

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
210 BETHUNE
REDEVELOPMENT PROJECT

Prepared by:

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May __, 2023

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

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I. INTRODUCTION

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

The primary purpose of this Brownfield Plan (“Plan”) is to promote the redevelopment of and private investment in certain “brownfield” properties within the City. Inclusion of property within this Plan will facilitate financing of environmental response and other eligible activities at eligible properties and will also provide tax incentives to eligible taxpayers willing to invest in revitalization of eligible sites, commonly referred to as “brownfields.” By facilitating redevelopment of brownfield properties, this Plan is intended to promote economic growth for the benefit of the residents of the City and all taxing units located within and benefited by the DBRA.

This Plan is intended to apply to the eligible property identified in this Plan and, if tax increment revenues are proposed to be captured from that eligible property, to identify and authorize the eligible activities to be funded by such tax increment revenues.

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of developer after the approval of this Plan by the governing body (as defined in Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of one parcel. 210 East Bethune Street is a “facility”. The parcel and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s North End Neighborhood, bounded by East Bethune Street to the north, John R Street to the east, Custer Avenue to the south, and the property line to the west.

Parcel information is outlined below.

Address	210 East Bethune Street
Parcel ID	01002114-5
Owner	EBE Bethune, LLC
Legal Description	S BETHUNE 289 THRU 294 AND VAC CUSTER AVE ADJ WM Y HAMLIN & S J BROWNS L8 P72 PLATS, W C R 1/103 184.75 X 128.32A

EBE Bethune, LLC is the project developer (“Developer”) and owner of the Property. The Property is occupied by a two-story building consisting of approximately 9,067 square feet (the main building) that was previously utilized as a mounted police station, and a two-story building totaling approximately 1,150 square feet (the eastern building) that was previously utilized for storage and horseshoeing. Both buildings were operated by the City of Detroit’s Police Department until the mounted police division was disbanded in 2005 and the buildings have been unoccupied since that time. Prior to its use as a mounted police station, the Property was occupied by residential dwellings as early as 1897.

Phase I of the Project (as defined below) will redevelop the main building into office space consisting of approximately 9,067 square feet which will be occupied Kode Labs, the Developer’s parent entity. Phase II of the Project will commence after the redevelopment of the main building has been completed and will consist of approximately 1,150 square feet of retail or restaurant space. Additionally, the overgrown vegetation on the eastern portion of the Property will be cleared to create an outdoor event space that will be open for public use with landscaping that includes open green space, native pollinator garden beds, street trees, and sidewalk improvements. It is currently anticipated construction for Phase I will begin in the fall of 2023 and all eligible activities are anticipated to be completed within two (2) years thereafter. Phase II is estimated to begin in late 2025. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of the Plan. The actual development may vary from the project description provided herein (including without limitation, 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 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 to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

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

The Property is considered “eligible property” as defined by Act 381, Section 2 because: (a) the Property is located within the City of Detroit, a qualified local governmental unit under Act 381; and (b) the Property is determined to be a “facility” as defined by Act 381.

Concentrations of volatile organic compounds (VOCs) and lead were identified in soil samples analyzed from the Property during previous site investigations occurring on August 30, 2022, and September 28, 2022, above the Part 201 Residential and Nonresidential drinking water protection (DWP), groundwater surface water interface protection (GSIP), and direct contact (DC) screening levels. Based on the identified exceedances of the Part 201 cleanup criteria, the Property meets the definition of a “facility” in accordance with Parts 201 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended.

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

The “eligible activities” that are intended to be carried out at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include work plan exempt activities, due care activities, interior demolition and asbestos abatement, infrastructure improvements, site preparation, and the development, preparation and implementation of a brownfield plan and an 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 does not exceed the total costs stated in Attachment E.

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

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”). In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(vv) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (MSF) and the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”), as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

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

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached 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	\$ 317,114	\$ -	\$ -	\$ -	\$ 317,114
State Education Tax	\$ 60,313	\$ -	\$ 51,327	\$ -	\$ 111,640
City Operating	\$ 217,276	\$ 73,714	\$ -	\$ 18,306	\$ 309,297
Library	\$ 50,428	\$ 17,109	\$ -	\$ 4,249	\$ 71,785
Wayne County Operating (summer)	\$ 61,091	\$ 20,726	\$ -	\$ 5,147	\$ 86,965
Wayne County Operation (winter)	\$ 10,704	\$ 3,631	\$ -	\$ 902	\$ 15,237
Wayne County Jails	\$ 10,191	\$ 3,457	\$ -	\$ 859	\$ 14,507
Wayne County Parks	\$ 2,659	\$ 902	\$ -	\$ 224	\$ 3,786
HCMA	\$ 2,254	\$ 765	\$ -	\$ 190	\$ 3,209
RESA Enhancement	\$ 21,645	\$ 7,343	\$ -	\$ 1,824	\$ 30,812
Wayne County ISD (RESA)	\$ 1,041	\$ 353	\$ -	\$ 88	\$ 1,482
Wayne County RESA Special Ed	\$ 36,419	\$ 12,356	\$ -	\$ 3,068	\$ 51,844
Wayne County Community College	\$ 35,068	\$ 11,897	\$ -	\$ 2,955	\$ 49,920
TOTAL	\$ 826,204	\$ 152,254	\$ 51,327	\$ 37,811	\$ 1,067,597

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

City Debt	\$ 139,518
School Debt	\$ 201,527
Wayne County DIA	\$ 3,079
Wayne County Zoo	\$ 1,538
Total	\$ 345,662

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (3) and (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to the 2025 tax year (commencing with the Winter and Summer 2025 property taxes) with the base tax year being 2023)

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

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

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

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

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

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

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

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

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

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

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

b. The governing body may terminate this Plan (or any subsequent amendment thereto) 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, therefore there will be no displacement or relocation of persons or businesses under this Plan.

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$37,811. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 NREPA, has been performed on the Property”. Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety

Engineering and Environmental acknowledgement of its receipt of the Phase I ESA, and if appropriate, the Phase II ESA.

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

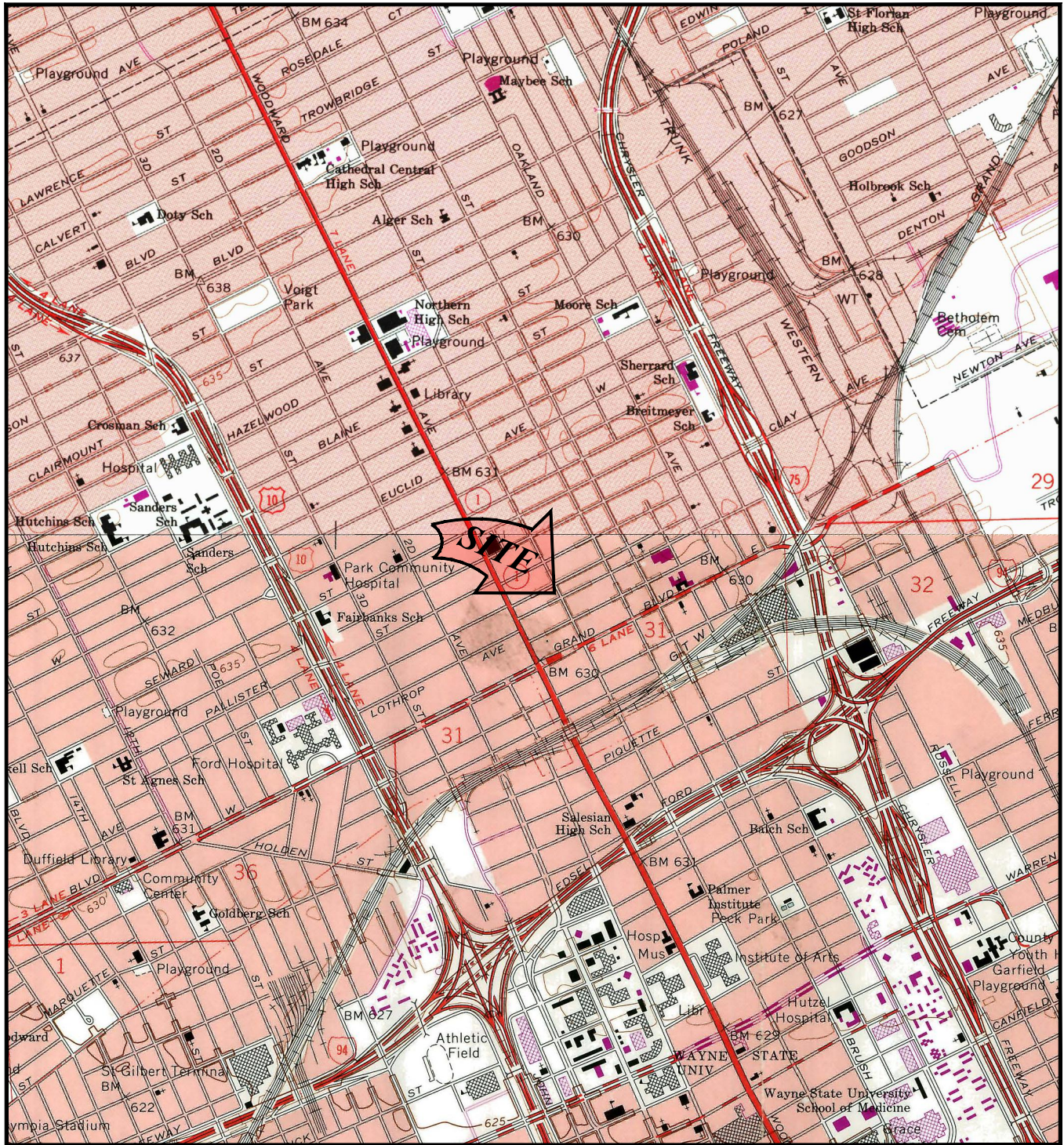
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

