

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
CITY CLUB APARTMENTS MIDTOWN  
REDEVELOPMENT PROJECT

Prepared by:

CCA Midtown Detroit, LLC  
31700 Middlebelt Road, Suite 140  
Farmington Hills, MI 48334  
Contact Person: Steve Kehm  
Phone: (312) 971-3294

PM Environmental, Inc.  
4080 W Eleven Mile Road  
Berkley, MI 48072  
Contact Person: Elizabeth Masserang  
Phone: (248) 414-1441

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

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## **I. INTRODUCTION**

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

The primary purpose of this Brownfield Plan (“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 to identify and authorize the eligible activities to be funded by tax increment revenues generated and captured from that eligible property.

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

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

## II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of five (5) parcels: 3510 and 3540 Woodward Avenue, 80 and 90 Mack Avenue, and 33 Eliot Street. The parcels included within this Plan are each considered to be “facility” in accordance with Act 381. The parcels and all tangible personal property located thereon will comprise the eligible property and are collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located between Detroit’s Midtown and Cass Corridor Neighborhoods and is bounded by Mack Avenue to the north, John R Street to the east, Eliot Street and the property line to the south, and Woodward Avenue to the west.

Parcel information is outlined below. Attachment B provides the individual legal descriptions for the Property.

Address	Tax ID	Development Entity
3510 Woodward Avenue	01004185	CCA Midtown Detroit, LLC (via Land Lease)
3540 Woodward Avenue	01004187.008	
80 Mack Avenue	01004187.009	
90 Mack Avenue	01004187.004	
33 Eliot Street	01004186-0	

CCA Midtown Detroit, LLC is the project developer (“Developer”) of the Property. CCA Midtown Detroit, LLC has a land lease on the Property with the Owner, Woodward Eliot, LLC. The project will convert the Property into a mixed-use development, including approximately 318,000 square feet of residential and commercial space. Within a three-building design, the development will feature approximately 344 residential units, 40,296 square feet of commercial space which will include a restaurant, café, bank, and retail space, and approximately 186 underground parking spaces. Residential units will range in size from studio to 3-bedroom apartments. Resort-class amenities, multiple pocket parks, and an outdoor art park will be incorporated within the development, to enhance the community’s livability. It is currently anticipated construction will begin in the winter of 2022 and eligible activities will be completed within twenty-four (24) months. The project description provided herein is a summary of the proposed development at the time of the adoption of this Plan. The actual development may vary from the project description provided herein (including, without limitation, the 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. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

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

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

***33 Elliot Street***

A Phase I Environmental Site Assessment (“ESA”) completed in 2008, at which time this property was occupied by a vacant light industrial building, identified recognized environmental conditions (“REC(s)”) associated with the former high-risk operations onsite (i.e., automotive storage/service, factory, and photo processing/silk screen printing), observed staining onsite, and a potential orphan 1,000-gallon gasoline underground storage tank (“UST”). Additionally, previous site investigations were completed in 2008 to assess a potential orphan 1,000-gallon gasoline UST.

***80 Mack Avenue***

A Phase I ESA completed in 2015, at which time this property was occupied by surface parking lots, identified a REC associated with former automotive service operations at 3540 Woodward Avenue (parent parcel to 80 Mack Avenue, discussed below). Subsequent onsite investigation activities identified soil contamination above the Part 201 Residential and Nonresidential cleanup criteria.

***90 Mack Avenue***

A Phase I ESA completed in 2015, at which time this property was occupied by surface parking lots, identified a REC associated with former automotive service/painting operations along the eastern property boundary from the 1920s and 1930s to the 1960s, which extended offsite to the east.

***3510 Woodward Avenue***

Previous site investigations were conducted in 1996 and 1997, which were not available for review, but were summarized in a 2008 site investigation (discussed below) as follows:

- A site investigation was completed in February 1996 to evaluate the former gasoline service operations identified petroleum and/or lead contamination in soil above the former Michigan Department of Environmental Quality (“MDEQ”, currently known as the Michigan Department of Environment, Great Lakes and Energy (“EGLE”)) Part 201 Residential, Commercial, and Industrial cleanup

- criteria. Based on these analytical results, a Baseline Environmental Assessment (“BEA”) was submitted to EGLE on September 20, 1996 (BEA ID: 129).
- Based on the results from the February 1996 site investigation, release C-0876-96 was reported on October 29, 1996. Additional site investigation activities completed in February 1997 identified additional petroleum and/or lead contamination in soil above the former MDEQ Part 213 Residential, Commercial, and Industrial RBSLs. Based on these analytical results, a Restrictive Covenant (“RC”) was recorded for a rectangular area in the vicinity of former fuel dispensers that restricted any subsurface disturbances as documented in a 1997 LUST Closure Report. The October 1996 release was granted Tier I Commercial III Restricted Closure on December 29, 1997.

A Phase I ESA completed in 2008, at which time this property was occupied by a vacant auto service shop, identified RECs associated with 1) the ‘facility’ status as documented in the 1996 BEA; 2) former service operations; 3) former onsite USTs; observed hydraulic hoists; and observed staining. Subsequent onsite investigation activities identified petroleum contamination in soil north of the RC area above the Part 201 Residential and Nonresidential cleanup criteria.

### ***3540 Woodward Avenue***

A Phase I ESA completed in 2015, at which time this property was occupied by surface parking lots, identified a REC associated with former automotive service operations in the eastern portion of the property. Subsequent onsite investigation activities identified soil above the Part 201 Residential and Nonresidential cleanup criteria.

### ***Subject Property Summary***

Additional contaminant concentrations identified on the Property in soil during a September 2021 site investigation as part of the Developer’s pre-purchase due diligence. Combined with the previous site investigations conducted between 1996 and 2016, exceedances of the Parts 201/213 Residential and Nonresidential DWP, GSIP, and DC cleanup criteria/RBSLs are present. Additionally, the portion of the Property identified as 3510 Woodward Avenue (Facility ID: 50001945) is a closed LUST site with one reported release on October 29, 1996 and granted Tier I Commercial III Restricted Closure on December 29, 1997 (C-0876-96). **Therefore, the Property is a “facility” and a “property” in accordance with Parts 201/213 of P.A. 451, 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 baseline environmental assessment activities, due care activities, additional response activities, site demolition, infrastructure improvements, site preparation, interest, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

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

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within 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 (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. 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. BEA Activities have already been incurred as EGLE Pre-Approved Activities and are included within this request. The BEA Activities were conducted between 2020 and 2022. 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(uu) 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 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 by 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 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 plans.

**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 is attached to this Plan as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates.

Tax increments are projected to be captured and applied to the (i) 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	\$7,365,214	\$0	\$0	\$692,235	\$8,057,449
State Education Tax	\$1,531,870	\$0	\$1,061,058	\$243,702	\$2,836,631
City Operating	\$7,283,807	\$1,278,772	\$0	\$723,412	\$9,285,990
Library	\$1,690,513	\$296,793	\$0	\$167,898	\$2,155,204
Wayne County Operating (summer)	\$2,047,987	\$359,552	\$0	\$203,402	\$2,610,940
Wayne County Operation (winter)	\$360,430	\$63,278	\$0	\$35,797	\$459,506
Wayne County Jails	\$341,629	\$59,978	\$0	\$33,930	\$435,537
Wayne County Parks	\$89,551	\$15,722	\$0	\$8,894	\$114,167
HCMA	\$76,262	\$13,389	\$0	\$7,574	\$97,226
RESA Enhancement	\$725,606	\$127,390	\$0	\$72,066	\$925,062
Wayne County ISD (RESA)	\$35,119	\$6,166	\$0	\$3,488	\$44,773
Wayne County RESA Special Ed	\$1,226,477	\$215,325	\$0	\$121,811	\$1,563,613
Wayne County Community College	\$1,182,012	\$207,518	\$0	\$117,395	\$1,506,926
<b>TOTAL</b>	<b>\$23,956,479</b>	<b>\$2,643,883</b>	<b>\$1,061,058</b>	<b>\$2,431,603</b>	<b>\$30,093,023</b>
<i>In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i>					
City Debt	\$4,188,749				
School Debt	\$6,050,415				
Wayne County DIA	\$93,083				
Wayne County Zoo	\$46,542				
<b>Total</b>	<b>\$10,378,788</b>				

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

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

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

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

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

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and applicable agency/department of the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that

the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

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

The Developer anticipates approval of a tax abatement under the Neighborhood Enterprise Zone Act, P.A. 147 of 1992, as amended (“NEZ”). If approved, the NEZ 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 DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

The Developer has also applied or will apply for a Michigan Community Revitalization Program (CRP) loan. If the Developer is awarded the CRP loan or any other grant or loan that is forgiven or for which Developer received a credit for, the Developer acknowledges and agrees that any activities funded by such a grant or loan 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 awarded under the CRP or from other governmental agencies/sources such as EGLE or the United States Environmental Protection Agency 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's resolution approving this Plan (or any subsequent amendment thereto), provided that the governing body first does both of the following: (i) gives 30 days' written notice to the Developer at its last known address by certified mail or other method that documents proof of delivery attempted; and (ii) provides the Developer with an opportunity to be heard at a public meeting.

