

MSHDA Eligible Activities Costs		Completion Season/Year
Non-Environmental Eligible Activities**	Cost	
Financing Gap (Project Rent Loss)	\$3,012,840	n/a
Demolition	\$412,000	Spring 2025
Renovation	\$1,268,659	2026
Non-Environmental Eligible Activities Total *	\$4,693,499	

Other Costs	
DBRA Administrative Costs	\$863,379
Local Brownfield Revolving Fund	\$0
State Brownfield Fund	\$198,980
Total Estimated Cost to be Funded Through TIF	\$1,062,359

* Note: Although the Project has eligible activities of approximately \$4,884,840 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$4,693,499.00 over the life of the Plan.

ATTACHMENT F

TIF Tables

Exhibit A
The Arthur Murray
Brownfield Redevelopment Plan

Attachment E: Brownfield Plan TIF Capture
The Arthur Murray

Plan Year	3.00% Estimated Taxable Value (TV) Increase Rate												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
*Base Taxable Value	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650
Estimated New TV	\$ 1,484,590	\$ 2,293,692	\$ 2,362,502	\$ 2,433,377	\$ 2,506,379	\$ 2,581,570	\$ 2,659,017	\$ 2,738,788	\$ 2,820,951	\$ 2,905,580	\$ 2,992,747	\$ 3,082,530	\$ 3,175,006
Incremental Difference (New TV - Base TV)	\$ 1,363,940	\$ 2,173,042	\$ 2,241,852	\$ 2,312,727	\$ 2,385,729	\$ 2,460,920	\$ 2,538,367	\$ 2,618,138	\$ 2,700,301	\$ 2,784,930	\$ 2,872,097	\$ 2,961,880	\$ 3,054,356

School Capture	Millage Rate	NEZ Abatement												
State Education Tax (SET)	6.0000	\$ 5,319	\$ 8,475	\$ 8,743	\$ 9,020	\$ 9,304	\$ 9,598	\$ 9,900	\$ 10,211	\$ 10,531	\$ 10,861	\$ 11,201	\$ 11,551	\$ 15,944
School Operating Tax	16.6032	\$ 14,720	\$ 23,452	\$ 24,194	\$ 24,959	\$ 25,747	\$ 26,558	\$ 27,394	\$ 28,255	\$ 29,142	\$ 30,055	\$ 30,996	\$ 31,965	\$ 44,120
School Total	22.6032													

Local Capture	Millage Rate	NEZ Abatement												
WAYNE COUNTY	0.9829	\$ 871	\$ 1,388	\$ 1,432	\$ 1,478	\$ 1,524	\$ 1,572	\$ 1,622	\$ 1,673	\$ 1,725	\$ 1,779	\$ 1,835	\$ 1,892	\$ 2,612
W C JAILS	0.9358	\$ 830	\$ 1,322	\$ 1,364	\$ 1,407	\$ 1,451	\$ 1,497	\$ 1,544	\$ 1,593	\$ 1,643	\$ 1,694	\$ 1,747	\$ 1,802	\$ 2,487
W C PARKS	0.2442	\$ 216	\$ 345	\$ 356	\$ 367	\$ 379	\$ 391	\$ 403	\$ 416	\$ 429	\$ 442	\$ 456	\$ 470	\$ 649
W C HCMA	0.2070	\$ 184	\$ 292	\$ 302	\$ 311	\$ 321	\$ 331	\$ 342	\$ 352	\$ 363	\$ 375	\$ 386	\$ 399	\$ 550
W C RESA	0.0956	\$ 85	\$ 135	\$ 139	\$ 144	\$ 148	\$ 153	\$ 158	\$ 163	\$ 168	\$ 173	\$ 178	\$ 184	\$ 254
W C RESA SPED	3.3443	\$ 2,965	\$ 4,724	\$ 4,873	\$ 5,027	\$ 5,186	\$ 5,350	\$ 5,518	\$ 5,691	\$ 5,870	\$ 6,054	\$ 6,243	\$ 6,439	\$ 8,887
W C COMM COLLEGE	3.2202	\$ 2,855	\$ 4,548	\$ 4,692	\$ 4,841	\$ 4,994	\$ 5,151	\$ 5,313	\$ 5,480	\$ 5,652	\$ 5,829	\$ 6,012	\$ 6,200	\$ 8,557
GENERAL CITY	19.8123	\$ 17,565	\$ 27,984	\$ 28,871	\$ 29,783	\$ 30,723	\$ 31,692	\$ 32,689	\$ 33,716	\$ 34,774	\$ 35,864	\$ 36,987	\$ 38,143	\$ 52,647
LIBRARY	4.5982	\$ 4,077	\$ 6,495	\$ 6,701	\$ 6,912	\$ 7,131	\$ 7,355	\$ 7,587	\$ 7,825	\$ 8,071	\$ 8,324	\$ 8,584	\$ 8,853	\$ 12,219
W COUNTY TAX	5.5913	\$ 4,957	\$ 7,898	\$ 8,148	\$ 8,405	\$ 8,671	\$ 8,944	\$ 9,225	\$ 9,515	\$ 9,814	\$ 10,121	\$ 10,438	\$ 10,764	\$ 14,858
W C RESA ENH	1.9812	\$ 1,756	\$ 2,798	\$ 2,887	\$ 2,978	\$ 3,072	\$ 3,169	\$ 3,269	\$ 3,372	\$ 3,477	\$ 3,586	\$ 3,699	\$ 3,814	\$ 5,265
Local Total	41.0130													