#3708938 v9

III. ATTACHMENTS

ATTACHMENT A

Site Map



SITE



MICHIGAN QUADRANGLE LOCATION

WAYNE COUNTY

FIGURE 1

PROPERTY VICINITY MAP

UNITED STATES GEOLOGICAL SURVEY, 7.5 MINUTE SERIES
 DETROIT, MI QUADRANGLE, 1968. PHOTO REVISED 1973 AND 1980.
 HIGHLAND PARK, MI QUADRANGLE, 1983.



PROJ:
 FORMER POLICE OFFICE AND
 STABLES
 210 BETHUNE STREET
 DETROIT, MI

THIS IS NOT A LEGAL
 SURVEY

VERIFY SCALE
 0 2000'

IF NOT 1" ON THIS
 SHEET, ADJUST
 SCALES ACCORDINGLY.

DRN BY: CS DATE: 5/11/2022



CHKD BY: DB SCALE: 1" = 2,000'

FILE NAME:
 01-14028-0-003F00R00

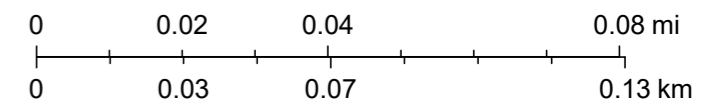
210 Bethune Street



May 25, 2022

-  Condominiums
-  Parcel Boundaries

1:2,257



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description

210 East Bethune Street, Detroit, Wayne County, Michigan
Parcel Number: 01002114-5

S BETHUNE 289 THRU 294 AND VAC CUSTER AVE ADJ WM Y HAMLIN & S J BROWNS L8
P72 PLATS, W C R 1/103 184.75 X 128.32A

ATTACHMENT C

Project Description

210 Bethune Development

PROJECT DESCRIPTION

Development Team and Company Synopsis

EBE Bethune, LLC (“Developer”) is an affiliate of Kode Labs which was founded in 2017 in part by brothers Edi and Etrit Demaj. The two were born in Kosovo and came to Detroit in 1999 as refugees during the Kosovo War. Their ties to both communities led to the company’s name (Ko) for Kosovo and (De) for Detroit. Both founders are serial entrepreneurs having scaled and exited real estate technology companies for over \$100M+. Together they have built a team of building engineers, software developers, and data scientists to visualize buildings everywhere. They believe in a future of real estate that is easy, open, data driven, and carbon neutral.

The Developer has a proven track record of redeveloping properties within the City of Detroit. In 2018, the Developer acquired and redeveloped the property at 64 Watson Street in Brush Park into 6-unit condos which involved the demolition of the former Devon Building and construction of a three-story building that recreated the original building’s façade. In addition, the Developer has also redeveloped the first floor and lower level of the Vinton Building, located at 600 Woodward Avenue in Downtown Detroit. The project involved the conversion of 4,000 square foot of restaurant space that is occupied by the BESA restaurant that offers seating for up to 135 patrons. Both projects sought to preserve the historical integrity of the buildings and the culture and aesthetics of the surrounding areas.

For this project, the development team has selected Artisan Contracting as the General Contractor and Studio Detroit Architects as the architect for the project, both of which are Detroit based.

Project Synopsis

The Developer intends to renovate two, two-story, buildings consisting of 9,067 square feet (the main building) and 1,150 square feet (the eastern building) located in Detroit’s North End Neighborhood. The buildings were previously utilized as a mounted police station for the City of Detroit’s Police Department.



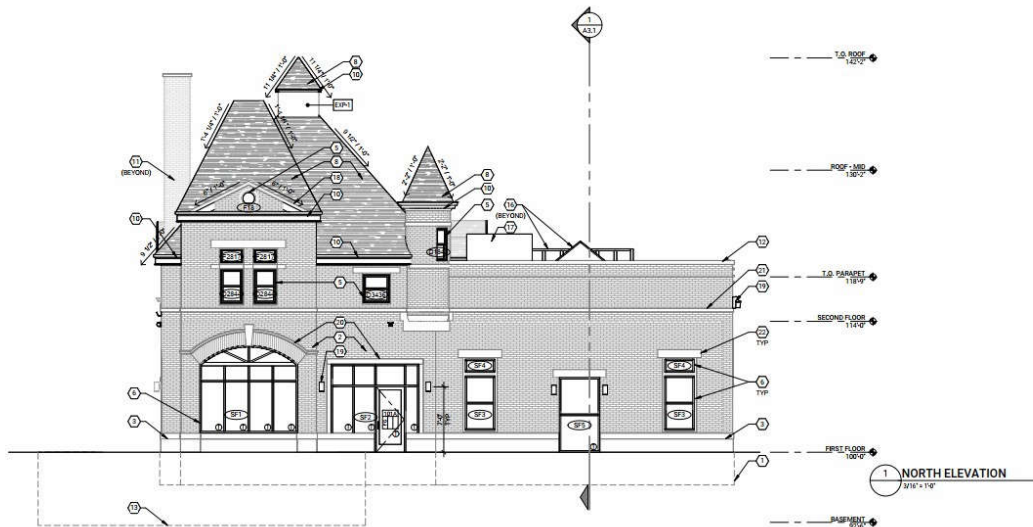
Constructed between 1910 and 1915, the main building was used for the care and stabling of horses, storage of supplies for horses and police operations, and office activities. Phase I of the project involves the redevelopment of the main building which includes 6,430 square feet of office on the first floor, with the remaining space in the basement and second floors being redeveloped into storage space (est. 2,637 square feet). The entire 9,067 square feet will be occupied Kode Labs, the Developer’s parent entity, to accommodate the need for additional office space. Phase I also includes the

conversion of the overgrown area on the eastern portion of the parcel into an outdoor event space, green space, native pollinator garden beds, street trees, decorative concrete and pavers, and sidewalk improvements that will integrate into the surrounding landscape.

Phase II of the project will involve the renovation of the east building, which will commence after the main building has been completed (estimated in the fall of 2025). Although renovation plans for the east building have yet to be prepared, the Developer intends to convert the building into approximately 1,150 square feet of commercial retail space or a small restaurant (i.e., coffee shop) that will be available for lease.

Parking accommodation includes 14 total spaces, 5 of which are off-street parking spaces along East Bethune Street.

The redevelopment of the buildings will pay particular attention to the preservation of the historic nature of the property. Renovations will incorporate original details, repairing or replacing the deteriorated and/or damaged plaster, masonry, brick and stone. Additionally, the rehabilitation will ensure that any damaged decorative details will be replaced with material consistent with the current profile, finish, and color.