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

**G. Effective Date of Inclusion in Brownfield Plan**

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

**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 currently estimated at \$2,431,063. 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; Section 13(2)(m)**

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

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

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

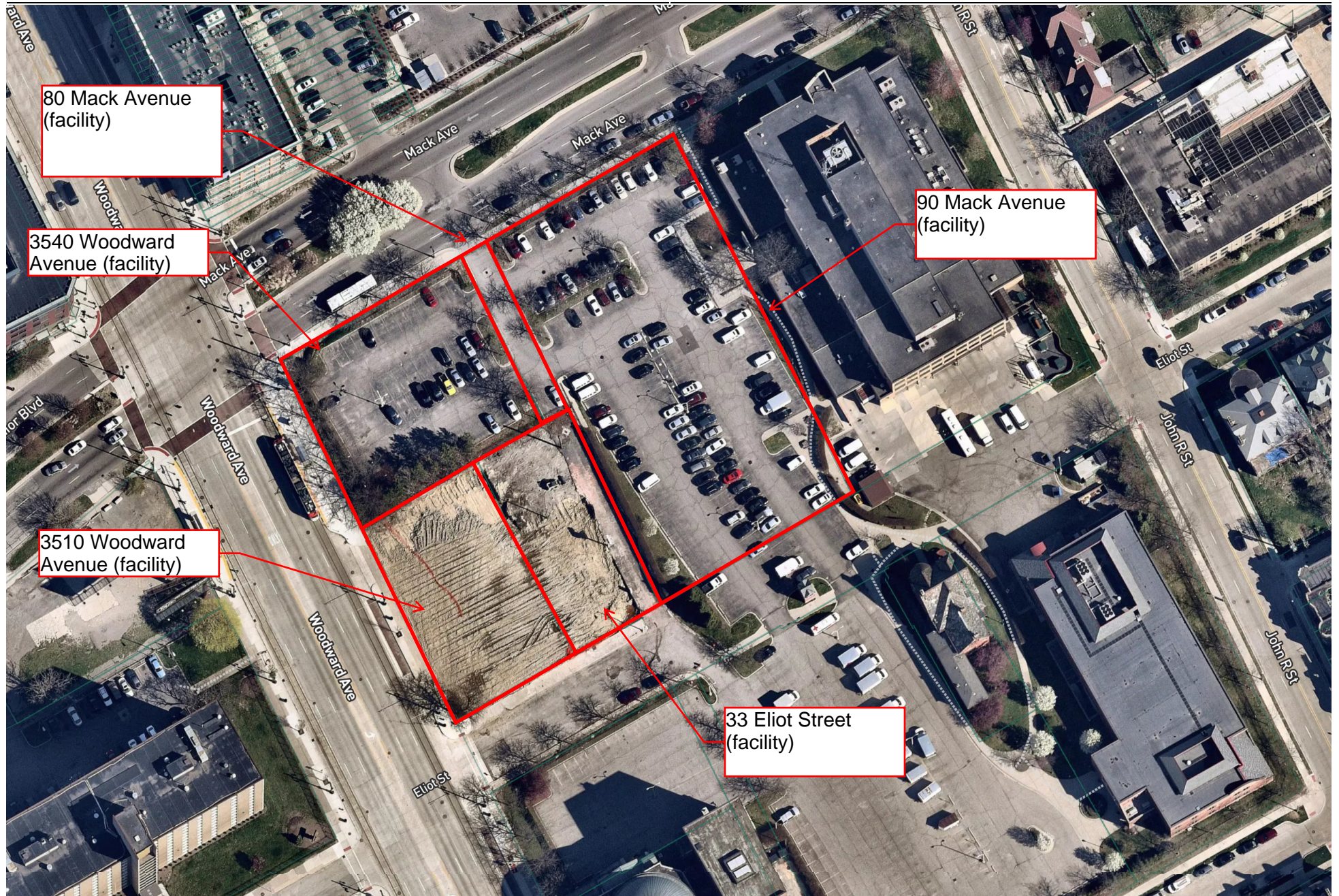
**Site Map**

# Detroit

<https://landgrid.com/us/mi/wayne/detroit>

# Landgrid

By Loveland Technologies · May 20, 2021





# Detroit

<https://app.regrid.com/us/mi/wayne/detroit>

# Regrid

By Loveland Technologies · Sep 26, 2022



**ATTACHMENT B**

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

3510 Woodward Avenue: Parcel: 01004185

E WOODWARD PT OF LOTS 8 THRU 11 DESC AS BEG AT NE COR WOODWARD AVE 120 FT WD & ELIOT AVE 60 FT WD TH N 26D 24M 30S W 162.50 FT ALG E LINE WOODWARD AVE TH N 60D 13M E 98.76 FT TH S 26D 16M E 62.50 FT TH S 60D 13M W 0.25 FT TH S 26D 16M E 100 FT TH S 60D 12M 30S W 98.11 FT ALG N LINE ELIOT AVE TO P O B BLK 13 BRUSH SUB L1 P286 PLATS, W C R 1/104 15,960 SQ FT 162.50 IRREG

3540 Woodward Avenue: Parcel: 01004187.008

E WOODWARD --- PT OF LOT 11, ALL OF LOTS 12-13 BLK 13 BRUSH'S SUB L.8 P.12 W C R; DESC AS: COMM FROM NE COR OF SD LOT 13 TH S 26D 12M 01S E 137.56 FT; TH S 60D 17M W 158.75 FT; TH N 26D 10M 19S W 137.56 FT; TH N 60D 17M E 158.68 FT TO POB --- .5 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

80 Mack Avenue: Parcel: 01004187.009

S MACK --- N 137.56 FT OF VAC ALLEY LYING BTW MACK AVE (120 FT WD) & VAC ELIOT ST (60 FT WD) ADJ TO LOTS 12-13 & PT OF LOT 11 BLK 13 BRUSH'S SUB L.8 P.12 W C R - -- .063 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

90 Mack Avenue: Parcel: 01004187.004

S MACK --- PT OF LOTS 4, 16-17, ALL OF LOTS 5-7 & 14-15, ALL OF VAC ALLEY BLK 13 BRUSH'S SUB L.8 P.12 W C R ; COMM FROM NW COR OF SD LOT 14 TH N 60D 17M E 164.32 FT; TH S 26D 12M 01S E 300.08 FT; TH S 60D 17M W 164.41 FT; TH N 26D 12M 01S W 300.08 FT TO POB --- 1.13 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

33 Eliot Street: Parcel: 01004186-0

E WOODWARD PT OF LOTS 8 THRU 11 ALSO VAC ALLEY ADJ DESC AS BEG AT A PTE IN N LINE ELIOT AVE 60 FT WD DIST N 60D 12M 30S E 98.11 FT FROM E LINE WOODWARD AVE 120 FT WD TH N 26D 16M W 100 FT TH N 60D 13M E 0.25 FT TH N 26D 16M W 62.50 FT TH N 60D 13M E 80 FT TH S 26D 24M E 162.50 FT TH S 60D 12M 30S W 80.74 FT ALG N LINE ELIOT AVE TO P O B BLK 13 BRUSH SUB L1 P286 PLATS, W C R 1/104 13,032 SQ FT

**ATTACHMENT C**

**Project Description**

**City Club Apartments Midtown  
3510-3540 Woodward Avenue, 80-90 Mack Avenue, & 33 Eliot Street**

**PROJECT DESCRIPTION**



SE Corner of Woodward and Mack Ave

**Development Team and Company Synopsis**

City Club Apartments, LLC (CCA) (the “Developer”) is the evolution of a company that started over 100 years ago in Detroit. Over the course of 3 generations, City Club Apartments has continued to innovate and deliver the very best in housing. The Developer leads the industry in developing and managing innovative, urban mixed-use apartment communities. As a customer-centric, lifestyle brand, City Club Apartments delivers resort class amenities, social programming, and time-saving services to residents. Design-driven and technologically advanced, CCA is committed to social responsibility, with industry leading wellness and green certification. Their product targets the attitudinal shift in consumers towards lifestyle choices, targeting young urban professionals through to empty nesters, with a unique mix of apartments and penthouses. As the Developer, Owner and Manager of long-term urban real estate, City Club Apartments has a portfolio of approximately 10,000 mixed-use apartments. The development team has selected Norcon as the General Contractor and BKV Group and SITE as the architects, all of whom are all Detroit based.