Non-Capturable Millages	Millage Rate													
DEBT SERVICE	7.0000	\$ 9,548	\$ 15,211	\$ 15,693	\$ 16,189	\$ 16,700	\$ 17,226	\$ 17,769	\$ 18,327	\$ 18,902	\$ 19,495	\$ 20,105	\$ 20,733	\$ 21,380
SCHOOL DEBT	13.0000	\$ 17,731	\$ 28,250	\$ 29,144	\$ 30,065	\$ 31,014	\$ 31,992	\$ 32,999	\$ 34,036	\$ 35,104	\$ 36,204	\$ 37,337	\$ 38,504	\$ 39,707
W C ZOO	0.0992	\$ 135	\$ 216	\$ 222	\$ 229	\$ 237	\$ 244	\$ 252	\$ 260	\$ 268	\$ 276	\$ 285	\$ 294	\$ 303
W C DIA	0.1986	\$ 271	\$ 432	\$ 445	\$ 459	\$ 474	\$ 489	\$ 504	\$ 520	\$ 536	\$ 553	\$ 570	\$ 588	\$ 607
Total Non-Capturable Taxes	20.2978													

Total Tax Increment Revenue (TIR) Available for Capture	\$ 56,400	\$ 89,856	\$ 92,702	\$ 95,633	\$ 98,651	\$ 101,760	\$ 104,963	\$ 108,261	\$ 111,659	\$ 115,158	\$ 118,763	\$ 122,475	\$ 169,047
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Footnotes:
The above consist of tax projections only and actual capture amounts may differ.

Exhibit A
The Arthur Murray
Brownfield Redevelopment Plan

Attachment E: Brownfield Plan TIF Capture
The Arthur Murray

Plan Year	14	15	16	17	18	19	20	21	22	23	24	25	26
Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
*Base Taxable Value	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650
Estimated New TV	\$ 3,270,256	\$ 3,368,363	\$ 3,469,414	\$ 3,573,497	\$ 3,680,702	\$ 3,791,123	\$ 3,904,856	\$ 4,022,002	\$ 4,142,662	\$ 4,266,942	\$ 4,394,950	\$ 4,526,799	\$ 4,662,603
Incremental Difference (New TV - Base TV)	\$ 3,149,606	\$ 3,247,713	\$ 3,348,764	\$ 3,452,847	\$ 3,560,052	\$ 3,670,473	\$ 3,784,206	\$ 3,901,352	\$ 4,022,012	\$ 4,146,292	\$ 4,274,300	\$ 4,406,149	\$ 4,541,953

School Capture	Millage Rate	NEZ Phaseout												
State Education Tax (SET)	6.0000	\$ 17,197	\$ 18,707	\$ 20,093	\$ 20,717	\$ 21,360	\$ 22,023	\$ 22,705	\$ 23,408	\$ 24,132	\$ 24,878	\$ 25,646	\$ 26,437	\$ 27,252
School Operating Tax	16.6032	\$ 47,587	\$ 51,766	\$ 55,600	\$ 57,328	\$ 59,108	\$ 60,942	\$ 62,830	\$ 64,775	\$ 66,778	\$ 68,842	\$ 70,967	\$ 73,156	\$ 75,411
School Total	22.6032													