Upon completion, this project will bring historic and functionally obsolete buildings back to productive use, addressing the spatial needs of a growing business within the City of Detroit and will further catalyze economic development in the area.

Project Investment Estimates

Capital Cost	Total Cost
Acquisition Cost	\$ 350,000
Renovation/Rehabilitation	\$ 2,108,138
Soft Costs	\$ 227,595
Total Capital Costs	\$ 2,685,733*

*Project Phase I only

Additional Financing Incentives Associated with the Redevelopment

Substantial investment is necessary to rehabilitate the existing building. In efforts to grow this project into a viable, long-term redevelopment, the Developer will also apply for an Obsolete Property Rehabilitation (ORPA) Tax Abatement for the project.

Cost/Benefit Analysis

The proposed project will help meet demand for additional space for the growth of Kode Labs and will restore two buildings within the North End Neighborhood to productive use after years of vacancy and neglect. The project will also contribute to new income tax for Detroit as a result of the creation of private investment.

On a short-term basis, approximately 48 construction jobs will be needed during the estimated 12-month construction period. On a long-term basis, the proposed redevelopment of Phase I of the project, and subsequent relocation of Kode Labs will retain approximately 15 jobs within the City of Detroit and create an estimated 20 new FTE jobs. The development team will present at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. This has proven successful on other recently completed developments that include 64 Watson Street and 600 Woodward. Additionally, both Artisan Contracting and Studio Detroit Architects are based within the City of Detroit and have relationships with companies that employ Detroit residents.

ATTACHMENT D

Supportive Letters



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

May 3, 2023

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

RE: 210 Bethune Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 210 Bethune Brownfield Redevelopment Plan (the "Plan") for consideration.

EBE Bethune, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel bounded by East Bethune Street to the north, John R Street to the east, Custer Avenue to the south, and the property line to the west in the North End neighborhood of Detroit.

The project consists of the redevelopment of the existing two-story building consisting of 9,067 square feet (the main building) that was previously utilized as a mounted police station, and a two-story building totaling 1,150 square feet (the eastern building) that was previously utilized for storage and horseshoeing. Both buildings were operated by the City of Detroit's Police Department until the mounted police division was disbanded in 2005 and the buildings have been unoccupied since that time. Phase I of the project will redevelop the main building into laboratory and office space consisting of 9,067 square feet which will be occupied Kode Labs, the Developer's parent entity. Phase II will commence after the redevelopment of the main building has been completed and will consist of 1,150 square feet of retail or restaurant space. Additionally, the overgrown vegetation on the eastern portion of the parcel will be cleared to create an outdoor event space, landscaping that includes open green space, native pollinator garden beds, street trees, and sidewalk improvements.

The project will redevelop an underutilized and contaminated property to provide new office space, employment opportunities, and green space in the North End neighborhood of Detroit. Total investment is estimated at \$2.7 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



April 13, 2023

Edi Demaj
1420 Washington Blvd, Suite 301
Detroit, MI 48226

Dear Mr. Demaj,

As a non-profit with the goal of supporting community and economic development in Detroit's Midtown and New Center neighborhoods, Midtown Detroit, Inc. would like to express its support for KODE Labs' OPRA tax abatement and Brownfield TIF application for 210 E Bethune.

210 E Bethune sits at the intersection of growth in the New Center, North End, and Milwaukee Junction neighborhoods. Nearby is the recently completed New Center Plaza retail and office space, the under-construction Detroit Food Commons, and countless new businesses in the works along Woodward Avenue and Grand Boulevard. Your redevelopment of the former DPD mounted police station at 210 E Bethune will join this wave of development and help expand office and retail work in the surrounding neighborhoods. Through this your development will help continue this growth and further expand the footprint of prosperity that has been created in these three neighborhoods.

Growth in the North End supports growth in New Center and vice versa. For this reason, MDI strongly supports your development in our neighboring community and the approval of an OPRA tax abatement and Brownfield TIF for KODE Labs.

Sincerely,

A handwritten signature in black ink that reads "Sue Mosey".

Sue Mosey
Executive Director
Midtown Detroit, Inc.



April 17, 2023

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

RE: 210 E. Bethune Redevelopment Project – EBE Bethune, LLC

Dear Honorable Council Members,

I would like to express support for the redevelopment of property located at 210 East Bethune Street in the City of Detroit's Milwaukee Junction District. We understand the project is seeking an Obsolete Property Rehabilitation Act exemption (OPRA), as well as Brownfield Tax Increment Financing (TIF) in support of the project. Both will be valuable tools to support the restoration of the former mounted police station which will enhance the revitalization efforts taking place in this neighborhood. Having recently redeveloped properties in the Milwaukee Junction District, we understand the impact that the addition of a new business has to the local economy and the vibrancy of the area.

We are pleased to offer our full support of this project. If you have any questions, please feel free to contact me at (248) 421-5809.

Sincerely,

Rocky Lala
Managing Member
Method MJ, LLC
rocky@methoddevelop.com



Subject: Letter of Support for New Development

To Whom it may concern,

I am writing in support for the new KODE Labs development located at 210 Bethune in the Detroit's North End district.

Having recently developed and relocated in the adjacent Milwaukee Junction district we see the impact that the addition of new business has on the local economy and vibrancy of the neighborhood.

It's vital to this area's ability to sustain continued growth by attracting new business ventures and property development such as KODE Labs. Their project promises to bring this blighted but unique building to life adding to the vitality of our area.

I hope this letter of support assists the Developer with their mission in taking this project to fruition.

Thank you.

Sincerely,

Nicole Piach
Co-Owner
The Creative Bloc
313-758-6737
6538 Russell Street
Detroit, MI 48211



*Lower North End Block Club
643 Horton St.
Detroit, MI 48202
Netteroberson@gmail.com
May 8th, 2023*

*Detroit Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200
Detroit, MI 48226*

Subject: Community Letter of Support for Kode Labs Redevelopment Project at 210 E Bethune St., Detroit, MI 48202

Dear Members of the Detroit Brownfield Redevelopment Authority,

We, the members of the Lower North End Block Club, are writing this letter to express our enthusiastic support for Kode Labs and their proposed redevelopment project to rehabilitate the property located at 210 E Bethune St., Detroit, MI 48202 for the purposes of locating their company headquarters on site. We believe that this project holds significant promise for our community and aligns perfectly with our vision for the revitalization and growth of the Lower North End neighborhood.

The Lower North End Block Club (formerly, the Horton-Custer-Bethune-Oakland Block Club and Smith & Clay Block Club) has been working to support the residents of the Lower North End for the last six years. We maintain a membership of 150 unique residents, who have attended nearly over 100 community meetings since our inception. The mission of our block club is to facilitate inclusiveness, sustainability, involvement, and to promote a safe and vibrant neighborhood.

We understand the importance of sustainable development, economic growth, and the preservation of our community's unique heritage. Kode Labs' redevelopment project embodies these principles and presents a remarkable opportunity to enhance our neighborhood.

We are particularly impressed by Kode Labs' commitment to preserving the character of the site. We strongly believe that Kode Labs has the capacity and tasteful eye needed to bring this historic structure back to life. Their vision for the redevelopment aligns perfectly with our goals of creating a thriving, vibrant, diverse, and sustainable community that fosters win-win collaborative relationships. We don't think we could find a better fit for the space than to have a successful local tech company in the community.

Additionally, we appreciate Kode Labs' emphasis on community engagement and inclusion throughout the redevelopment process. They have actively sought input from residents and area stakeholders, and incorporated valuable feedback into their plans. This level of transparency and collaboration demonstrates their genuine dedication to ensuring that the project benefits the existing community and respects our unique identity.



Co-Founder Edi Demaj took the time to meet with the Lower North End Block Club in person to review the site proposal and was very open to all feedback. Within the meeting we explored various options for activating or razing the auxiliary structure on the East side of the main structure. We also discussed a variety of partnerships with the community centered around supporting our youth, neighborhood-based aspiring entrepreneurs, and general local business support. We agreed to work together moving forward and will be submitting joint applications for larger-scale neighborhood level revitalization funding. Edi was extremely easy to work with and we feel he will be a great stakeholder for our community.