Corner of Woodward and Eliot



Eliot Street looking West

## **Project Synopsis**

The Developer intends to construct a mixed-use development on vacant land at the northwestern corner of Woodward Avenue and Mack Avenue. Located between Midtown and Cass Corridor Neighborhoods in Detroit, MI, the development is a short bus or Q-Line ride from Downtown Detroit. These parcels were once occupied by a variety of commercial and light industrial uses, including service garages, tent/awning manufacturing companies, sheet metal shops, photo processing/silk screen printing operations, art/frame manufacturing, stoker service, and rubber company operations, and motel. Most recently, the Property has served as parking lots.

The project will combine the Property's five parcels to create three distinctly designed, yet cohesive buildings. The development will be constructed utilizing green building, Fitwel, and ESG standards. Altogether, the development will feature approximately 344 residential units and 40,296 square feet of commercial space.

Building 1 will consist of a 16-story residential building, spanning approximately 208,490 square feet. The building will contain an estimated 270 residential units. Of the residential units, 20% will be set aside at 80% the area mean income (AMI). Rising 6 stories, Building 2 will be mixed-use, incorporating both residential and commercial spaces. The 78,610 square foot building will feature 74 residential units and approximately 9,100 square feet of commercial space. Building 3, like Building 1, will be utilized for a single purpose, but differing in that this building features only commercial space. The single story Building 3 will provide approximately 31,196 square feet of retail.

Additional developments include an approximately 186 space, on-site parking structure underground. Two pocket parks will be positioned on the Property, one located at the northwestern corner of the Property, along Woodward and Mack and the other at the southwestern corner, along Woodward and Eliot. Pocket parks will incorporate designated outdoor eating areas for the restaurants, as well as water features, temporary bike storage, public seating, and native landscaping to facilitate a safe and comfortable pedestrian space.



SE Corner of Woodward and Mack



NE Corner of Woodward and Eliot

Further landscaping efforts will be incorporated within the open-air courtyard situated at the heart of the development. With access from both the southwest and east portions of the Property, the Art Park and will be similar in nature to the pocket parks. However, the larger Art Park will also include expressive murals and installations, as well as multiple greenspaces for explorative play. The outdoor Art Park will be reserved for apartment residents during the week and open to the community for public events on the weekend. The Developer will work to design the Art Park in collaboration with local non-profit arts organizations.

Growing from the ground up, this project will transform vacant parking lots into an intentional local mixed-use hub popular among families and young professionals. Upon completion, the development will provide much needed housing, and commercial spaces, helping to meet the growing demand for such places within Midtown and Cass Corridor. Additionally, the development will further catalyze economic development in the area as residents enjoy restaurant and retail options within the complex.

Landscaping, pocket parks, and the Art Park will not only add to the aesthetics of Midtown but will also contribute to a greater sense of community. Furthermore, the project will improve walkability as the landscaping offers a protective barrier between pedestrian and motorized traffic. The development also highlights Mack Avenue as an up-and-coming location, providing connectivity to the greater neighborhood.

**Approximate Project Investment Estimates**

<b>Capital Cost</b>	<b>Total Cost</b>
Acquisition Cost	\$ 900,000
Hard Costs	\$ 84,000,000
Soft Costs	\$ 18,100,000
<b>Total Capital Costs</b>	<b>\$ 103,000,000</b>

**Additional Financing Incentives Associated with the Redevelopment**

CCA Midtown will be a significant permanent investment from the developer/Owner/Operator, City Club Apartments. Construction of the development is anticipated to commence December of 2022 with a scheduled opening in 2024. The

proposed development includes a substantial ground lease that commenced in October of 2021.

CCA Midtown will become the fifth apartment community in the City of Detroit that is developed, owned, and operated by City Club Apartments. City Club is the evolution of a company that started over 100 years ago in Detroit, and over the course of 3 generations, have continued to innovate and deliver the very best in housing. City Club Apartments is committed to social responsibility, with industry leading wellness and green certification.

The CCA Midtown development requires significant investment and risk and would not be possible without incentives, including the establishment of a Neighborhood Enterprise Zone, Brownfield TIF, CRP loan and New Market Tax Credits. Without incentives and tax abatement, a project of this magnitude and at this location will not be possible. To lease up and stabilize 350 apartments and bring in a national retailer with a grocery store component, this project will require incentives and abatement that are appropriately offered for this type and magnitude of development.

A Brownfield TIF will allow for substantial clean-up and improvement of a site that is currently a vacant surface parking lot. The proposed development site has had prior uses that require environmental clean-up.

The CRP loan would provide gap financing for the permanent investment that help make this project possible by allowing for more competitive permanent financing. CCA Midtown is a long term investment for City Club Apartments, and would need to be for any developer/owner/operator, due to the higher risk and tighter but more consistent long term approach to profit margins on a project of this scale.

New Market Tax Credits would help make it financially feasible to entice and bring a national retailer with a grocery store component that offers fresh food and health care to the neighborhood. Something that is currently a need in Midtown.

The Neighborhood Enterprise Zone, Brownfield TIF, CRP loan and New Market Tax Credits will lead to construction of new residential housing in keeping with the city of Detroit Master Plan and the Woodward Avenue Traditional Main Street Overlay. This development will have a long-lasting impact on the City of Detroit and aims to keep existing Detroiters in the City and add future Detroiters, with the goal of increasing the Detroit population that will live, work and entertain in Midtown Detroit.

### **Cost/Benefit Analysis**

The proposed project will help meet demand for retail and housing stock in Detroit's Midtown and Cass Corridor Neighborhoods, bringing vacant land back to productive use after years of vacancy and neglect. This redevelopment is also part of a larger effort described in the Neighborhoods and Housing section of Detroit's Master Plan. The Plan encourages developers to "take advantage of the traffic volumes and regional prominence of Woodward to attract more intense commercial activity".

The additional retail and residential apartments within the City of Detroit will contribute to new income tax for Detroit as a result of the creation of private investment. The project



will provide a retail and culinary destination and increase the density of the Neighborhoods to further catalyze economic development in the surrounding area. Local businesses in the area will benefit from an influx of new jobs into the area and an increase in spinoff consumer spending.

On a short-term basis, approximately 130 construction jobs will be needed each day during the estimated 24-month construction period. On a long-term basis, the daily management of the development will provide approximately 8 full time equivalent (FTE) jobs. Additionally, the future tenants associated with the redevelopment project will also create indirect jobs between City Target, Chase Bank, a new restaurant, and a new Cafe. In total the development is anticipated to create approximately 60 new FTE permanent jobs. The development team has previously partnered with Detroit at Work to engage with the community, advertise job openings, and hire locally. Midtown Development will also utilize Detroit at Work to hire staff prior to opening in 2023.

The increase in tenant-based jobs within the building will City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters.

**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

September 27, 2022

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

**RE: City Club Apartments Midtown Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the City Club Apartments Midtown Brownfield Redevelopment Plan (the "Plan").

CCA Midtown Detroit, LLC's, is the project developer ("Developer"). The property in the Plan consists of five parcels bounded by Mack Avenue to the north, the property line to the east, Eliot Street to the south, and Woodward Avenue to the west in the Brush Park neighborhood of Detroit.

The project consists of the development of existing vacant lots and parking lots to create a new construction mixed-use development at a major corner of the City. The development will feature three buildings ranging from 1 story to 16 stories tall. with a total of approximately 344 residential apartments, approximately 40,300 square feet of commercial space, an approximately 186 space parking structure, and several court yards and pocket parks. Total investment is estimated to be \$97 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 Review  
Planning and Development Department

c: B. Vosburg  
C. Capler



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**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

March 4<sup>th</sup>, 2021

Jonathan Holtzman  
CCA Midtown Detroit, LLC  
31700 Middlebelt Road, Suite 140  
Farmington Hills, MI 48334

Re: PDD Receipt and Agreement with Request to Determine Development Project Status Under the Detroit Community Benefits Ordinance

Dear Mr. Holtzman,

This letter is to acknowledge receipt on February 10<sup>th</sup>, 2021 by the Planning and Development Department (PDD) of CCA Midtown Detroit, LLC's Request for a Community Benefits Project Determination concerning the CCA – Midtown project. After reviewing the documentation submitted, PDD agrees that the proposed project does not meet the investment and tax abatement thresholds required to qualify under Detroit's Community Benefits Ordinance (CBO). We also acknowledge CCA Midtown Detroit, LLC's stated commitment to opt out of any City of Detroit tax abatements for the project which would trigger the CBO. Please be advised that any change in this commitment would require a reevaluation of the project's status under the CBO.