Local Capture	Millage Rate													
WAYNE COUNTY	0.9829	\$ 2,817	\$ 3,064	\$ 3,292	\$ 3,394	\$ 3,499	\$ 3,608	\$ 3,719	\$ 3,835	\$ 3,953	\$ 4,075	\$ 4,201	\$ 4,331	\$ 4,464
W C JAILS	0.9358	\$ 2,682	\$ 2,918	\$ 3,134	\$ 3,231	\$ 3,331	\$ 3,435	\$ 3,541	\$ 3,651	\$ 3,764	\$ 3,880	\$ 4,000	\$ 4,123	\$ 4,250
W C PARKS	0.2442	\$ 700	\$ 761	\$ 818	\$ 843	\$ 869	\$ 896	\$ 924	\$ 953	\$ 982	\$ 1,013	\$ 1,044	\$ 1,076	\$ 1,109
W C HCMA	0.2070	\$ 593	\$ 645	\$ 693	\$ 715	\$ 737	\$ 760	\$ 783	\$ 808	\$ 833	\$ 858	\$ 885	\$ 912	\$ 940
W C RESA	0.0956	\$ 274	\$ 298	\$ 320	\$ 330	\$ 340	\$ 351	\$ 362	\$ 373	\$ 385	\$ 396	\$ 409	\$ 421	\$ 434
W C RESA SP ED	3.3443	\$ 9,585	\$ 10,427	\$ 11,199	\$ 11,547	\$ 11,906	\$ 12,275	\$ 12,656	\$ 13,047	\$ 13,451	\$ 13,866	\$ 14,295	\$ 14,735	\$ 15,190
W C COMM COLLEGE	3.2202	\$ 9,230	\$ 10,040	\$ 10,784	\$ 11,119	\$ 11,464	\$ 11,820	\$ 12,186	\$ 12,563	\$ 12,952	\$ 13,352	\$ 13,764	\$ 14,189	\$ 14,626
GENERAL CITY	19.8123	\$ 56,785	\$ 61,771	\$ 66,347	\$ 68,409	\$ 70,533	\$ 72,721	\$ 74,974	\$ 77,295	\$ 79,685	\$ 82,148	\$ 84,684	\$ 87,296	\$ 89,987
LIBRARY	4.5982	\$ 13,179	\$ 14,336	\$ 15,398	\$ 15,877	\$ 16,370	\$ 16,878	\$ 17,401	\$ 17,939	\$ 18,494	\$ 19,065	\$ 19,654	\$ 20,260	\$ 20,885
W COUNTY TAX	5.5913	\$ 16,025	\$ 17,433	\$ 18,724	\$ 19,306	\$ 19,905	\$ 20,523	\$ 21,159	\$ 21,814	\$ 22,488	\$ 23,183	\$ 23,899	\$ 24,636	\$ 25,395
W C RESA ENH	1.9812	\$ 5,678	\$ 6,177	\$ 6,635	\$ 6,841	\$ 7,053	\$ 7,272	\$ 7,497	\$ 7,729	\$ 7,968	\$ 8,215	\$ 8,468	\$ 8,729	\$ 8,999
Local Total	41.0130													

Non-Capturable Millages	Millage Rate													
DEBT SERVICE	7.0000	\$ 22,047	\$ 22,734	\$ 23,441	\$ 24,170	\$ 24,920	\$ 25,693	\$ 26,489	\$ 27,309	\$ 28,154	\$ 29,024	\$ 29,920	\$ 30,843	\$ 31,794
SCHOOL DEBT	13.0000	\$ 40,945	\$ 42,220	\$ 43,534	\$ 44,887	\$ 46,281	\$ 47,716	\$ 49,195	\$ 50,718	\$ 52,286	\$ 53,902	\$ 55,566	\$ 57,280	\$ 59,045
W C ZOO	0.0992	\$ 312	\$ 322	\$ 332	\$ 343	\$ 353	\$ 364	\$ 375	\$ 387	\$ 399	\$ 411	\$ 424	\$ 437	\$ 451
W C DIA	0.1986	\$ 626	\$ 645	\$ 665	\$ 686	\$ 707	\$ 729	\$ 752	\$ 775	\$ 799	\$ 823	\$ 849	\$ 875	\$ 902
Total Non-Capturable Taxes	20.2978													

Total Tax Increment Revenue (TIR) Available for Capture	\$ 182,333	\$ 198,343	\$ 213,036	\$ 219,657	\$ 226,477	\$ 233,502	\$ 240,737	\$ 248,189	\$ 255,865	\$ 263,771	\$ 271,915	\$ 280,302	\$ 288,942
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Footnotes:
The above consist of tax projections only and actual capture amounts may differ.