Moreover, the proposed redevelopment project will have a positive impact on the aesthetics of our neighborhood. The revitalized 210 E Bethune St. will serve as an ato our community, with its tasteful balance of historic preservation and complementary modern elements. We especially love the proposed landscaping improvements. This will undoubtedly enhance the visual appeal of our neighborhood and contribute to a sense of pride and belonging among residents.

We are confident that the Kode Labs redevelopment project will bring numerous benefits to our community, including job creation, increased property values, and a revitalized local economy. It will serve as a catalyst for further development and inspire other businesses to invest in the Lower North End..

In light of the above, we, the members of the Lower North End Block Club, wholeheartedly support Kode Labs' proposed redevelopment project at 210 E Bethune St. We kindly request the Detroit Brownfield Redevelopment Authority to grant all necessary approvals and provide the assistance required to facilitate the successful completion of this project.

Thank you for considering our input and for your commitment to fostering sustainable and community-oriented development within the city of Detroit. We believe that together, we can create a vibrant, prosperous, and inclusive neighborhood for current and future generations to enjoy.

Should you require any additional information or have any questions, please do not hesitate to reach out to us. We would be more than happy to provide further details or discuss this matter further.

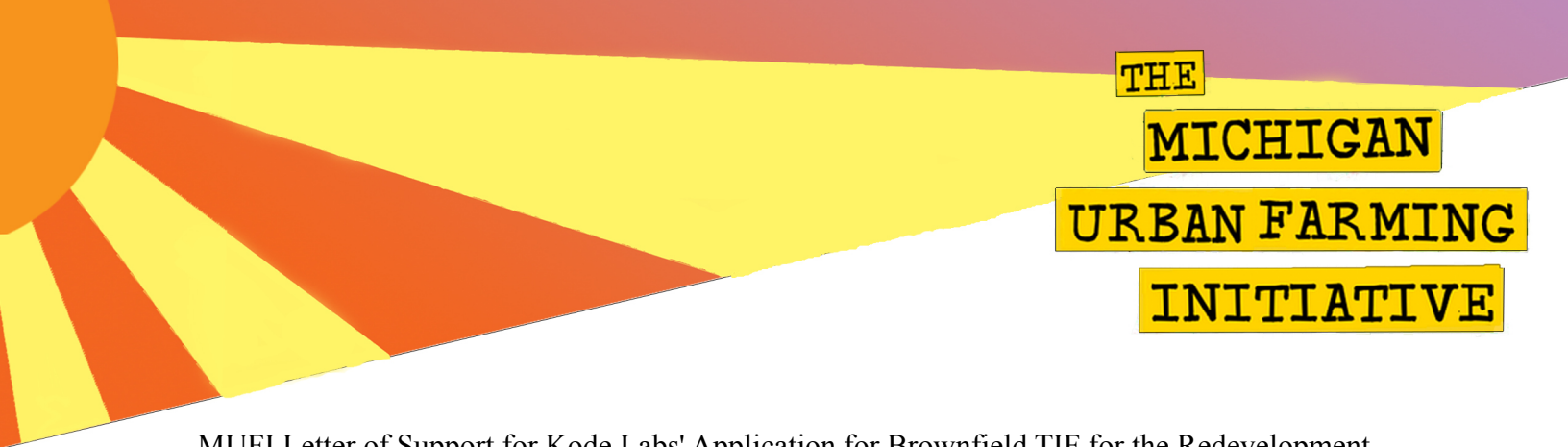
Respectfully,

Date Signed: 05/08/2023

Lynnette Roberson

President, Lower North End Block Club

734-377-9282 - netteroberson@gmail.com



THE
MICHIGAN
URBAN FARMING
INITIATIVE

MUFI Letter of Support for Kode Labs' Application for Brownfield TIF for the Redevelopment
of the Old Stables at 210 E Bethune St., Detroit, MI 48202

To: Brownfield Redevelopment Authority
500 Griswold St., Ste. 2200 Detroit, MI 48226

The Michigan Urban Farming Initiative
7432 Brush St. Detroit, MI 48202
Phone: 313-444-6834
Email: support@miufi.org
Website: www.miufi.org

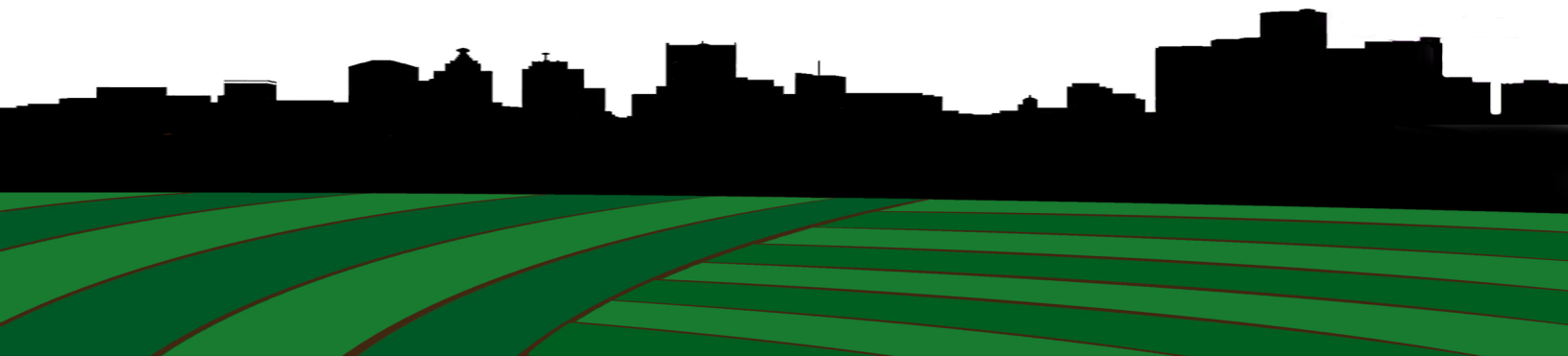
May 8th, 2023

To Whom it May Concern,

Please accept this letter on behalf of the Michigan Urban Farming Initiative (MUFI) to express our strong support for Kode Labs' application for a Brownfield Tax Increment Financing (TIF) to redevelop the old stables located at 210 E Bethune St., Detroit, MI 48202. MUFI is an urban agriculture nonprofit organization that operates a thriving campus roughly 500 feet from the proposed development site, making us keenly aware of the potential impact this project could have on our community.

We firmly believe that Kode Labs' redevelopment of the old stables aligns with the vision and mission of MUFI, as well as the broader goals of sustainable urban development and community revitalization in Detroit. The proposed project not only has the potential to breathe new life into a long-neglected property but also to catalyze economic growth, foster job creation, and enhance the overall livability of the surrounding neighborhood.

Kode Labs' leadership team has an admirable track record of successfully restoring and reprogramming existing historic architecture. Their commitment to community engagement and sustainable development make them an ideal partner for this project.



MUFI Letter of Support for Kode Labs' Application for Brownfield TIF for the Redevelopment of the Old Stables at 210 E Bethune St., Detroit, MI 48202

Their expertise in redevelopment and revitalization, coupled with their demonstrated dedication to creating inclusive and vibrant spaces, ensures that the project will be carried out with the utmost consideration for the needs and aspirations of the local community.

As an organization operating in close proximity to the proposed development site for the past twelve years, we have watched this property change hands several times. Each new owner promising activation of the space with zero results delivered. Kode Labs is the first owner of the property that has actually followed through with site improvements, cleaning up the site to such an extent that it has already improved quality of life for the people and businesses nearby. We are confident that Kode Labs can and will see this project through to completion.

Kode Labs' Co-Founder Edi Demaj has taken time to meet with representatives from our organization several times to explain his vision prior to his plan being set in stone. He created space for us to provide meaningful feedback throughout the process. He showed humility and respect from the start. We cannot tell you how admirable this approach to development is for our community. We commend Edi for the level of consideration he has approached our community with.

In conclusion, the Michigan Urban Farming Initiative wholeheartedly supports Kode Labs' application for a Brownfield TIF for the redevelopment of the old stables at 210 E Bethune St., Detroit, MI 48202. We believe that this project will contribute to the revitalization of the area, promote sustainable urban development, and provide invaluable opportunities for community engagement and collaboration.

Thank you for your time and consideration. Should you require any further information or wish to discuss this matter in more detail, please do not hesitate to contact me directly.