Sincerely,

Katharine G. Trudeau  
Acting Director

CC: Amanda Elias, Mayor's Office  
Aaron Goodman, Planning and Development  
Marcell Todd, City Planning Commission  
Nevan Shokar, Detroit Economic Growth Corporation



September 20, 2022

Mr. Steven Kehm  
City Club Apartments Midtown  
31700 Middlebelt Road, Suite 140  
Farmington Hills, Michigan 48334

Dear Steve,

Midtown Detroit Inc. is pleased to provide this letter of support for your large-scale high impact project at the SE Corner of Mack and Woodward, a key location in Midtown. City Club Midtown, in addition to bringing a small format Target Store, will introduce sorely needed new housing options. The strong leasing activity we are already seeing in this area is further evidence of the large pent-up demand for housing options at all place points within the Woodward Corridor.

Other benefits of this project include other commercial uses that will be incorporated including pharmacy, banking, and cafes. This location is at a high-volume pedestrian and vehicular intersection and is a major transfer point for people using both bus and rail transportation. Locating Target at this corner will be very accessible to all Detroiters.

As 20% of the housing units will be for those with incomes below 80% AMI, these units will be affordable to many Detroiters who may have had a hard time accessing a new construction option in Midtown. The amenities, including a new park that will be available to the community, is another example of the value this project will bring.

Local hiring in the new commercial businesses will also be important. This location is well-served by transit options therefore local hiring should be a very viable hiring strategy and should be a strong component of the project.

Given all these benefits, we are happy to provide our support.

Sincerely,

A handwritten signature in black ink that reads "Susan T. Mosey".

Susan T. Mosey  
Executive Director  
Midtown Detroit, Inc.



234 Winder Street • Detroit, MI 48201 • [www.BrushParkCDC.org](http://www.BrushParkCDC.org) • [hello@brushparkcdc.org](mailto:hello@brushparkcdc.org)

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February 3, 2021

Steve Kehm  
Assistant VP of Development, City Club Apartments  
328 S. Jefferson Street, Suite 570  
Chicago, IL 60661  
[skehm@cityclubapts.com](mailto:skehm@cityclubapts.com)

**Re: City Club Apartments Midtown**

Dear Mr. Kehm,

The Brush Park Community Development Corporation (the “CDC”) forwards this letter to indicate our support for the proposed “City Club Apartments Midtown” development project for the property located at Woodward Avenue and Mack Avenue (the “Project”).

The plan for the Project was originally presented virtually before the CDC and the Brush Park community at a public meeting in late 2020. An updated version of the plan was presented virtually before the CDC Board on January 21, 2021. We understand the Project proposes the new construction of three buildings (1, 6, and 16 stories in height), comprising 184 apartments, 261 parking spaces (186 of which are to be located underground), 44,500 SF of ground-floor retail, and a series of pocket parks along Woodward Avenue. The CDC Board and community members attending the virtual meetings were generally receptive of the Project.

By a vote of 8 in favor, 0 objections, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, these opinions have no bearing on the Board’s vote and are included for reference only.

Thank you for your commitment to Brush Park and for striving to make a positive impact in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexandra Niehaus".

Alexandra Niehaus, Secretary

Cc: Kimani Jeffrey, City of Detroit Planning Commission Department

## Attachment A: Poll Comments for “City Club Apartments Midtown”

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

### Comment 1

*While I support the project, I would like to offer some suggestions to the development team for consideration. Please reconsider the materials of building 2: I am highly skeptical of the blue siding material and the swiss cheese pattern, though the developer described them as timeless, I disagree; I think they will be outdated, and I would encourage a color and pattern that better reflects the Brush Park neighborhood, resulting in more cohesion with the surrounding neighborhood and a more timeless result.*

*Please reconsider the location of the art mural: Mack & Woodward is a gateway to Brush Park and our neighborhood is well known for its quality, crafty, and elegant architecture, therefore I think letting quality architecture be the first impression would be better than a mural which may or may not be liked. Part of what makes urban art murals interesting is they are "discoverable", located on sides and backs of buildings; the proposed location on the primary facade seems foreign to that pattern of urban art.*

*Finally, while this site is located just outside the historic district boundary, it is still very much part of the Brush Park neighborhood. Please consider that in all of your design decisions.*

*While I disagree with some of the material choices proposed, I support the overall form, massing, placement, and circulation of the project - thank you for your thoughtful design efforts. I also like the pocket parks and think they could be a great addition to the streetscape if done well, though I know landscape budgets often get cut when project costs start to stack up. As an important design feature, please ensure these areas get the same care that buildings do in development.*

### Comment 2

*This project as an important gateway project to Midtown and although it technically is outside of Brush Park and the historic district, I appreciate the developer taking the time to present to the community over the summer. I also appreciate requesting the follow up meeting with the CDC board.*

*I agree with the comments [another Board Member] has made regarding the blue panels (I do not think this will age well). However, I recognize this is a matter of preference and I appreciate the developer's reaction to the community's reaction to the original multicolor design. This is much improved.*

*Overall, I support this project and am very excited for this to get started.*

### Comment 3

*I have voted to support this project. However, I seriously question the logistics proposed for managing the heavy truck traffic entering and leaving the site, especially during the early stage of excavation. Woodward Avenue can't be used because of the Q-line and Eliot Street from Brush to Woodward is too narrow to handle access. Also, Mack Avenue, between Woodward and John R, cannot manage heavy trucks waiting, in tandem, to serve the site.*

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**



EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department-Specific Activities		
Work Plan Exempt Activities (i.e. Phase I ESA, Phase II ESA, BEA, Haz Mat Survey etc.)	\$ 121,445	2019-2022
Due Care Activities	\$ 1,504,700	Fall 2022-Fall 2024
<b>EGLE Eligible Activities Subtotal</b>	<b>\$ 1,626,145</b>	
Contingency (15%)*	\$ 225,705	
Interest (5% following tax abatement expiration)	\$ 313,023	
Brownfield Plan and/or Work Plan Preparation	\$ 15,000	
Brownfield Plan and/or Work Plan Implementation	\$ 15,000	
<b>EGLE Eligible Activities Total</b>	<b>\$ 2,194,873</b>	

MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Building demolition	\$ 514,000	Fall 2022-Fall 2024
Site demolition	\$ 398,273	Fall 2022-Fall 2024
Lead, asbestos or mold abatement	\$ 160,000	Fall 2022-Fall 2023
Infrastructure improvements - Public ROW Only	\$ 695,040	Fall 2022-Fall 2024
Infrastructure improvements - Public and Private Property	\$ 6,200,000	Fall 2022-Fall 2024
Site Preparation	\$ 8,231,000	Fall 2022-Fall 2024
<b>MSF Eligible Activities Subtotal</b>	<b>\$ 16,198,314</b>	
Contingency (15%)*	\$ 2,429,747	
Interest (5% following tax abatement expiration)	\$ 3,103,544	
Brownfield Plan and/or Work Plan Preparation	\$ 15,000	
Brownfield Plan and/or Work Plan Implementation	\$ 15,000	
<b>MSF Eligible Activities Total</b>	<b>\$ 21,761,606</b>	

\*Excludes work plan exempt activities

**ATTACHMENT F**

**TIF Tables**

Proposed CCA Midtown Development  
 Combined Tax Capture Table  
 PM Environmental Project 01-12945-0  
 September 27, 2022

<b>COMBINED</b>	Estimated Taxable Value (TV) Increase Rate:	1.50%	Multiplier	1.015									
<b>DETROIT</b>													
<b>Brownfield Plan Year</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	
Calendar Year	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	
Total Base Value Brownfield	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	
<b>Total Incremental Difference</b>		\$ -	\$ -	\$ 14,679,900	\$ 15,015,567	\$ 15,284,602	\$ 15,557,673	\$ 15,834,839	\$ 16,116,163	\$ 16,401,707	\$ 16,691,534	\$ 16,985,709	
<b>Post Development Taxable Value</b>	\$ -	\$ 2,920,100	\$ 2,955,141	\$ 17,670,608	\$ 17,935,667	\$ 18,204,702	\$ 18,477,773	\$ 18,754,939	\$ 19,036,263	\$ 19,321,807	\$ 19,611,634	\$ 19,905,809	

