

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
20201 LIVERNOIS  
REDEVELOPMENT PROJECT

Prepared by:

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January 17, 2025

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

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## I. INTRODUCTION

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

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

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

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

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



## II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of one parcel. 20201 Livernois Avenue is a housing project. The parcels and all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-ways, will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Green Acres Neighborhood, on the northwest side of Detroit, bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west.

Parcel information for the Property is outlined below.

Address	20201 Livernois Avenue, Detroit
Parcel ID	16017473-81
Owner	20201 Development, LLC
Legal Description	W LIVERNOIS S 11.5 FT 232 233 THRU 237 EXC LIVERNOIS AVE AS WD KENILWORTH PARK SUB L31 P82 PLATS, W C R 16/277 1 THRU 3 EXC LIVERNOIS AVE AS WD ZEIGENS WARWICK PARK SUB L37 P47 PLATS, W C R 16/280 260.50 X 97.49A

20201 Development LLC, a Michigan limited liability company, is the project developer (“Developer”) and owner of the Property. As described in more detail in Attachment C (the “Project”), the Project includes the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of residential apartments which will include studio, one-bedroom, and two-bedroom units.

For the duration of this Plan, no less than twenty percent (20%) of the units (i.e. approximately six (6) of the studio units, three (3) of the one bedroom units, and two (2) of the two bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income (“AMI”) for Wayne County, as defined in the 'Income and Rent Limits' documents published by the Michigan State Housing Development Authority (MSHDA) (hereinafter collectively referred to as the “Affordability Commitment”). The Affordability Commitment shall be a binding obligation of the Developer, and the Developer’s compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by this Plan, as further described in the Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”).

It is currently anticipated that construction will begin in March 2025 and the Project will be completed within twenty-four (24) months thereafter. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of this Plan. The

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

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

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

The Property is considered “eligible property” as defined by Act 381, Section 2(p)(ii) because the Property includes “housing property for which eligible activities are identified under a brownfield plan, including personal property located on the property, to the extent included in the brownfield plan.”

Section 2(y) of Act 381 defines “housing property” as (i) a property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project. The Property qualifies as “housing property” pursuant to Section 2(y)(ii) of Act 381 because the Project to be completed at the Property includes the construction of approximately fifty (50) residential units (for rental) in a mixed-use project, as more particularly described in Attachment I.

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

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

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

activities are permitted by Act 381 and the cost of such eligible activities do not exceed the total costs stated in Attachment E.

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

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

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

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured pursuant to this Plan is attached as Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes to annual millage rates.

Tax increments are projected to be captured and applied to (i) the reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, 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	\$903,499				\$903,499
State Education Tax	\$190,578		\$110,588		\$301,166
City Operating	\$702,248	\$218,427			\$920,675
Library	\$162,984	\$56,027			\$219,011
Wayne County Operating (summer)	\$198,184	\$61,643			\$259,827
Wayne County Operation (winter)	\$34,839	\$10,836			\$45,675
Wayne County Jails	\$33,169	\$11,402			\$44,572
Wayne County Parks	\$8,656	\$2,975			\$11,631
HCMA	\$7,337	\$2,522			\$9,859
RESA Enhancement	\$70,224	\$24,140			\$94,364
Wayne County ISD (RESA)	\$3,389	\$1,165			\$4,553
Wayne County RESA Special Ed	\$118,539	\$40,749			\$159,288
Wayne County Community College	\$114,140	\$39,237			\$153,377
<b>TOTAL</b>	<b>\$2,547,786</b>	<b>\$469,125</b>	<b>\$110,588</b>		<b>\$3,127,498</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	\$333,408				
School Debt	\$619,186				
Wayne County DIA	\$9,459				
Wayne County Zoo	\$4,725				
<b>Total</b>	<b>\$966,778</b>				

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

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

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

Unless agreed upon in writing by the Developer, the DBRA, and the applicable agency/department of the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan.

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is subsequently forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans that fund eligible activities contemplated by this Plan that the Developer is required to unconditionally repay shall be eligible for reimbursement under this Plan, subject to the Reimbursement Agreement.

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

The Developer is also seeking tax abatements for the Project pursuant to the following public acts: Neighborhood Enterprise Zone Act, P.A. 147 of 1992, as amended ("NEZ"), Commercial Rehabilitation Act, PA 210 of 2005, as amended ("CRA"). If approved, the tax abatements 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 in Attachment F. 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.

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

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

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Furthermore, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The base year and beginning date of the capture of tax increment revenues is anticipated to be the 2026 tax year (commencing with the winter 2026 property taxes).

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

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

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

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

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

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

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

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared during the Project. Therefore, there will be no displacement or relocation of persons or businesses under this Plan.