Respectfully,



Signed May 8th, 2023

Tyson Gersh

Co-Founder & President | The Michigan Urban Farming Initiative

7432 Brush St. Detroit, MI 48202

Cell: 734-330-5691 | tysongersh@miufi.org | <http://www.miufi.org>



ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1: Eligible Activities Cost Estimates

Item/Activity	Total Request	MSF Act 381 Eligible Activities	EGL E Act 381 Eligible Activities	Local Only Eligible Activities
Pre-Approved Activities				
Phase I ESA	\$ 2,500		\$ 2,500	\$ -
Phase II ESA	\$ 16,820		\$ 16,820	\$ -
Hazardous Materials Survey	\$ 12,000		\$ 12,000	\$ -
Baseline Environmental Assessments Sub-Total	\$ 31,320	\$ -	\$ 31,320	\$ -
Department Specific Activities				
Contaminated Soil Transport, Disposal and Backfill	\$ 119,000	\$ -	\$ -	\$ 119,000
Oversight, Sampling and Reporting by Environmental Professional	\$ 19,000	\$ -	\$ -	\$ 19,000
Department Specific Activities Sub-Total	\$ 138,000	\$ -	\$ -	\$ 138,000
Demolition				
Building Demolition Activities (selective internal)	\$ 55,440	\$ 55,440		
Site Demolition Activities	\$ 36,960	\$ 36,960		
Demolition Sub-Total	\$ 92,400	\$ 92,400	\$ -	\$ -
Asbestos and Lead Activities				
Asbestos Abatement, Oversight, Air Monitoring and Reporting	\$ 7,500	\$ 7,500		
Asbestos Survey, Sampling & Reporting Work	\$ 7,500	\$ 7,500		
Asbestos Abatement	\$ 200,000	\$ 200,000		
Asbestos and Lead Activities Sub-Total	\$ 215,000	\$ 215,000	\$ -	\$ -
Infrastructure Improvements				
Side Walk Improvements	\$ 13,200	\$ 13,200	\$ -	\$ -
Roads	\$ 77,000	\$ 77,000	\$ -	\$ -
Public Signage	\$ 3,800	\$ 3,800	\$ -	\$ -
Water Mains	\$ 41,470	\$ 41,470	\$ -	\$ -
Sanitary Sewer Mains	\$ 23,500	\$ 23,500	\$ -	\$ -
Infrastructure Sub-Total	\$ 158,970	\$ 158,970	\$ -	\$ -
Site Preparation				
Temporary Construction Access/Roads	\$ 4,750	\$ 4,750	\$ -	\$ -
Temporary Traffic Control	\$ 4,750	\$ 4,750	\$ -	\$ -
Temporary Erosion Control	\$ 4,750	\$ 4,750	\$ -	\$ -
Temporary Site Control (fencing, gates, signage and/or lighting)	\$ 7,300	\$ 7,300	\$ -	\$ -
Temporary Facility	\$ 2,600	\$ 2,600	\$ -	\$ -
Land Balancing	\$ 2,300	\$ 2,300	\$ -	\$ -
Grading (including reasonable mass grading of entire project site)	\$ 3,800	\$ 3,800	\$ -	\$ -
Relocation of Active Utilities (Electric, Gas, Water, Sewer)	\$ 3,800	\$ 3,800	\$ -	\$ -
Clearing & Grubbing (including grass, shrubs, trees, other vegetation and their roots) and Related Disposal	\$ 18,000	\$ 18,000	\$ -	\$ -
Site Preparation Sub-Total	\$ 52,050	\$ 52,050	\$ -	\$ -
Preparation of Brownfield Plan and Act 381 Workplan				
Brownfield Plan	\$ 30,000	\$ 30,000	\$ -	\$ -
Brownfield Plan Implementation	\$ 10,000	\$ 10,000	\$ -	\$ -
Brownfield Plan and Act 381 Workplan Sub-Total	\$ 40,000	\$ 40,000	\$ -	\$ -
Eligible Activities Sub-Total	\$ 727,740	\$ 558,420	\$ 31,320	\$ 138,000
15% Contingency*	\$ 98,463	\$ 77,763	\$ -	\$ 20,700
Developer Eligible Reimbursement Total	\$ 826,203	\$ 636,183	\$ 31,320	\$ 158,700
TIF Capture for Local Brownfield Revolving Fund	\$ 37,811	\$ -	\$ -	\$ -
Administrative Fee	\$ 160,140			
State Brownfield Fund	\$ 51,327			
Total	\$ 1,075,481	\$ 636,183	\$ 31,320	\$ 158,700

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

ATTACHMENT F

TIF Tables

Table 1
 Tax Increment Financing Capture Table
 210 Bethune Street, Detroit

<table border="1"> <tr> <td>COMBINED</td> <td>Estimated Taxable Value (TV) Increase Rate: 1.50%</td> <td>Multiplier: 1.015</td> </tr> <tr> <td>DETROIT</td> <td></td> <td></td> </tr> </table>		COMBINED	Estimated Taxable Value (TV) Increase Rate: 1.50%	Multiplier: 1.015	DETROIT			OPRA Year		1	2	3	4	5	6	7	8	9	10
		COMBINED	Estimated Taxable Value (TV) Increase Rate: 1.50%	Multiplier: 1.015															
DETROIT																			
Brownfield Capture Year		0	1	2	3	4	5	6	7	8	9								
Calendar Year		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033							
Land Value	Base Taxable Value	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867	\$ 224,867							
(Value of Land During Abatement)	Estimated New TV	\$ -	\$ 224,867	\$ 228,240	\$ 231,664	\$ 235,139	\$ 238,666	\$ 242,246	\$ 245,879	\$ 249,567	\$ 253,311	\$ 257,111							
	Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ 3,373	\$ 6,797	\$ 10,272	\$ 13,799	\$ 17,379	\$ 21,012	\$ 24,700	\$ 28,444	\$ 32,244							
Frozen Value	Base TV	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449							
(Frozen Value of Building through Abatement)	Estimated Taxable Value	\$ -	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449	\$ 35,449							
	Incremental Difference	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Non-Frozen Value	Base TV	\$ -	\$ -	\$ 449,684	\$ 536,429	\$ 544,476	\$ 552,643	\$ 560,932	\$ 569,346	\$ 577,887	\$ 586,555	\$ 595,353							
(Value of Building Improvements through Abatement)	Estimated New TV	\$ -	\$ -	\$ 449,684	\$ 536,429	\$ 544,476	\$ 552,643	\$ 560,932	\$ 569,346	\$ 577,887	\$ 586,555	\$ 595,353							
	Incremental Difference	\$ -	\$ -	\$ 449,684	\$ 536,429	\$ 544,476	\$ 552,643	\$ 560,932	\$ 569,346	\$ 577,887	\$ 586,555	\$ 595,353							
	Total Base Value Brownfield	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316							
	Total Incremental Difference	\$ -	\$ 453,057	\$ 543,226	\$ 554,747	\$ 566,441	\$ 578,311	\$ 590,359	\$ 602,587	\$ 614,999	\$ 627,597	\$ 640,199							
	Post Development Taxable Value	\$ -	\$ 260,316	\$ 713,373	\$ 803,542	\$ 815,063	\$ 826,757	\$ 838,627	\$ 850,675	\$ 862,903	\$ 875,315	\$ 887,913							
School Capture		Millage Rate																	
State Education Tax (SET)	6.0000	\$ -	\$ 2,718	\$ 3,259	\$ 3,328	\$ 3,399	\$ 3,470	\$ 3,542	\$ 3,616	\$ 3,690	\$ 3,766	\$ 3,842							
School Operating Tax	17.0430	\$ -	\$ 7,721	\$ 9,258	\$ 9,455	\$ 9,654	\$ 9,856	\$ 10,061	\$ 10,270	\$ 10,481	\$ 10,696	\$ 10,913							
School Total	23.0430	\$ -	\$ 10,440	\$ 12,518	\$ 12,783	\$ 13,053	\$ 13,326	\$ 13,604	\$ 13,885	\$ 14,171	\$ 14,462	\$ 14,755							
Local Capture																			
City Operating	19.9520	\$ -	\$ 67	\$ 136	\$ 205	\$ 275	\$ 347	\$ 419	\$ 493	\$ 568	\$ 643	\$ 719							
Library	4.6307	\$ -	\$ 16	\$ 31	\$ 48	\$ 64	\$ 80	\$ 97	\$ 114	\$ 132	\$ 149	\$ 167							
Wayne County Operating (summer)	5.6099	\$ -	\$ 19	\$ 38	\$ 58	\$ 77	\$ 97	\$ 118	\$ 139	\$ 160	\$ 181	\$ 202							
Wayne County Operation (winter)	0.9829	\$ -	\$ 3	\$ 7	\$ 10	\$ 14	\$ 17	\$ 21	\$ 24	\$ 28	\$ 32	\$ 36							
Wayne County Jails	0.9358	\$ -	\$ 3	\$ 6	\$ 10	\$ 13	\$ 16	\$ 20	\$ 23	\$ 27	\$ 30	\$ 34							
Wayne County Parks	0.2442	\$ -	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ 5	\$ 6	\$ 7	\$ 8	\$ 9							
HCMA	0.2070	\$ -	\$ 1	\$ 1	\$ 2	\$ 3	\$ 4	\$ 4	\$ 5	\$ 6	\$ 7	\$ 8							
RESA Enhancement	1.9876	\$ -	\$ 7	\$ 14	\$ 20	\$ 27	\$ 35	\$ 42	\$ 49	\$ 57	\$ 64	\$ 72							
Wayne County ISD (RESA)	0.0956	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4							
Wayne County RESA Special Ed	3.3443	\$ -	\$ 11	\$ 23	\$ 34	\$ 46	\$ 58	\$ 70	\$ 83	\$ 95	\$ 108	\$ 121							
Wayne County Community College	3.22020	\$ -	\$ 11	\$ 22	\$ 33	\$ 44	\$ 56	\$ 68	\$ 80	\$ 92	\$ 104	\$ 117							
Local Total	41.2102	\$ -	\$ 139	\$ 280	\$ 423	\$ 569	\$ 716	\$ 866	\$ 1,018	\$ 1,172	\$ 1,329	\$ 1,486							
Non-Capturable Millages																			
City Debt	9.0000	\$ -	\$ 30	\$ 61	\$ 92	\$ 124	\$ 156	\$ 189	\$ 222	\$ 256	\$ 290	\$ 324							
School Debt	13.0000	\$ -	\$ 44	\$ 88	\$ 134	\$ 179	\$ 226	\$ 273	\$ 321	\$ 370	\$ 419	\$ 468							
Wayne County DIA	0.1986	\$ -	\$ 1	\$ 1	\$ 2	\$ 3	\$ 3	\$ 4	\$ 5	\$ 6	\$ 6	\$ 7							
Wayne County Zoo	0.0992	\$ -	\$ 0	\$ 1	\$ 1	\$ 1	\$ 2	\$ 2	\$ 2	\$ 3	\$ 3	\$ 4							
Total Non-Capturable Taxes	22.2978	\$ -	\$ 75	\$ 152	\$ 229	\$ 308	\$ 388	\$ 469	\$ 551	\$ 634	\$ 719	\$ 803							
Total	86.5510	\$ -	\$ 10,654	\$ 12,949	\$ 13,435	\$ 13,929	\$ 14,430	\$ 14,938	\$ 15,454	\$ 15,978	\$ 16,509	\$ 17,037							
Total Available for Capture	64.2532	\$ -	\$ 10,579	\$ 12,798	\$ 13,206	\$ 13,621	\$ 14,042	\$ 14,470	\$ 14,903	\$ 15,344	\$ 15,790	\$ 16,237							