Exhibit A
The Arthur Murray
Brownfield Redevelopment Plan

Attachment E: Brownfield Plan TIF Capture
The Arthur Murray

As of: 8/22/2024

Plan Year	27	28	29	30	TOTAL
Calendar Year	2052	2053	2054	2055	
*Base Taxable Value	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 3,619,500
Estimated New TV	\$ 4,802,481	\$ 4,946,555	\$ 5,094,952	\$ 5,247,800	\$ 19,091,788
Incremental Difference (New TV - Base TV)	\$ 4,681,831	\$ 4,825,905	\$ 4,974,302	\$ 5,127,150	\$ 19,619,188

School Capture	Millage Rate					
State Education Tax (SET)	6.0000	\$ 28,091	\$ 28,955	\$ 29,846	\$ 30,763	\$ 542,867
School Operating Tax	16.6032	\$ 77,733	\$ 80,125	\$ 82,589	\$ 85,127	\$ 1,502,222
School Total	22.6032					

Local Capture	Millage Rate					
WAYNE COUNTY	0.9829	\$ 4,602	\$ 4,743	\$ 4,889	\$ 5,039	\$ 88,931
W C JAILS	0.9358	\$ 4,381	\$ 4,516	\$ 4,655	\$ 4,798	\$ 84,669
W C PARKS	0.2442	\$ 1,143	\$ 1,178	\$ 1,215	\$ 1,252	\$ 22,095
W C HCMA	0.2070	\$ 969	\$ 999	\$ 1,030	\$ 1,061	\$ 18,729
W C RESA	0.0956	\$ 448	\$ 461	\$ 476	\$ 490	\$ 8,650
W C RESA SP ED	3.3443	\$ 15,657	\$ 16,139	\$ 16,636	\$ 17,147	\$ 302,585
W C COMM COLLEGE	3.2202	\$ 15,076	\$ 15,540	\$ 16,018	\$ 16,510	\$ 291,357
GENERAL CITY	19.8123	\$ 92,758	\$ 95,612	\$ 98,552	\$ 101,581	\$ 1,792,575
LIBRARY	4.5982	\$ 21,528	\$ 22,190	\$ 22,873	\$ 23,576	\$ 416,035
W COUNTY TAX	5.5913	\$ 26,178	\$ 26,983	\$ 27,813	\$ 28,667	\$ 505,889
WC RESA ENH	1.9812	\$ 9,276	\$ 9,561	\$ 9,855	\$ 10,158	\$ 179,255
Local Total	41.0130					

Non-Capturable Millages	Millage Rate					
DEBT SERVICE	7.0000	\$ 32,773	\$ 33,781	\$ 34,820	\$ 35,890	\$ 711,082
SCHOOL DEBT	13.0000	\$ 60,864	\$ 62,737	\$ 64,666	\$ 66,653	\$ 1,320,581
W C ZOO	0.0992	\$ 464	\$ 479	\$ 493	\$ 509	\$ 10,077
W C DLA	0.1986	\$ 930	\$ 958	\$ 988	\$ 1,018	\$ 20,174
Total Non-Capturable Taxes	20.2978					

Total Tax Increment Revenue (TIR) Available for Capture	\$ 297,840	\$ 307,006	\$ 316,446	\$ 326,170	\$ 5,755,858
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Footnotes:
The above consist of tax projections only and actual capture amounts may differ.

Tax Increment Revenue Reimbursement Allocation Table

Attachment E: Brownfield Plan Reimbursement
The Arthur Murray

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	38.38%	\$ 1,801,465		\$ 1,801,465
Local	61.62%	\$ 2,892,034		\$ 2,892,034
TOTAL				
EGLE	0.00%	\$ -		\$ -
MSHDA	100.00%	\$ 4,693,499		\$ 4,693,499