School Capture	Millage	NEZ Tax Abatement on Residential Portion (PA 147)										
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 39,509	\$ 40,353	\$ 41,076	\$ 41,810	\$ 42,555	\$ 43,312	\$ 44,079	\$ 44,858	\$ 45,649
School Operating Tax	17.0430	\$ -	\$ -	\$ 112,226	\$ 114,623	\$ 116,677	\$ 118,762	\$ 120,879	\$ 123,027	\$ 125,207	\$ 127,420	\$ 129,666
<b>School Total</b>	<b>23.0430</b>	\$ -	\$ -	\$ 151,735	\$ 154,976	\$ 157,754	\$ 160,573	\$ 163,434	\$ 166,338	\$ 169,286	\$ 172,278	\$ 175,315
<b>School Brownfield Capturable Total</b>	<b>23.0430</b>	\$ -	\$ -	\$ 151,735	\$ 154,976	\$ 157,754	\$ 160,573	\$ 163,434	\$ 166,338	\$ 169,286	\$ 172,278	\$ 175,315

Local Capture	Millage	NEZ Tax Abatement on Residential Portion (PA 147)										
City Operating	19.9520	\$ -	\$ -	\$ 131,381	\$ 134,188	\$ 136,593	\$ 139,034	\$ 141,511	\$ 144,026	\$ 146,578	\$ 149,169	\$ 151,798
Library	4.6307	\$ -	\$ -	\$ 30,492	\$ 31,144	\$ 31,702	\$ 32,269	\$ 32,844	\$ 33,427	\$ 34,020	\$ 34,621	\$ 35,231
Wayne County Operating (summer)	5.6099	\$ -	\$ -	\$ 36,940	\$ 37,730	\$ 38,406	\$ 39,092	\$ 39,789	\$ 40,496	\$ 41,213	\$ 41,942	\$ 42,681
Wayne County Operation (winter)	0.9873	\$ -	\$ -	\$ 6,501	\$ 6,640	\$ 6,759	\$ 6,880	\$ 7,002	\$ 7,127	\$ 7,253	\$ 7,381	\$ 7,512
Wayne County Jails	0.9358	\$ -	\$ -	\$ 6,162	\$ 6,294	\$ 6,407	\$ 6,521	\$ 6,637	\$ 6,755	\$ 6,875	\$ 6,996	\$ 7,120
Wayne County Parks	0.2453	\$ -	\$ -	\$ 1,615	\$ 1,650	\$ 1,679	\$ 1,709	\$ 1,740	\$ 1,771	\$ 1,802	\$ 1,834	\$ 1,866
HCMCA	0.2089	\$ -	\$ -	\$ 1,376	\$ 1,405	\$ 1,430	\$ 1,456	\$ 1,482	\$ 1,508	\$ 1,535	\$ 1,562	\$ 1,589
RESA Enhancement	1.9876	\$ -	\$ -	\$ 13,088	\$ 13,368	\$ 13,607	\$ 13,850	\$ 14,097	\$ 14,348	\$ 14,602	\$ 14,860	\$ 15,122
Wayne County ISD (RESA)	0.0962	\$ -	\$ -	\$ 633	\$ 647	\$ 659	\$ 670	\$ 682	\$ 694	\$ 707	\$ 719	\$ 732
Wayne County RESA Special Ed	3.3596	\$ -	\$ -	\$ 22,122	\$ 22,595	\$ 23,000	\$ 23,411	\$ 23,828	\$ 24,252	\$ 24,681	\$ 25,118	\$ 25,560
Wayne County Community College	3.23780	\$ -	\$ -	\$ 21,320	\$ 21,776	\$ 22,166	\$ 22,562	\$ 22,964	\$ 23,372	\$ 23,787	\$ 24,207	\$ 24,634
<b>Local Total</b>	<b>41.2511</b>	\$ -	\$ -	\$ 271,632	\$ 277,436	\$ 282,408	\$ 287,454	\$ 292,577	\$ 297,776	\$ 303,053	\$ 308,409	\$ 313,846
<b>Local Brownfield Capturable Total</b>	<b>41.2511</b>	\$ -	\$ -	\$ 271,632	\$ 277,436	\$ 282,408	\$ 287,454	\$ 292,577	\$ 297,776	\$ 303,053	\$ 308,409	\$ 313,846

Non-Capturable Millages	Millage	NEZ Tax Abatement on Residential Portion (PA 147)										
City Debt	9.0000	\$ -	\$ -	\$ 59,264	\$ 60,530	\$ 61,615	\$ 62,716	\$ 63,833	\$ 64,968	\$ 66,119	\$ 67,287	\$ 68,474
School Debt	13.0000	\$ -	\$ -	\$ 85,603	\$ 87,432	\$ 88,999	\$ 90,589	\$ 92,203	\$ 93,842	\$ 95,505	\$ 97,193	\$ 98,906
Wayne County DIA	0.2000	\$ -	\$ -	\$ 1,317	\$ 1,345	\$ 1,369	\$ 1,394	\$ 1,419	\$ 1,444	\$ 1,469	\$ 1,495	\$ 1,522
Wayne County Zoo	0.1000	\$ -	\$ -	\$ 658	\$ 673	\$ 685	\$ 697	\$ 709	\$ 722	\$ 735	\$ 748	\$ 761
<b>Total Non-Capturable Taxes</b>	<b>22.3000</b>	\$ -	\$ -	\$ 146,842	\$ 149,979	\$ 152,667	\$ 155,395	\$ 158,164	\$ 160,975	\$ 163,828	\$ 166,723	\$ 169,662
<b>Total</b>	<b>86.5941</b>	\$ -	\$ -	\$ 570,209	\$ 582,391	\$ 592,829	\$ 603,422	\$ 614,175	\$ 625,089	\$ 636,167	\$ 647,411	\$ 658,823
		\$ -	\$ -	\$ 423,367	\$ 432,412	\$ 440,161	\$ 448,027	\$ 456,011	\$ 464,114	\$ 472,339	\$ 480,687	\$ 489,161

Footnotes (\*):  
 (1) Base Taxable Value is estimated porportionally based on proposed portion of the building anticipated to be renovated as residential  
 (2) In Year 13 of NEZ, NEZ Tax Rate = Sum of 5/8 of total mills levied for operating purposes by local government unit (LGU) and county, plus total mills collected under General Property Tax Act  
 (3) In Year 14 of NEZ, NEZ Tax Rate = Sum of 3/4 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act  
 (4) In Year 15 of NEZ, NEZ Tax Rate = Sum of 7/8 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act

Proposed CCA Midtown Development  
 Combined Tax Capture Table  
 PM Environmental Project 01-12945-0  
 September 27, 2022

<b>COMBINED</b>
<b>DETROIT</b>

Estimated Taxable Value (TV) Increase Rate:

Brownfield Plan Year	10	11	12	13	14	15	16	17	18	19	20
Calendar Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Total Base Value Brownfield	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100
<b>Total Incremental Difference</b>	<b>\$ 17,284,296</b>	<b>\$ 17,587,362</b>	<b>\$ 17,894,974</b>	<b>\$ 18,207,200</b>	<b>\$ 18,781,697</b>	<b>\$ 19,107,224</b>	<b>\$ 19,437,634</b>	<b>\$ 19,773,000</b>	<b>\$ 20,113,396</b>	<b>\$ 20,458,899</b>	<b>\$ 20,809,584</b>
<b>Post Development Taxable Value</b>	<b>\$ 20,204,396</b>	<b>\$ 20,507,462</b>	<b>\$ 20,815,074</b>	<b>\$ 21,127,300</b>	<b>\$ 21,701,797</b>	<b>\$ 22,027,324</b>	<b>\$ 22,357,734</b>	<b>\$ 22,693,100</b>	<b>\$ 23,033,496</b>	<b>\$ 23,378,999</b>	<b>\$ 23,729,684</b>

School Capture	Millage	5/8	3/4	7/8
State Education Tax (SET)	6.0000	\$ 46,452	\$ 47,266	\$ 48,093
School Operating Tax	17.0430	\$ 131,946	\$ 134,260	\$ 136,609
<b>School Total</b>	<b>23.0430</b>	<b>\$ 178,398</b>	<b>\$ 181,526</b>	<b>\$ 184,702</b>
<b>School Brownfield Capturable Total</b>	<b>23.0430</b>	<b>\$ 178,398</b>	<b>\$ 181,526</b>	<b>\$ 184,702</b>