Table 1
Tax Increment Financing Capture Table
210 Bethune Street, Detroit

11		12															
10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27
2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
\$ 224,867	\$ 224,867																
\$ 260,967	\$ 264,882																
\$ 36,100	\$ 40,015																
\$ 35,449	\$ 35,449																
\$ 35,449	\$ 35,449																
\$ -	\$ -																
\$ 604,284	\$ 613,348																
\$ 604,284	\$ 613,348																
\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316	\$ 260,316
\$ 640,384	\$ 653,363	\$ 667,068	\$ 680,979	\$ 695,098	\$ 709,429	\$ 723,975	\$ 738,740	\$ 753,726	\$ 768,936	\$ 784,375	\$ 800,045	\$ 815,951	\$ 832,095	\$ 848,481	\$ 865,113	\$ 881,994	\$ 899,129
\$ 900,700	\$ 913,679	\$ 927,384	\$ 941,295	\$ 955,414	\$ 969,745	\$ 984,291	\$ 999,056	\$ 1,014,042	\$ 1,029,252	\$ 1,044,691	\$ 1,060,361	\$ 1,076,267	\$ 1,092,411	\$ 1,108,797	\$ 1,125,429	\$ 1,142,310	\$ 1,159,445
\$ 3,842	\$ 3,920	\$ 4,002	\$ 4,086	\$ 4,171	\$ 4,257	\$ 4,344	\$ 4,432	\$ 4,522	\$ 4,614	\$ 4,706	\$ 4,800	\$ 4,896	\$ 4,993	\$ 5,091	\$ 5,191	\$ 5,292	\$ 3,694
\$ 10,914	\$ 11,135	\$ 11,369	\$ 11,606	\$ 11,847	\$ 12,091	\$ 12,339	\$ 12,590	\$ 12,846	\$ 13,105	\$ 13,368	\$ 13,635	\$ 13,906	\$ 14,181	\$ 14,461	\$ 14,744	\$ 15,032	\$ 10,492
\$ 14,756	\$ 15,055	\$ 15,371	\$ 15,692	\$ 16,017	\$ 16,347	\$ 16,683	\$ 17,023	\$ 17,368	\$ 17,719	\$ 18,074	\$ 18,435	\$ 18,802	\$ 19,174	\$ 19,552	\$ 19,935	\$ 20,324	\$ 20,719
\$ 720	\$ 798	\$ 13,309	\$ 13,587	\$ 13,869	\$ 14,155	\$ 14,445	\$ 14,739	\$ 15,038	\$ 15,342	\$ 15,650	\$ 15,963	\$ 16,280	\$ 16,602	\$ 16,929	\$ 17,261	\$ 17,598	\$ 17,939
\$ 167	\$ 185	\$ 3,089	\$ 3,153	\$ 3,219	\$ 3,285	\$ 3,353	\$ 3,421	\$ 3,490	\$ 3,561	\$ 3,632	\$ 3,705	\$ 3,778	\$ 3,853	\$ 3,929	\$ 4,006	\$ 4,084	\$ 4,164
\$ 203	\$ 224	\$ 3,742	\$ 3,820	\$ 3,899	\$ 3,980	\$ 4,061	\$ 4,144	\$ 4,228	\$ 4,314	\$ 4,400	\$ 4,488	\$ 4,577	\$ 4,668	\$ 4,760	\$ 4,853	\$ 4,948	\$ 5,044
\$ 35	\$ 39	\$ 656	\$ 669	\$ 683	\$ 697	\$ 712	\$ 726	\$ 741	\$ 756	\$ 771	\$ 786	\$ 802	\$ 818	\$ 834	\$ 850	\$ 867	\$ 884
\$ 34	\$ 37	\$ 624	\$ 637	\$ 650	\$ 664	\$ 677	\$ 691	\$ 705	\$ 720	\$ 734	\$ 749	\$ 764	\$ 779	\$ 794	\$ 810	\$ 825	\$ 841
\$ 9	\$ 10	\$ 163	\$ 166	\$ 170	\$ 173	\$ 177	\$ 180	\$ 184	\$ 188	\$ 192	\$ 195	\$ 199	\$ 203	\$ 207	\$ 211	\$ 215	\$ 220
\$ 7	\$ 8	\$ 138	\$ 141	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156	\$ 159	\$ 162	\$ 166	\$ 169	\$ 172	\$ 176	\$ 179	\$ 183	\$ 186
\$ 72	\$ 80	\$ 1,326	\$ 1,354	\$ 1,382	\$ 1,410	\$ 1,439	\$ 1,468	\$ 1,498	\$ 1,528	\$ 1,559	\$ 1,590	\$ 1,622	\$ 1,654	\$ 1,686	\$ 1,719	\$ 1,753	\$ 1,787
\$ 3	\$ 4	\$ 64	\$ 65	\$ 66	\$ 68	\$ 69	\$ 71	\$ 72	\$ 74	\$ 75	\$ 76	\$ 78	\$ 80	\$ 81	\$ 83	\$ 84	\$ 86
\$ 121	\$ 134	\$ 2,231	\$ 2,277	\$ 2,325	\$ 2,373	\$ 2,421	\$ 2,471	\$ 2,521	\$ 2,572	\$ 2,623	\$ 2,676	\$ 2,729	\$ 2,783	\$ 2,838	\$ 2,893	\$ 2,950	\$ 3,007
\$ 116	\$ 129	\$ 2,148	\$ 2,193	\$ 2,238	\$ 2,285	\$ 2,331	\$ 2,379	\$ 2,427	\$ 2,476	\$ 2,526	\$ 2,576	\$ 2,628	\$ 2,680	\$ 2,732	\$ 2,786	\$ 2,840	\$ 2,895
\$ 1,488	\$ 1,649	\$ 27,490	\$ 28,063	\$ 28,645	\$ 29,236	\$ 29,835	\$ 30,444	\$ 31,061	\$ 31,688	\$ 32,324	\$ 32,970	\$ 33,625	\$ 34,291	\$ 34,966	\$ 35,651	\$ 36,347	\$ 37,053
\$ 325	\$ 360	\$ 6,004	\$ 6,129	\$ 6,256	\$ 6,385	\$ 6,516	\$ 6,649	\$ 6,784	\$ 6,920	\$ 7,059	\$ 7,200	\$ 7,344	\$ 7,489	\$ 7,636	\$ 7,786	\$ 7,938	\$ 8,092
\$ 469	\$ 520	\$ 8,672	\$ 8,853	\$ 9,036	\$ 9,223	\$ 9,412	\$ 9,604	\$ 9,798	\$ 9,996	\$ 10,197	\$ 10,401	\$ 10,607	\$ 10,817	\$ 11,030	\$ 11,246	\$ 11,466	\$ 11,689
\$ 7	\$ 8	\$ 132	\$ 135	\$ 138	\$ 141	\$ 144	\$ 147	\$ 150	\$ 153	\$ 156	\$ 159	\$ 162	\$ 165	\$ 169	\$ 172	\$ 175	\$ 179
\$ 4	\$ 4	\$ 66	\$ 68	\$ 69	\$ 70	\$ 72	\$ 73	\$ 75	\$ 76	\$ 78	\$ 79	\$ 81	\$ 83	\$ 84	\$ 86	\$ 87	\$ 89
\$ 805	\$ 892	\$ 14,874	\$ 15,184	\$ 15,499	\$ 15,819	\$ 16,143	\$ 16,472	\$ 16,806	\$ 17,146	\$ 17,490	\$ 17,839	\$ 18,194	\$ 18,554	\$ 18,919	\$ 19,290	\$ 19,667	\$ 20,049
\$ 17,049	\$ 17,597	\$ 57,735	\$ 58,939	\$ 60,161	\$ 61,402	\$ 62,661	\$ 63,939	\$ 65,236	\$ 66,552	\$ 67,888	\$ 69,245	\$ 70,621	\$ 72,019	\$ 73,437	\$ 74,876	\$ 76,337	\$ 77,821
\$ 16,244	\$ 16,704	\$ 42,861	\$ 43,755	\$ 44,662	\$ 45,583	\$ 46,518	\$ 47,466	\$ 48,429	\$ 49,407	\$ 50,399	\$ 51,405	\$ 52,427	\$ 53,465	\$ 54,518	\$ 55,586	\$ 56,671	\$ 57,772