Estimated Total Years of Plan:	30
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Plan Year	1	2	3	4	5	6	7	8	9	10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue	\$ 20,039	\$ 31,927	\$ 32,937	\$ 33,979	\$ 35,051	\$ 36,156	\$ 37,294	\$ 38,466	\$ 39,673	\$ 40,916
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 2,660	\$ 4,237	\$ 4,372	\$ 4,510	\$ 4,652	\$ 4,799	\$ 4,950	\$ 5,105	\$ 5,266	\$ 5,431
State TIR Available for Reimbursement	\$ 17,379	\$ 27,689	\$ 28,566	\$ 29,469	\$ 30,399	\$ 31,357	\$ 32,344	\$ 33,361	\$ 34,407	\$ 35,486
Total Local Incremental Revenue	\$ 36,361	\$ 57,930	\$ 59,764	\$ 61,654	\$ 63,600	\$ 65,604	\$ 67,669	\$ 69,795	\$ 71,986	\$ 74,242
BRA Administrative Fee 15.0%	\$ 8,460	\$ 13,478	\$ 13,905	\$ 14,345	\$ 14,798	\$ 15,264	\$ 15,744	\$ 16,239	\$ 16,749	\$ 17,274
Local TIR Available for Reimbursement	\$ 27,901	\$ 44,451	\$ 45,859	\$ 47,309	\$ 48,802	\$ 50,340	\$ 51,925	\$ 53,556	\$ 55,237	\$ 56,968
Total State & Local TIR Available	\$ 45,280	\$ 72,141	\$ 74,425	\$ 76,778	\$ 79,201	\$ 81,698	\$ 84,269	\$ 86,917	\$ 89,644	\$ 92,454

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10
DEVELOPER Reimbursement Balance	\$ 4,693,499	\$ 4,648,219	\$ 4,576,078	\$ 4,501,654	\$ 4,424,876	\$ 4,345,674	\$ 4,263,977	\$ 4,179,708	\$ 4,092,792	\$ 4,003,147	\$ 3,910,693

MSHDA Non-Environmental Costs	\$ 4,693,499	\$ 45,280	\$ 72,141	\$ 74,425	\$ 76,778	\$ 79,201	\$ 81,698	\$ 84,269	\$ 86,917	\$ 89,644	\$ 92,454
State Tax Reimbursement		\$ 17,379	\$ 27,689	\$ 28,566	\$ 29,469	\$ 30,399	\$ 31,357	\$ 32,344	\$ 33,361	\$ 34,407	\$ 35,486
Local Tax Reimbursement		\$ 27,901	\$ 44,451	\$ 45,859	\$ 47,309	\$ 48,802	\$ 50,340	\$ 51,925	\$ 53,556	\$ 55,237	\$ 56,968
Total MSHDA Reimbursement Balance	\$ 4,648,219	\$ 4,376,078	\$ 4,501,654	\$ 4,424,876	\$ 4,345,674	\$ 4,263,977	\$ 4,179,708	\$ 4,092,792	\$ 4,003,147	\$ 3,910,693	

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 45,280	\$ 72,141	\$ 74,425	\$ 76,778	\$ 79,201	\$ 81,698	\$ 84,269	\$ 86,917	\$ 89,644	\$ 92,454
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

Tax Increment Revenue Reimbursement Allocation Table

Attachment E: Brownfield Plan Reimbursement The Arthur Murray	Estimated Capture	\$ 4,693,499
	Administrative Fees	\$ 863,379
	State Brownfield Redevelopment Fund	\$ 198,980
	Local Brownfield Revolving Fund	\$ -

	11 2036	12 2037	13 2038	14 2039	15 2040	16 2041	17 2042	18 2043	19 2044	20 2045	21 2046
Total State Incremental Revenue	\$ 42,197	\$ 43,516	\$ 60,063	\$ 64,784	\$ 70,472	\$ 75,693	\$ 78,045	\$ 80,469	\$ 82,964	\$ 85,535	\$ 88,183
State Brownfield Redevelopment Fund (3 mills of SET)	\$ 5,601	\$ 5,776	\$ 7,972	\$ 8,598	\$ 9,353	\$ 10,046	\$ 10,359	\$ 10,680	\$ 11,011	\$ 11,353	\$ 11,704
State TIR Available for Reimbursement	\$ 36,596	\$ 37,741	\$ 52,091	\$ 56,186	\$ 61,119	\$ 65,646	\$ 67,687	\$ 69,788	\$ 71,953	\$ 74,183	\$ 76,479
Total Local Incremental Revenue	\$ 76,566	\$ 78,959	\$ 108,983	\$ 117,549	\$ 127,871	\$ 137,343	\$ 141,612	\$ 146,008	\$ 150,537	\$ 155,202	\$ 160,006
BRA Administrative Fee	\$ 17,814	\$ 18,371	\$ 25,357	\$ 27,350	\$ 29,751	\$ 31,955	\$ 32,949	\$ 33,972	\$ 35,025	\$ 36,111	\$ 37,228
Local TIR Available for Reimbursement	\$ 58,751	\$ 60,588	\$ 83,626	\$ 90,199	\$ 98,119	\$ 105,388	\$ 108,663	\$ 112,037	\$ 115,512	\$ 119,091	\$ 122,778
Total State & Local TIR Available	\$ 95,348	\$ 98,328	\$ 135,718	\$ 146,385	\$ 169,238	\$ 171,034	\$ 176,350	\$ 181,825	\$ 187,465	\$ 193,274	\$ 199,257