<b>Local Capture</b>				
City Operating	19.9520	\$ 154,467	\$ 157,176	\$ 159,926
Library	4.6307	\$ 35,851	\$ 36,479	\$ 37,118
Wayne County Operating (summer)	5.6099	\$ 43,432	\$ 44,193	\$ 44,966
Wayne County Operation (winter)	0.9873	\$ 7,644	\$ 7,778	\$ 7,914
Wayne County Jails	0.9358	\$ 7,245	\$ 7,372	\$ 7,501
Wayne County Parks	0.2453	\$ 1,899	\$ 1,932	\$ 1,966
HCMA	0.2089	\$ 1,617	\$ 1,646	\$ 1,674
RESA Enhancement	1.9876	\$ 15,388	\$ 15,658	\$ 15,932
Wayne County ISD (RESA)	0.0962	\$ 745	\$ 758	\$ 771
Wayne County RESA Special Ed	3.3596	\$ 26,010	\$ 26,466	\$ 26,929
Wayne County Community College	3.23780	\$ 25,067	\$ 25,506	\$ 25,953
<b>Local Total</b>	<b>41.2511</b>	<b>\$ 319,364</b>	<b>\$ 324,965</b>	<b>\$ 330,650</b>
<b>Local Brownfield Capturable Total</b>	<b>41.2511</b>	<b>\$ 319,364</b>	<b>\$ 324,965</b>	<b>\$ 330,650</b>

<b>Non-Capturable Millages</b>				
City Debt	9.0000	\$ 69,678	\$ 70,900	\$ 72,140
School Debt	13.0000	\$ 100,645	\$ 102,410	\$ 104,202
Wayne County DIA	0.2000	\$ 1,548	\$ 1,576	\$ 1,603
Wayne County Zoo	0.1000	\$ 774	\$ 788	\$ 802
<b>Total Non-Capturable Taxes</b>	<b>22.3000</b>	<b>\$ 172,645</b>	<b>\$ 175,673</b>	<b>\$ 178,747</b>
<b>Total</b>	<b>86.5941</b>	<b>\$ 670,407</b>	<b>\$ 682,165</b>	<b>\$ 694,098</b>
		\$ 497,762	\$ 506,491	\$ 515,352
		\$ 945,034	\$ 1,129,722	\$ 1,228,482
		\$ 1,249,725	\$ 1,271,287	\$ 1,293,173
		\$ 1,315,386	\$ 1,337,933	

Footnotes (\*):  
 (1) Base Taxable Value is estimated porportionally based on proposed portion of the building anticipated to be renovated as residential  
 (2) In Year 13 of NEZ, NEZ Tax Rate = Sum of 5/8 of total mills levied for operating purposes by local government unit (LGU) and county, plus total mills collected under General Property Tax Act  
 (3) In Year 14 of NEZ, NEZ Tax Rate = Sum of 3/4 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act  
 (4) In Year 15 of NEZ, NEZ Tax Rate = Sum of 7/8 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act

Proposed CCA Midtown Development  
 Combined Tax Capture Table  
 PM Environmental Project 01-12945-0  
 September 27, 2022

<b>COMBINED</b>
<b>DETROIT</b>

Estimated Taxable Value (TV) Increase Rate:

Brownfield Plan Year	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Total Base Value Brownfield	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100
<b>Total Incremental Difference</b>	<b>\$ 21,165,529</b>	<b>\$ 21,526,814</b>	<b>\$ 21,893,517</b>	<b>\$ 22,265,722</b>	<b>\$ 22,643,509</b>	<b>\$ 23,026,963</b>	<b>\$ 23,416,169</b>	<b>\$ 23,811,213</b>	<b>\$ 24,212,183</b>	<b>\$ 24,619,167</b>	
<b>Post Development Taxable Value</b>	<b>\$ 24,085,629</b>	<b>\$ 24,446,914</b>	<b>\$ 24,813,617</b>	<b>\$ 25,185,822</b>	<b>\$ 25,563,609</b>	<b>\$ 25,947,063</b>	<b>\$ 26,336,269</b>	<b>\$ 26,731,313</b>	<b>\$ 27,132,283</b>	<b>\$ 27,539,267</b>	

School Capture	Millage											
State Education Tax (SET)	6.0000	\$ 126,993	\$ 129,161	\$ 131,361	\$ 133,594	\$ 135,861	\$ 138,162	\$ 140,497	\$ 142,867	\$ 145,273	\$ 147,715	\$ 2,836,631
School Operating Tax	17.0430	\$ 360,724	\$ 366,881	\$ 373,131	\$ 379,475	\$ 385,913	\$ 392,449	\$ 399,082	\$ 405,815	\$ 412,648	\$ 419,584	\$ 8,057,449
<b>School Total</b>	<b>23.0430</b>	<b>\$ 487,717</b>	<b>\$ 496,042</b>	<b>\$ 504,492</b>	<b>\$ 513,069</b>	<b>\$ 521,774</b>	<b>\$ 530,610</b>	<b>\$ 539,579</b>	<b>\$ 548,682</b>	<b>\$ 557,921</b>	<b>\$ 567,299</b>	<b>\$ 10,894,080</b>
<b>School Brownfield Capturable Total</b>	<b>23.0430</b>	<b>\$ 487,717</b>	<b>\$ 496,042</b>	<b>\$ 504,492</b>	<b>\$ 513,069</b>	<b>\$ 521,774</b>	<b>\$ 530,610</b>	<b>\$ 539,579</b>	<b>\$ 548,682</b>	<b>\$ 557,921</b>	<b>\$ 567,299</b>	<b>\$ 10,894,080</b>
												\$ -
<b>Local Capture</b>												\$ -
City Operating	19.9520	\$ 422,295	\$ 429,503	\$ 436,819	\$ 444,246	\$ 451,783	\$ 459,434	\$ 467,199	\$ 475,081	\$ 483,081	\$ 491,202	\$ 9,285,990
Library	4.6307	\$ 98,011	\$ 99,684	\$ 101,382	\$ 103,106	\$ 104,855	\$ 106,631	\$ 108,433	\$ 110,263	\$ 112,119	\$ 114,004	\$ 2,155,204
Wayne County Operating (summer)	5.6099	\$ 118,737	\$ 120,763	\$ 122,820	\$ 124,908	\$ 127,028	\$ 129,179	\$ 131,362	\$ 133,579	\$ 135,828	\$ 138,111	\$ 2,610,940
Wayne County Operation (winter)	0.9873	\$ 20,897	\$ 21,253	\$ 21,615	\$ 21,983	\$ 22,356	\$ 22,735	\$ 23,119	\$ 23,509	\$ 23,905	\$ 24,307	\$ 459,506
Wayne County Jails	0.9358	\$ 19,807	\$ 20,145	\$ 20,488	\$ 20,836	\$ 21,190	\$ 21,549	\$ 21,913	\$ 22,283	\$ 22,658	\$ 23,039	\$ 435,537
Wayne County Parks	0.2453	\$ 5,192	\$ 5,281	\$ 5,370	\$ 5,462	\$ 5,554	\$ 5,649	\$ 5,744	\$ 5,841	\$ 5,939	\$ 6,039	\$ 114,167
HCMA	0.2089	\$ 4,421	\$ 4,497	\$ 4,574	\$ 4,651	\$ 4,730	\$ 4,810	\$ 4,892	\$ 4,974	\$ 5,058	\$ 5,143	\$ 97,226
RESA Enhancement	1.9876	\$ 42,069	\$ 42,787	\$ 43,516	\$ 44,255	\$ 45,006	\$ 45,768	\$ 46,542	\$ 47,327	\$ 48,124	\$ 48,933	\$ 925,062
Wayne County ISD (RESA)	0.0962	\$ 2,036	\$ 2,071	\$ 2,106	\$ 2,142	\$ 2,178	\$ 2,215	\$ 2,253	\$ 2,291	\$ 2,329	\$ 2,368	\$ 44,773
Wayne County RESA Special Ed	3.3596	\$ 71,108	\$ 72,321	\$ 73,553	\$ 74,804	\$ 76,073	\$ 77,361	\$ 78,669	\$ 79,996	\$ 81,343	\$ 82,711	\$ 1,563,613
Wayne County Community College	3.23780	\$ 68,530	\$ 69,700	\$ 70,887	\$ 72,092	\$ 73,315	\$ 74,557	\$ 75,817	\$ 77,096	\$ 78,394	\$ 79,712	\$ 1,506,926
<b>Local Total</b>	<b>41.2511</b>	<b>\$ 873,101</b>	<b>\$ 888,005</b>	<b>\$ 903,132</b>	<b>\$ 918,486</b>	<b>\$ 934,070</b>	<b>\$ 949,888</b>	<b>\$ 965,943</b>	<b>\$ 982,239</b>	<b>\$ 998,779</b>	<b>\$ 1,015,568</b>	<b>\$ 19,198,943</b>
<b>Local Brownfield Capturable Total</b>	<b>41.2511</b>	<b>\$ 873,101</b>	<b>\$ 888,005</b>	<b>\$ 903,132</b>	<b>\$ 918,486</b>	<b>\$ 934,070</b>	<b>\$ 949,888</b>	<b>\$ 965,943</b>	<b>\$ 982,239</b>	<b>\$ 998,779</b>	<b>\$ 1,015,568</b>	<b>\$ 19,198,943</b>
												\$ -
<b>Non-Capturable Millages</b>												\$ -
City Debt	9.0000	\$ 190,490	\$ 193,741	\$ 197,042	\$ 200,391	\$ 203,792	\$ 207,243	\$ 210,746	\$ 214,301	\$ 217,910	\$ 221,573	\$ 4,188,749
School Debt	13.0000	\$ 275,152	\$ 279,849	\$ 284,616	\$ 289,454	\$ 294,366	\$ 299,351	\$ 304,410	\$ 309,546	\$ 314,758	\$ 320,049	\$ 6,050,415
Wayne County DIA	0.2000	\$ 4,233	\$ 4,305	\$ 4,379	\$ 4,453	\$ 4,529	\$ 4,605	\$ 4,683	\$ 4,762	\$ 4,842	\$ 4,924	\$ 93,083
Wayne County Zoo	0.1000	\$ 2,117	\$ 2,153	\$ 2,189	\$ 2,227	\$ 2,264	\$ 2,303	\$ 2,342	\$ 2,381	\$ 2,421	\$ 2,462	\$ 46,542
<b>Total Non-Capturable Taxes</b>	<b>22.3000</b>	<b>\$ 471,991</b>	<b>\$ 480,048</b>	<b>\$ 488,225</b>	<b>\$ 496,526</b>	<b>\$ 504,950</b>	<b>\$ 513,501</b>	<b>\$ 522,181</b>	<b>\$ 530,990</b>	<b>\$ 539,932</b>	<b>\$ 549,007</b>	<b>\$ 10,378,788</b>
												\$ -
<b>Total</b>	<b>86.5941</b>	<b>\$ 1,832,810</b>	<b>\$ 1,864,095</b>	<b>\$ 1,895,849</b>	<b>\$ 1,928,080</b>	<b>\$ 1,960,794</b>	<b>\$ 1,993,999</b>	<b>\$ 2,027,702</b>	<b>\$ 2,061,911</b>	<b>\$ 2,096,632</b>	<b>\$ 2,131,875</b>	<b>\$ 40,471,811</b>
		\$ 1,360,819	\$ 1,384,047	\$ 1,407,624	\$ 1,431,555	\$ 1,455,844	\$ 1,480,498	\$ 1,505,522	\$ 1,530,921	\$ 1,556,700	\$ 1,582,867	