Table 1
 Tax Increment Financing Capture Table
 210 Bethune Street, Detroit

28	29	30	31	32	33	34	35	TOTAL
2052	2053	2054	2055	2056	2057	2058	2059	
\$ 260,316	\$ 260,316	\$ 260,316						
\$ 916,521	\$ 934,173	\$ 952,091						
\$ 1,176,837	\$ 1,194,489	\$ 1,212,407						
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 111,640
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 317,114
		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 435,287
\$ 18,286	\$ 18,639	\$ 18,996	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 309,297
\$ 4,244	\$ 4,326	\$ 4,409	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 71,785
\$ 5,142	\$ 5,241	\$ 5,341	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 86,965
\$ 901	\$ 918	\$ 936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,237
\$ 858	\$ 874	\$ 891	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,507
\$ 224	\$ 228	\$ 233	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,786
\$ 190	\$ 193	\$ 197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,209
\$ 1,822	\$ 1,857	\$ 1,892	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,812
\$ 88	\$ 89	\$ 91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,482
\$ 3,065	\$ 3,124	\$ 3,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,844
\$ 2,951	\$ 3,008	\$ 3,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 49,920
\$ 37,770	\$ 38,497	\$ 39,236	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638,843
\$ 8,249	\$ 8,408	\$ 8,569	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,518
\$ 11,915	\$ 12,144	\$ 12,377	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,527
\$ 182	\$ 186	\$ 189	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,079
\$ 91	\$ 93	\$ 94	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,538
\$ 20,436	\$ 20,830	\$ 21,230	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 345,662
\$ 58,206	\$ 59,327	\$ 60,465	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,419,791
\$ 37,770	\$ 38,497	\$ 39,236	\$ -	\$ -	\$ -	\$ -	\$ -	

Table 2
Tax Increment Financing Recapture Table
210 Bethune, Detroit, MI

Developer Maximum Reimbursement	Proportionality During Abatement	Total Proportionality After abatement	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	100.00%	\$ 667,504	\$ 158,700	\$ 826,204
State	56.54%	0.00%	\$ 377,427	\$ -	\$ 377,427
Local	43.46%	100.00%	\$ 290,077	\$ 158,700	\$ 448,777
TOTAL	100.00%	100.00%	\$ 667,503	\$ 158,700	\$ 826,203
EGLE	4.69%	3.79%	\$ 31,320	\$ -	\$ 31,320
MSF	95.31%	77.00%	\$ 636,183	\$ -	\$ 636,183
Local Only	0.00%	19.21%	\$ -	\$ 158,700	\$ 158,700

Estimated
Years of Plan 30

Estimated Capture	
Administrative Fees	\$ 160,140
State Revolving Fund	\$ 51,327
LBRF	\$ 37,811
Developer Capture	\$ 826,204
Total	\$ 1,075,482

	Tax Abatement		3		4		5		6		7		8		9		10		11		12		13		14	
	Brownfield Capture Year		2		3		4		5		6		7		8		9		10		11		12		13	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037													
Total State Incremental Revenue	\$10,440	\$12,518	\$12,783	\$13,053	\$13,326	\$13,604	\$13,885	\$14,171	\$14,462	\$14,756	\$15,055	\$15,371	\$15,692													
State Brownfield Revolving Fund (50% of SET)	\$1,359	\$1,630	\$1,664	\$1,699	\$1,735	\$1,771	\$1,808	\$1,845	\$1,883	\$1,921	\$1,960	\$2,001	\$2,043													
State TIR Available for Reimbursement	\$9,081	\$10,888	\$11,119	\$11,353	\$11,591	\$11,833	\$12,078	\$12,326	\$12,579	\$12,835	\$13,095	\$13,370	\$13,649													
Total Local Incremental Revenue	\$139	\$280	\$423	\$569	\$716	\$866	\$1,018	\$1,172	\$1,329	\$1,488	\$1,649	\$27,490	\$28,063													
BRA Administrative Fee (15% or max \$100,000)	\$1,587	\$1,920	\$1,981	\$2,043	\$2,106	\$2,170	\$2,235	\$2,302	\$2,369	\$2,437	\$2,506	\$6,429	\$6,563													
10% Deferred Admin Fee During Tax Abatements Minus Avail	\$919	\$1,000	\$897	\$793	\$688	\$581	\$472	\$362	\$250	\$137	\$21	\$0	\$0													
Outstanding Balance of Deferred Fees	\$919	\$1,919	\$2,816	\$3,609	\$4,297	\$4,878	\$5,351	\$5,713	\$5,963	\$6,100	\$6,121	\$0	\$0													
5% Admin Paid by Developer During Tax Abatement	\$529	\$640	\$660	\$681	\$702	\$723	\$745	\$767	\$790	\$812	\$835	\$0	\$0													
Local TIR Available for Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,939	\$21,500													
Total State & Local TIR Available	\$9,081	\$10,888	\$11,119	\$11,353	\$11,591	\$11,833	\$12,078	\$12,326	\$12,579	\$12,835	\$13,095	\$28,309	\$35,149													