DEVELOPER

DEVELOPER Reimbursement Balance	\$ 3,815,345	\$ 3,717,017	\$ 3,581,299	\$ 3,434,915	\$ 3,275,677	\$ 3,104,643	\$ 2,928,293	\$ 2,746,467	\$ 2,559,003	\$ 2,365,729	\$ 2,166,472
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MSHDA Non-Environmental Costs	\$ 95,348	\$ 98,328	\$ 135,718	\$ 146,385	\$ 159,238	\$ 171,034	\$ 176,350	\$ 181,825	\$ 187,465	\$ 193,274	\$ 199,257
State Tax Reimbursement	\$ 36,596	\$ 37,741	\$ 52,091	\$ 56,186	\$ 61,119	\$ 65,646	\$ 67,687	\$ 69,788	\$ 71,953	\$ 74,183	\$ 76,479
Local Tax Reimbursement	\$ 58,751	\$ 60,588	\$ 83,626	\$ 90,199	\$ 98,119	\$ 105,388	\$ 108,663	\$ 112,037	\$ 115,512	\$ 119,091	\$ 122,778
Total MSHDA Reimbursement Balance	\$ 3,815,345	\$ 3,717,017	\$ 3,581,299	\$ 3,434,915	\$ 3,275,677	\$ 3,104,643	\$ 2,928,293	\$ 2,746,467	\$ 2,559,003	\$ 2,365,729	\$ 2,166,472

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Annual Developer Reimbursement	\$ 95,348	\$ 98,328	\$ 135,718	\$ 146,385	\$ 159,238	\$ 171,034	\$ 176,350	\$ 181,825	\$ 187,465	\$ 193,274	\$ 199,257
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *											
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

Tax Increment Revenue Reimbursement Allocation Table

Attachment E: Brownfield Plan Reimbursement
The Arthur Murray

As of: 9/1/2024

	22	23	24	25	26	27	28	29	30	TOTAL
	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Total State Incremental Revenue	\$ 90,910	\$ 93,719	\$ 96,613	\$ 99,593	\$ 102,663	\$ 105,824	\$ 109,081	\$ 112,435	\$ 115,890	\$ 2,045,089
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 12,066	\$ 12,439	\$ 12,823	\$ 13,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,980
State TIR Available for Reimbursement	\$ 78,844	\$ 81,281	\$ 83,790	\$ 86,375	\$ 102,663	\$ 105,824	\$ 109,081	\$ 112,435	\$ 115,890	\$ 1,846,109
Total Local Incremental Revenue	\$ 164,955	\$ 170,052	\$ 175,302	\$ 180,709	\$ 186,279	\$ 192,016	\$ 197,925	\$ 204,011	\$ 210,280	\$ 3,710,769
BRA Administrative Fee	\$ 38,380	\$ 39,566	\$ 40,787	\$ 42,045	\$ 43,341	\$ 44,676	\$ 46,051	\$ 47,467	\$ 48,925	\$ 863,379
Local TIR Available for Reimbursement	\$ 126,575	\$ 130,486	\$ 134,515	\$ 138,664	\$ 142,938	\$ 147,340	\$ 151,874	\$ 156,544	\$ 161,354	\$ 2,847,390
Total State & Local TIR Available	\$ 205,419	\$ 211,767	\$ 218,305	\$ 225,039	\$ 245,601	\$ 253,164	\$ 260,955	\$ 268,979	\$ 277,244	\$ 4,693,499
DEVELOPER										
DEVELOPER Reimbursement Balance	\$ 1,961,053	\$ 1,749,286	\$ 1,530,981	\$ 1,305,943	\$ 1,060,342	\$ 807,178	\$ 546,223	\$ 277,244	\$ (0)	
MSHDA Non-Environmental Costs										
MSHDA Non-Environmental Costs	\$ 205,419	\$ 211,767	\$ 218,305	\$ 225,039	\$ 245,601	\$ 253,164	\$ 260,955	\$ 268,979	\$ 277,244	\$ 4,693,499
State Tax Reimbursement	\$ 78,844	\$ 81,281	\$ 83,790	\$ 86,375	\$ 102,663	\$ 105,824	\$ 109,081	\$ 112,435	\$ 115,890	\$ 1,846,109
Local Tax Reimbursement	\$ 126,575	\$ 130,486	\$ 134,515	\$ 138,664	\$ 142,938	\$ 147,340	\$ 151,874	\$ 156,544	\$ 161,354	\$ 2,847,390
Total MSHDA Reimbursement Balance	\$ 1,961,053	\$ 1,749,286	\$ 1,530,981	\$ 1,305,943	\$ 1,060,342	\$ 807,178	\$ 546,223	\$ 277,244	\$ (0)	\$ -
EGLE Environmental Costs										
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total EGLE Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Only Costs										
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 205,419	\$ 211,767	\$ 218,305	\$ 225,039	\$ 245,601	\$ 253,164	\$ 260,955	\$ 268,979	\$ 277,244	\$ 4,693,499
LOCAL BROWNFIELD REVOLVING FUND										
LBRF Deposits *										
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after e