**I. Local Brownfield Revolving Fund ("LBRF") (Section 8; Section 13(2)(m))**

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

The estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

**K. Developer's Obligations, Representations and Warranties (Section 13(2)(m))**

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

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

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

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

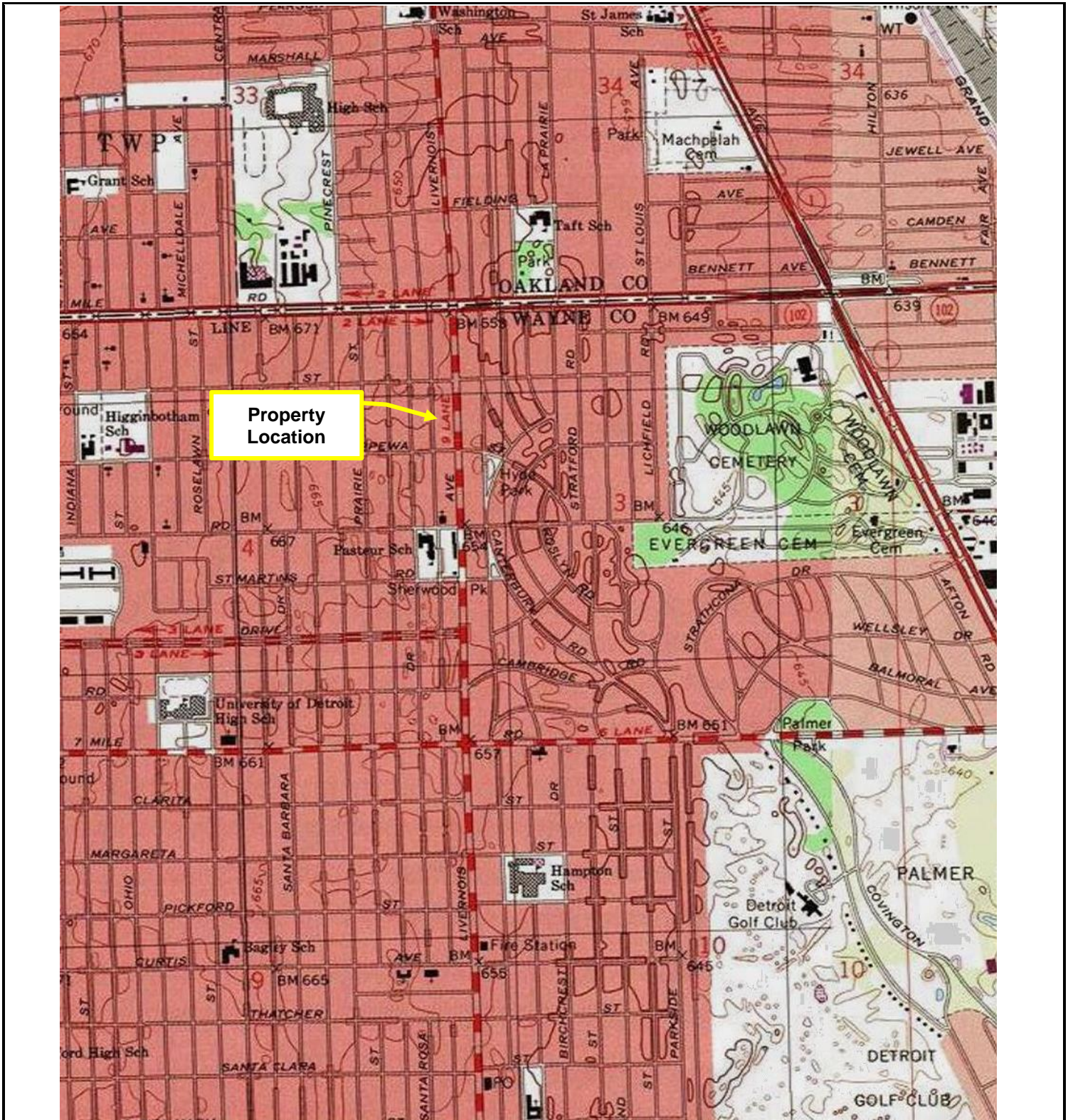
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

### **III. ATTACHMENTS**



**ATTACHMENT A**

**Site Map**



**Property Vicinity Map**

Housing Property  
 20201 Livernois Avenue, Detroit, Michigan  
 PM Project No. 01-14049-0-0001