DEVELOPER	Beginning Balance	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
DEVELOPER Reimbursement Balance	\$826,203	\$817,122	\$806,235	\$795,116	\$783,763	\$772,171	\$760,339	\$748,261	\$735,935	\$723,356	\$710,521	\$697,425	\$669,116	\$633,967

MSF Non-Environmental Costs	\$636,183																									
State Tax Reimbursement		\$8,655	\$10,377	\$10,597	\$10,820	\$11,047	\$11,277	\$11,511	\$11,748	\$11,989	\$12,233	\$12,481	\$12,743	\$13,008												
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$11,503	\$16,555												
Developer Reimbursement Balance		\$627,528	\$617,151	\$606,554	\$595,734	\$584,687	\$573,409	\$561,898	\$550,150	\$538,162	\$525,929	\$513,448	\$489,202	\$459,638												
EGLE Environmental Costs	\$31,320																									
State Tax Reimbursement		\$426	\$511	\$522	\$533	\$544	\$555	\$567	\$578	\$590	\$602	\$614	\$627	\$640												
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$566	\$815												
Developer Reimbursement Balance		\$30,894	\$30,383	\$29,861	\$29,329	\$28,785	\$28,230	\$27,663	\$27,085	\$26,494	\$25,892	\$25,278	\$24,084	\$22,628												
Local Only Costs	\$158,700																									
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,870	\$4,130												
Developer Reimbursement Balance		\$158,700	\$158,700	\$158,700	\$158,700	\$158,700	\$158,700	\$158,700	\$158,700	\$158,700	\$158,700	\$158,700	\$155,830	\$151,701												
Total Annual Developer Reimbursement		\$9,081	\$10,888	\$11,119	\$11,353	\$11,591	\$11,833	\$12,078	\$12,326	\$12,579	\$12,835	\$13,095	\$28,309	\$35,149												

LOCAL BROWNFIELD REVOLVING FUND	
LBRF Deposits	\$0
State Tax Capture	\$0
Local Tax Capture	\$0
Total LBRF Capture	\$0

Table 2
 Tax Increment Financing Recapture Table
 210 Bethune, Detroit, MI

15	16	17	18	SET Expiration after 25 Years														TOTAL
14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	TOTAL	
\$16,017	\$16,347	\$16,683	\$17,023	\$17,368	\$17,719	\$18,074	\$18,435	\$18,802	\$19,174	\$19,552	\$19,935	\$20,324	\$14,186	\$0	\$0	\$0	\$428,754	
\$2,085	\$2,128	\$2,172	\$2,216	\$2,261	\$2,307	\$2,353	\$2,400	\$2,448	\$2,496	\$2,545	\$2,595						\$51,327	
\$13,932	\$14,219	\$14,511	\$14,807	\$15,107	\$15,412	\$15,721	\$16,035	\$16,354	\$16,678	\$17,006	\$17,339	\$20,324	\$14,186	\$0	\$0	\$0	\$357,459	
\$28,645	\$29,236	\$29,835	\$30,444	\$31,061	\$31,688	\$32,324	\$32,970	\$33,625	\$34,291	\$34,966	\$35,651	\$36,347	\$37,053	\$37,770	\$38,497	\$39,236	\$638,843	
\$6,699	\$6,837	\$6,978	\$7,120	\$7,264	\$7,411	\$7,560	\$7,711	\$7,864	\$8,020	\$8,178	\$8,338	\$8,501	\$7,686	\$5,666	\$5,775	\$5,885	\$160,140	
																	\$7,885	
\$21,946	\$22,398	\$22,858	\$23,324	\$23,797	\$24,277	\$24,764	\$25,259	\$25,761	\$26,271	\$26,788	\$27,314	\$27,847	\$29,367	\$32,105	\$32,723	\$33,350	\$486,588	
\$35,878	\$36,617	\$37,368	\$38,130	\$38,904	\$39,689	\$40,486	\$41,295	\$42,115	\$42,949	\$43,795	\$44,653	\$48,170	\$43,553	\$32,105	\$32,723	\$33,350	\$ 854,935	
\$598,089	\$561,472	\$524,104	\$485,974	\$447,070	\$407,381	\$366,895	\$325,601	\$283,485	\$240,537	\$196,742	\$152,089	\$103,919	\$60,366	\$28,261	\$0	\$0		
\$13,278	\$13,552	\$13,830	\$14,112	\$14,398	\$14,689	\$14,984	\$15,283	\$15,587	\$15,895	\$16,208	\$16,526	\$19,370	\$13,520	\$0	\$0	\$0	\$359,717	
\$16,898	\$17,247	\$17,600	\$17,959	\$18,324	\$18,694	\$19,069	\$19,450	\$19,836	\$20,229	\$20,627	\$21,032	\$21,442	\$0	\$0	\$0	\$0	\$276,466	
\$429,461	\$398,663	\$367,232	\$335,161	\$302,439	\$269,057	\$235,005	\$200,272	\$164,849	\$128,725	\$91,889	\$54,332	\$13,520	\$0	\$0	\$0	\$0		
\$654	\$667	\$681	\$695	\$709	\$723	\$738	\$752	\$767	\$783	\$798	\$814	\$954	\$666	\$0	\$0	\$0	\$17,710	
\$832	\$849	\$866	\$884	\$902	\$920	\$939	\$958	\$977	\$996	\$1,016	\$1,035	\$1,056	\$0	\$0	\$0	\$0	\$13,611	
\$21,143	\$19,627	\$18,079	\$16,500	\$14,889	\$13,246	\$11,570	\$9,860	\$8,116	\$6,337	\$4,524	\$2,675	\$666	\$0	\$0	\$0	\$0		
\$4,215	\$4,302	\$4,391	\$4,480	\$4,571	\$4,663	\$4,757	\$4,852	\$4,948	\$5,046	\$5,146	\$5,246	\$5,349	\$29,367	\$32,105	\$28,262	\$0	\$158,700	
\$147,485	\$143,183	\$138,792	\$134,312	\$129,741	\$125,078	\$120,321	\$115,469	\$110,521	\$105,475	\$100,329	\$95,083	\$89,734	\$60,366	\$28,262	\$0	\$0		
\$35,878	\$36,617	\$37,368	\$38,130	\$38,904	\$39,689	\$40,486	\$41,295	\$42,115	\$42,949	\$43,795	\$44,653	\$48,170	\$43,553	\$32,105	\$28,262	\$0	\$826,204	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,461	\$33,350	\$37,811	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,461	\$33,350	\$37,811	

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: 210 Bethune

DATE: 5/09/2023

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental. on behalf of EBE Bethune LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 210 Bethune Development project.

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 agrees with the environmental consultant that there does appear to have been a measurable release to the subsurface and therefore, the site is considered a Part 201 "facility." The documents received for this project satisfy the DBRA Guidelines.

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

By: Anita Harrington
Its: Environmental Specialist III

ATTACHMENT H
Incentive Information Chart

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Rehabilitation	Brownfield TIF/OPRA	\$2,685,733	North End

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
3		40	5	20			

1. What is the plan for hiring Detroiters?

During the construction phase, the general contractor (GC) has been advised by the development team that a management priority must be to hire residents of the city of Detroit.

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

15 full-time equivalent (FTE) direct permanent jobs will be retained within the City of Detroit. Once completed, it is anticipated that an additional 20 FTE's will be added as part of the planned growth of an existing Detroit-based business.

During the construction phase, the contractor will be looking to hire subcontractors, having employees of Detroit residency, 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?

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

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

The developer has received and garnered strong support from local organizations including Midtown Detroit, Method Development, the Lower North End Block Club, the Michigan Urban Farming Initiative, and the Creative Bloc.

5. When is construction slated to begin?

Construction is slated to commence in Fall 2023.

6. What is the expected completion date of construction?

Construction completion is anticipated to be completed by the end of 2024.