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: Arthur Murray Renovation, 16621 E Warren Ave

DATE: September 20, 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 ASTI Environmental on behalf of Real Estate Interests, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at 16621 E Warren Ave.

 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

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

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

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

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

By: *Rickella Winton*
Its: Environmental Specialist II

ATTACHMENT H

Incentive Information Chart for Detroit City Council

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Commercial/Residential	PA 210, NEZ, Brownfield TIF	\$14.8 Million (total investment)	District 4 - East Warren Commercial Corridor

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	42	30	0	4	0	0

1. What is the plan for hiring Detroiters?

Aria Warren Detroit, LLC (the “Developer”) is required to comply with City Executive Order 2021-02 (the “Executive Order”) because the Project will receive tax increment financing in excess of \$3,000,000.00. The Developer, with cooperation from its general contractor (GC) 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 Executive Order 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 Executive Order.

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 four (4) full-time equivalent (FTE) direct permanent jobs will be created by tenants in the ground floor commercial space. The anticipated tenant employment will be non-professional service sector employment in either service-oriented retail or administrative office support.

To comply with the Executive Order, during the construction phase, the GC will endeavor to utilize subcontractors who employ bona-fide Detroit residents for the following trades:

- DIV 1 - Testing
- DIV 2 - Building Demolition
- DIV 2 - Abatement
- DIV 3 - Concrete Coring/Sawcut/Infill
- DIV 4 - Masonry
- DIV 6 - Rough Carpentry
- DIV 6 - Finish Carpentry
- DIV 7 - Roofing
- DIV 7 - Metal Panel/Thermal Insulation/Waterproofing
- DIV 8 - Glass and Glazing
- DIV 8 - Doors/Frames/Hardware
- DIV 9 - Gyp Board Assemblies
- DIV 9 - Resilient Flooring
- DIV 9 - Tile
- DIV 9 - Painting and Coatings
- DIV 10 - Specialties - Toilet and Bath Acc. / Partitions
- DIV 11 - Equipment
- DIV 12 - Millwork and Casework
- DIV 13 - Fire Protection
- DIV 15 - Plumbing
- DIV 15 - HVAC
- DIV 16 - Electrical

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 Developer has received and garnered strong support for the Project from the following local organizations:

- East English Village Neighborhood Association
- Morningside Neighborhood Association
- East Warren Development Corporation
- U Snap Bac Corporation

5. When is construction slated to begin?

Construction is slated to commence in the fourth (4th) quarter of 2024.

6. What is the expected completion date of construction?

Construction completion is anticipated to be completed by the end of the first quarter of 2026.