Footnotes (\*):  
 (1) Base Taxable Value is estimated porportionally based on proposed portion of the building anticipated to be renovated as residential  
 (2) In Year 13 of NEZ, NEZ Tax Rate = Sum of 5/8 of total mills levied for operating purposes by local government unit (LGU) and county, plus total mills collected under General Property Tax Act  
 (3) In Year 14 of NEZ, NEZ Tax Rate = Sum of 3/4 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act  
 (4) In Year 15 of NEZ, NEZ Tax Rate = Sum of 7/8 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act

Proposed CCA Midtown Development  
Reimbursement Table  
PM Environmental Project 01-12945-0  
September 26, 2022

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
<b>TOTAL</b>	100.00%	\$ 23,956,479	\$ 0	\$ 23,956,479
State	37.14%	\$ 8,897,084	\$ -	\$ 8,897,084
Local	62.86%	\$ 15,059,395	\$ 0	\$ 15,059,395
<b>TOTAL</b>	100.00%	\$ 23,956,479	\$ -	\$ 23,956,479
EGLE	9.16%	\$ 2,194,873	\$ -	\$ 2,194,873
MSF	90.84%	\$ 21,761,606	\$ -	\$ 21,761,606

Estimated Total  
Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 2,643,883
State Revolving Fund	\$ 1,061,058
LBRF	\$ 2,431,603
Developer Capture + Interest	\$ 23,956,479
<b>Total</b>	\$ 30,093,023

	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>Total State Incremental Revenue</b>	\$0	\$0	\$151,735	\$154,976	\$157,754	\$160,573	\$163,434	\$166,338	\$169,286	\$172,278	\$175,315	\$178,398	\$181,526	\$184,702	\$419,549	\$432,787	\$440,288	\$447,901	\$455,629	\$463,473
State Brownfield Revolving Fund (50% of SET)	\$0	\$0	\$19,755	\$20,177	\$20,538	\$20,905	\$21,278	\$21,656	\$22,040	\$22,429	\$22,825	\$23,226	\$23,633	\$24,047	\$54,622	\$56,345	\$57,322	\$58,313	\$59,319	\$60,340
<b>State TIR Available for Reimbursement</b>	\$0	\$0	\$131,980	\$134,800	\$137,216	\$139,668	\$142,156	\$144,683	\$147,247	\$149,849	\$152,491	\$155,172	\$157,893	\$160,655	\$364,927	\$376,442	\$382,966	\$389,588	\$396,310	\$403,133
<b>Total Local Incremental Revenue</b>	\$0	\$0	\$271,632	\$277,436	\$282,408	\$287,454	\$292,577	\$297,776	\$303,053	\$308,409	\$313,846	\$319,364	\$324,965	\$330,650	\$525,486	\$696,935	\$788,194	\$801,824	\$815,658	\$829,700
BRA Administrative Fee (15% or max \$100,000)	\$0	\$0	\$63,505	\$64,862	\$66,024	\$67,204	\$68,402	\$69,617	\$70,851	\$72,103	\$73,374	\$74,664	\$75,974	\$77,303	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Local TIR Available for Reimbursement</b>	\$0	\$0	\$208,127	\$212,574	\$216,383	\$220,250	\$224,175	\$228,159	\$232,202	\$236,306	\$240,472	\$244,700	\$248,991	\$253,347	\$425,486	\$596,935	\$688,194	\$701,824	\$715,658	\$729,700
<b>Total State &amp; Local TIR Available</b>	\$0	\$0	\$340,107	\$347,374	\$353,599	\$359,918	\$366,331	\$372,841	\$379,449	\$386,155	\$392,962	\$399,872	\$406,884	\$414,002	\$790,413	\$973,377	\$1,071,160	\$1,091,412	\$1,111,968	\$1,132,833

DEVELOPER	Beginning Balance	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>DEVELOPER Reimbursement Balance</b>	\$20,539,912	\$20,539,912	\$20,539,912	\$20,199,804	\$19,852,431	\$19,498,832	\$19,138,914	\$18,772,582	\$18,399,741	\$18,020,293	\$17,634,138	\$17,241,175	\$16,841,304	\$16,434,419	\$16,020,417	\$15,230,004	\$14,256,628	\$13,185,468	\$12,094,055	\$10,982,087	\$9,849,254
<b>Unreimbursed Interest Balance</b>	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567

MSF Non-Environmental Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
State Tax Reimbursement	\$0	\$0	\$119,888	\$122,450	\$124,644	\$126,871	\$129,132	\$131,427	\$133,756	\$136,120	\$138,520	\$140,955	\$143,427	\$145,936	\$331,493	\$341,952	\$347,879	\$353,895	\$360,001	\$366,198
Local Tax Reimbursement	\$0	\$0	\$189,059	\$193,098	\$196,559	\$200,071	\$203,636	\$207,255	\$210,928	\$214,656	\$218,440	\$222,280	\$226,179	\$230,136	\$386,503	\$542,244	\$625,142	\$637,523	\$650,090	\$662,845
<b>Developer Reimbursement Balance</b>	\$18,658,062	\$18,658,062	\$18,349,115	\$18,033,567	\$17,712,365	\$17,385,422	\$17,052,654	\$16,713,972	\$16,369,288	\$16,018,512	\$15,661,553	\$15,298,317	\$14,928,711	\$14,552,639	\$13,834,644	\$12,950,447	\$11,977,426	\$10,986,008	\$9,975,917	\$8,946,874
<b>Interest Reimbursement*</b>	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544
<b>Total MSF Reimbursement Balance</b>	\$21,761,606	\$21,761,606	\$21,452,659	\$21,137,111	\$20,815,909	\$20,488,966	\$20,156,198	\$19,817,516	\$19,472,832	\$19,122,056	\$18,765,097	\$18,401,861	\$18,032,255	\$17,656,184	\$16,938,188	\$16,053,991	\$15,080,970	\$14,089,552	\$13,079,461	\$12,050,418