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







**Parcel Map**

**Parcel No: 16017473  
Housing Property**

20201 Livernois Avenue, Detroit, Michigan



**ATTACHMENT B**

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

**Legal Description**

**20201 Livernois Avenue, Detroit, Wayne County, Michigan:**

Parcel: 16017473-81

W LIVERNOIS S 11.5 FT 232 233 THRU 237 EXC LIVERNOIS AVE AS WD KENILWORTH  
PARK SUB L31 P82 PLATS, W C R 16/277 1 THRU 3 EXC LIVERNOIS AVE AS WD  
ZEIGENS WARWICK PARK SUB L37 P47 PLATS, W C R 16/280 260.50 X 97.49A

**ATTACHMENT C**

**Project Description**

<b>Project Name:</b>	20201 Livernois Redevelopment Project
<b>Project Location:</b>	20201 Livernois Avenue, Detroit, Wayne County, MI
<b>Type of Use:</b>	Mixed-use commercial and multi-family
<b>Square Footage:</b>	Total floor area of approximately 46,741 square feet with approximately 7,120 square feet of first floor commercial space and approximately 36,237 square feet of residential space on floors 2 and 3.  Included in the site redevelopment is approximately 12,563 square feet of (partially) covered secured parking for approximately 45 vehicles.
<b>Housing Unit Types:</b>	The proposed mix of apartments and average size are:  (12) studios with an average 465 square feet (34) one bedrooms with an average of 631 square feet (4) two bedrooms with an average of 995 square feet
<b>Number of Housing Units:</b>	11 of the 50 rental units will be affordable for households that earn 80% of the AMI or less. Rent of the eleven (11) affordable units are inclusive of a utility and parking allowance.  Six (6) studio units at 80% AMI Three (3) 1-bed units at 60% AMI Two (2) 2-bed units at 70% AMI
<b>Total Project Investment:</b>	Approximately \$14 Million, including acquisition
<b>Additional Incentives:</b>	Neighborhood Enterprise Zone for residential units Commercial Rehabilitation Act for commercial space
<b>Job Creation:</b>	Approximately 25 FTE created by Tenants; 1 FTE created by Developer Approximately 46 Temporary Construction
<b>Project Timeline:</b>	Project expected to commence in January 2025 and be completed twenty-four (24) months thereafter.
<b>Eligible Activities:</b>	Housing Development Activities (i.e. Project Rent Loss)
<b>Eligible Expenses:</b>	\$5,780,700
<b>Total Anticipated Reimbursement:</b>	\$2,547,786 over 30 years
<b>Base TV:</b>	\$299,400
<b>Post Development TV:</b>	\$1,736,843



**Developer:**

20201 Development LLC, (Developer) is a development partner between Brown Schroeder & Company (Brown-Schroeder) and BmK Design+Planning, LLC (BmK). Redeveloping properties in neighborhoods is a shared vision and goals of Brown-Schroeder and BmK. They believe that the location of their inaugural joint development project will not only benefit the neighborhood from the standpoint of investment, but also fulfills a need for commercial and restaurant space.

Brown-Schroeder is a local custom construction company founded in 1971. Kevin Shroeder is a second-generation builder and has been the company's president since 2012. Schroeder's passion for Detroit architecture and desire to contribute to the City's renaissance prompted him to change the company's focus to renovation and restoration projects. Recent relevant projects include:

- 885 Covington Dr - 52 Unit Apartment Rehab with an investment of \$8,500,000
- 931 Covington Dr. - 68 Unit Apartment Rehab with an investment of \$11,000,000

Owner of BmK, Kevin Brandon has over 37 years of architectural experience in various partnerships and firms. Brandon uses his leadership and management experience to provide design services for a variety of structures (new, existing and historic) and project types, including mixed use, commercial, residential, and retail. Recent relevant projects include:

- 400 Selden St. - 12 Unit Condo/Restaurant/Office with an investment of \$6,500,00
- 664 W. Alexandrine - 30 Unit Apartment with an investment of \$8,900,000

**Project Overview:**

The proposed project is located in the Pembroke neighborhood of Detroit, north of Outer Drive, west of Livernois Avenue and south of 8 Mile Rd. The Property consists of one parcel of improved land. The current building was constructed in 1961 and since then operations have included wholesale furniture companies (1961-1980) and (1989-2023) and a church from 1983-1986.

This proposed project includes demolishing the existing single-story warehouse building and constructing a new three-story mixed-use building with a total floor area of approximately 46,741 square feet with approximately 7,120 square feet of first floor commercial space and approximately 36,237 square feet of residential space. The ground level has approximately 3,120 square feet for (up to 2) commercial tenant spaces, and approximately 4,000 square feet for restaurant use. Levels 2 and 3 feature approximately fifty (50) residential apartments including, (14) studio units, (32) one-bedroom units and (4) two-bedroom units of various sizes and layouts. Included in the site redevelopment is approximately 12,563 square feet of (partially) covered, secured parking for 45 vehicles.