ATTACHMENT I

Affordable Housing Plan

- A. **Name of Developer:** Aria Warren Detroit, LLC, a Michigan limited liability company
- B. **Name of Project:** The Arthur Murray
- C. **Address of Project:** 16621 E. Warren, Detroit, MI 48224
- D. **Housing Development Costs:** \$14,842,696
- E. **Total # of Units:** 32
- F. **Total # of Affordable Units:** 7
- G. **Types of Units:**

	<u>Sqft</u>	<u>80% AMI</u>	<u>120%AMI</u>	<u>Market Rate</u>
Studio	453	3	-	11
One (1) Bedroom	630	3	-	13
Two (2) Bedroom	757	1	-	1
Total # of Units		7	-	25

- H. **For Sale or Rental:** Rental
- I. **New Construction or Rehabilitation:** Rehabilitation
- J. **Mixed Use Project:** Yes
- K. **Public Benefit:**
1. **Affordable Housing:** This project addresses Detroit's pressing need for affordable housing by offering approximately 32 residential units, with approximately seven (7) units set aside for families earning 80% or less of the area median income (AMI). This effort aligns with city-wide initiatives to reduce housing insecurity and ensure that all residents have access to safe, quality housing.
 2. **Economic Revitalization:** The redevelopment of the Arthur Murray building will stimulate economic growth within the East Warren Avenue corridor. The inclusion of approximately 7,900 square feet of commercial space on the ground floor will attract businesses, create jobs, and increase foot traffic, contributing to the overall

- economic health of the neighborhood. The project will also generate construction jobs during the development phase, further supporting local employment.
3. **Community Enhancement:** The transformation of a long-vacant, blighted property into a vibrant mixed-use development will enhance the neighborhood's appearance and safety. The project will eliminate a source of potential danger (due to its current state of disrepair) and replace it with a community asset that contributes positively to the area's vitality. The presence of new residents and businesses will increase the neighborhood's activity, fostering a sense of community and safety.
 4. **Historic Preservation:** The Arthur Murray building is a piece of Detroit's architectural history, and its redevelopment preserves this historical asset. By maintaining the building's original structure and repurposing it for modern use, the project honors Detroit's rich cultural heritage while adapting to contemporary needs. This preservation effort supports the city's broader goals of maintaining its historical identity while fostering growth and innovation.

See attached Letters of Support in Attachment D to the Brownfield Plan for the Project.

L. **Evidence of Commitment by Developer to Maintain Affordability:**

Per the Reimbursement Agreement, the Developer shall be required to maintain the Affordability Commitment for the duration of the life of the Brownfield Plan for the Project (i.e., **30 years**). Failure to do so will result in (i) ineligibility for reimbursement, in whole or in part, of eligible activities; and/or (ii) abolishment or termination of the Brownfield Plan for the Project.

M. **Description of how the Project meets the specific housing needs of the community:**

The Project addresses a critical need for affordable housing in the East English Village neighborhood by providing approximately seven (7) affordable units, including approximately three (3) studio apartments at 80% AMI, approximately three (3) one-bedroom apartments at 80% AMI and approximately one (1) two-bedroom apartment at 80% AMI. The Project also supports the City's broader goals of neighborhood revitalization and increased access to affordable housing, especially in areas targeted for redevelopment.

A market study commissioned by the City of Detroit and performed by 4Ward Planning for the East Warren-Cadieux Neighborhood Framework Plan ("Market Study") and the Michigan Statewide Housing Plan commissioned by MSHDA ("State Housing Plan") has been submitted to the DBRA and will be forwarded to MSHDA, along with a copy of the approved Brownfield Plan for the Project. A copy of the Market Study and State Housing Plan may be made available for review by members of the public upon written request to the DBRA in accordance with the Michigan Freedom of Information Act. The need for additional multi-family housing is specifically identified on page 43 of the Market Study and page ____ of the State Housing Plan.

N. Absorption data:

Absorption data can be found on page(s) _____ and _____ of the Market Study and State Housing Plan, respectively.

O. Phasing timeline and site plans for Affordable Dwelling units and market rate Dwelling units:

There are approximately 25 market rate units contemplated for the Project. It is currently anticipated that construction of the Project will begin in Q4 2024 and will be completed 20 months thereafter. Site plans for the Project are included in Attachment C of the Brownfield Plan.

P. Price and Income Monitoring of the Units:

The price and income monitoring of the units shall be conducted by the City of Detroit, by and through its Housing and Revitalization Department. The duration of such monitoring shall be for the life of the Brownfield Plan for the Project (i.e., **30 years**).

Q. Additional Considerations/Miscellaneous:

Developer represents and warrants that the fit & finish of all residential units in the Project shall be comparable to each other regardless of the income level of the occupant.