MSF Non-Environmental Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
State Tax Reimbursement	\$0	\$0	\$119,888	\$122,450	\$124,644	\$126,871	\$129,132	\$131,427	\$133,756	\$136,120	\$138,520	\$140,955	\$143,427	\$145,936	\$331,493	\$341,952	\$347,879	\$353,895	\$360,001	\$366,198
Local Tax Reimbursement	\$0	\$0	\$189,059	\$193,098	\$196,559	\$200,071	\$203,636	\$207,255	\$210,928	\$214,656	\$218,440	\$222,280	\$226,179	\$230,136	\$386,503	\$542,244	\$625,142	\$637,523	\$650,090	\$662,845
<b>Developer Reimbursement Balance</b>	\$21,761,606	\$21,761,606	\$21,452,659	\$21,137,111	\$20,815,909	\$20,488,966	\$20,156,198	\$19,817,516	\$19,472,832	\$19,122,056	\$18,765,097	\$18,401,861	\$18,032,255	\$17,656,184	\$16,938,188	\$16,053,991	\$15,080,970	\$14,089,552	\$13,079,461	\$12,050,418

EGLE Environmental Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
State Tax Reimbursement	\$0	\$0	\$12,092	\$12,350	\$12,572	\$12,796	\$13,024	\$13,256	\$13,491	\$13,729	\$13,971	\$14,217	\$14,466	\$14,719	\$33,434	\$34,489	\$35,087	\$35,694	\$36,310	\$36,935
Local Tax Reimbursement	\$0	\$0	\$19,068	\$19,476	\$19,825	\$20,179	\$20,539	\$20,904	\$21,274	\$21,650	\$22,032	\$22,419	\$22,812	\$23,211	\$38,983	\$54,691	\$63,052	\$64,301	\$65,568	\$66,854
<b>Developer Reimbursement Balance</b>	\$1,881,850	\$1,881,850	\$1,850,690	\$1,818,864	\$1,786,467	\$1,753,492	\$1,719,929	\$1,685,769	\$1,651,005	\$1,615,625	\$1,579,622	\$1,542,987	\$1,505,708	\$1,467,778	\$1,395,361	\$1,306,181	\$1,208,042	\$1,108,048	\$1,006,170	\$902,381
<b>Interest Reimbursement*</b>	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023
<b>Total EGLE Reimbursement Balance</b>	\$2,194,873	\$2,194,873	\$2,163,713	\$2,131,887	\$2,099,490	\$2,066,515	\$2,032,952	\$1,998,792	\$1,964,028	\$1,928,648	\$1,892,646	\$1,856,010	\$1,818,731	\$1,780,801	\$1,708,384	\$1,619,204	\$1,521,065	\$1,421,071	\$1,319,193	\$1,215,404

EGLE Environmental Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
State Tax Reimbursement	\$0	\$0	\$12,092	\$12,350	\$12,572	\$12,796	\$13,024	\$13,256	\$13,491	\$13,729	\$13,971	\$14,217	\$14,466	\$14,719	\$33,434	\$34,489	\$35,087	\$35,694	\$36,310	\$36,935
Local Tax Reimbursement	\$0	\$0	\$19,068	\$19,476	\$19,825	\$20,179	\$20,539	\$20,904	\$21,274	\$21,650	\$22,032	\$22,419	\$22,812	\$23,211	\$38,983	\$54,691	\$63,052	\$64,301	\$65,568	\$66,854
<b>Developer Reimbursement Balance</b>	\$2,194,873	\$2,194,873	\$2,163,713	\$2,131,887	\$2,099,490	\$2,066,515	\$2,032,952	\$1,998,792	\$1,964,028	\$1,928,648	\$1,892,646	\$1,856,010	\$1,818,731	\$1,780,801	\$1,708,384	\$1,619,204	\$1,521,065	\$1,421,071	\$1,319,193	\$1,215,404

Local Only Costs	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Local Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Developer Reimbursement Balance</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

LOCAL BROWNFIELD REVOLVING FUND	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
<b>LBRF Deposits</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total LBRF Capture</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Footnotes:  
\*Interest does not accrue during tax abatements. Accrues at 5% simple interest on unreimbursed expenses following expiration of tax abatements.



**ATTACHMENT G**

**BSE&E Acknowledgement and Eligibility Determination**



## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: City Club Apartments Midtown

DATE: 10/4/2022

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 CCA Midtown, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the City Club Apartments Development.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a Part 201/213 facility and has determined that 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 Chart**

**INCENTIVE INFORMATION CHART**

Incentive Information Chart: City Club Apartments Midtown, Detroit

<b>Project Type</b>	<b>Incentive Type</b>	<b>Investment Amount</b>	<b>District</b>
New Construction – Mixed Use	Brownfield TIF, NEZ	Approx. \$84 Million Hard Cost Investment (\$103 Million total)	District 6

<b>Jobs Available</b>							
<b>Construction</b>				<b>Post Construction</b>			
<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>	<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>
0	0	130	0	14	41	0	5

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

The development team will present at local trades sessions to solicit bidders and garner opportunities to employ Detroit residents, including use of Detroit at Work.

City Club Apartments currently partners with Detroit at Work to advertise job openings at our 4 existing communities in Detroit and the new midtown development will do the same. City Club Apartments Midtown has already reached out to Detroit at work and will look to engage with the community and hire locally prior to opening in 2024.

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

**Construction** - Available construction jobs include demolition, site utilities, concrete, masonry, carpentry, steel work, architectural woodwork, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing and HVAC, and electrical. It is anticipated 130 construction jobs will be created.

**City Club Apartments** – Estimated 8 full time equivalent employees at the property plus additional corporate staff to support the development, opening, and ongoing operations/marketing.

Estimated split of compensation type. This is an estimate and can vary greatly based on the applicant for each role and promotion opportunities.

*Managerial/Salary 38%*

*Hourly 42%*

City Club Apartments prides itself on promoting from within and a sales staff employee can be promoted up to property management and beyond as there is also plenty of room to grow at the corporate level.

## INCENTIVE INFORMATION CHART

City Club Apartments leads the industry in developing and managing innovative, urban mixed-use apartment communities. As a customer centric, international lifestyle brand, we deliver resort class amenities and time saving services to our residents. Design driven and technologically advanced, we are committed to social responsibility, wellness, and building and living green.

### Career Paths

We offer career paths and programs for our people to become property managers, chief engineers, sales managers, and corporate associates.

### Training & Development

City Club Apartments is defined by its people, that's why we emphasize our training and development programs. CCA offers a robust training curriculum available to each onsite department. The training is offered through a variety of learning methods to meet the needs of a decentralized workforce. We have numerous programs to assist with the development of technical skills, leadership development and executive education.

**Restaurant** – Estimated 6 full time equivalent employees at the Restaurant

Estimated split of compensation type:

Managerial/Salary 17%

Hourly 83%

**Cafe** – Estimated 3 full time equivalent employees at the Cafe

Estimated split of compensation type:

Managerial/Salary 33%

Hourly 67%

**Bank (Chase Bank)** – Estimated 5 full time equivalent employees at the Bank

Estimated split of compensation type:

Managerial/Salary 60%

Hourly 40%

**Retailer (Target)** – Estimated 38 full time equivalent employees

From the Retailer:

- Of the total hired, 6-8 would be leadership positions.
- We offer a compelling work environment with meaningful experiences and abundant growth and career development opportunities. This includes extensive programs that help our team build skills at all levels, including specialized skill development, leadership opportunities, coaching and mentoring. Our Leaders balance the recruitment of external hires with internal promotions and new experiences.

Estimated split of compensation type:

Managerial/Salary 21%

Hourly 79%

## INCENTIVE INFORMATION CHART

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

The development is anticipated to create an estimated 344 new residential units in the City of Detroit housing 400+ new and existing Detroit Residents.

No relocation of existing residents or businesses from the development site will occur as the property is currently a vacant surface parking lot.

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

The development team has engaged with the following list of local neighbors to provide a presentation to of the proposed development, solicit feedback and incorporate revisions as applicable. Outreach thus far has mostly been focused on residential neighbors, although it is mostly corporate businesses that are adjacent to the proposed development (Starbucks, FedEx, Whole Foods, and parking garages).

	Address	Presentation Date
1	Brush Park CDC Public and Board Meeting	7/2020 and 1/21/2021
2	3670 Woodward Ave (Ellington Residents)	2/25/2021
3	100 Mack Ave (Owners of Office Building)	2/3/2021
4	115 Erskine St (Owners of Office building)	2/3/2021
5	80 Eliot Street (Members of Club/Ownership)	2/4/2021
6	3424 Woodward (Owner)	2/3/2021
7	SWC Stimson/Woodward (Developer/Owner)	2/3/2021
8	3152 Woodward Ave (Owner)	2/2/2021
9	3663 Woodward Ave (Broder and Sachse Building)	2/2/2021
10	81 Erskine St (Owner)	2/3/2021
11	3448 Woodward Ave (Owner)	2/3/2021
12	40 Davenport (Owner)	2/2/2021

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

Construction is slated to commence in December 2022.

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

Construction is expected to be completed in November 2024.