Six (6) studio units will meet the affordable unit requirements for 80% of the Area Median Income (AMI), three (3) 1-bed units will meet the 60% AMI requirements and two (2) 2-bed units will meet the 70% AMI requirements. Rent of the eleven (11) affordable units are inclusive of a utility allowance.

The infill project will build on previous investments made in the area and help to further establish this area as the premier place for shopping and entertainment. The project will serve as a catalyst for entrepreneurs starting or expanding their business(es), the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community. Not only will the Project invite business investment along Livernois Avenue, but it will also offer employment opportunities to members of the historical residential neighborhoods of Bagley, Sherwood Forest and University District.



*Current Site Condition*

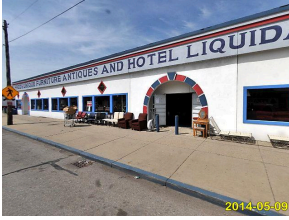


*Concept Rendering*



**20201 LIVERNOIS 48221** (Property Address)

Parcel Number: 16017473-81



Item 1 of 5

[4 Images / 1 Sketch](#)**Property Owner: 20201 DEVELOPMENT LLC****Summary Information**

- > Commercial/Industrial Building Summary
  - Yr Built: 1958
  - # of Buildings: 2
  - Total Sq.Ft.: 17,820
- > Assessed Value: \$299,400 | Taxable Value: \$299,400
- > Property Tax information found

**Owner and Taxpayer Information**

<b>Owner</b>	20201 DEVELOPMENT LLC 6827 EAST 9 MILE ROAD WARREN, MI 48091	<b>Taxpayer</b>	SEE OWNER INFORMATION
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**General Information for Tax Year 2024**

<b>Property Class</b>	201 COMMERCIAL-IMPROVED	<b>Unit</b>	01 CITY OF DETROIT
<b>School District</b>	DETROIT CITY SCHOOL DISTRICT	<b>Assessed Value</b>	\$299,400
<b>WARD#</b>	16	<b>Taxable Value</b>	\$299,400
<b>COUNCIL#</b>	2	<b>State Equalized Value</b>	\$299,400
<b>PP CODE#</b>	<i>Not Available</i>	<b>Date of Last Name Change</b>	03/12/2024
<b>RELATED #</b>	<i>Not Available</i>	<b>Notes</b>	<i>Not Available</i>
<b>Historical District</b>	<i>Not Available</i>	<b>Census Block Group</b>	<i>Not Available</i>
<b>HOPE#</b>	<i>Not Available</i>	<b>Exemption</b>	<i>No Data to Display</i>

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

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

**Land Information**

<b>Zoning Code</b>	B2	<b>Total Acres</b>	0.583
<b>Land Value</b>	\$84,400	<b>Land Improvements</b>	\$19,073
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	<i>No Data to Display</i>
<b>ECF Neighborhood</b>	<i>Not Available</i>	<b>Mortgage Code</b>	<i>No Data to Display</i>
<b>Lot Dimensions/Comments</b>	<i>Not Available</i>	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	261.00 ft	97.00 ft
<b>Total Frontage: 261.00 ft</b>		<b>Average Depth: 97.00 ft</b>

**Legal Description**

W LIVERNOIS S 11.5 FT 232 233 THRU 237 EXC LIVERNOIS AVE AS WD KENILWORTH PARK SUB L31 P82 PLATS, W C R 16/277 1 THRU 3 EXC LIVERNOIS AVE AS WD ZEIGENS WARWICK PARK SUB L37 P47 PLATS, W C R 16/280 260.50 X 97.49A

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/10/2023	\$0.00	WD	BEGHDADI, FRED	20201 DEVELOPMENT LLC	21-NOT USED	2023248623
06/01/1980	\$165,000.00	LC			21-NOT USED/OTHER	20929:06150

**Building Information - 9280 sq ft Stores - Retail (Commercial)**

<b>Floor Area</b>	9,280 sq ft	<b>Estimated TCV</b>	<i>Not Available</i>
<b>Occupancy</b>	Stores - Retail	<b>Class</b>	C
<b>Stories Above Ground</b>	<i>Not Available</i>	<b>Average Story Height</b>	<i>Not Available</i>
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	1958	<b>Year Remodeled</b>	<i>No Data to Display</i>
<b>Percent Complete</b>	100%	<b>Heat</b>	Complete H.V.A.C.
<b>Physical Percent Good</b>	46%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	38 yrs

#### Building Information - 8540 sq ft Stores - Retail (Commercial)

<b>Floor Area</b>	8,540 sq ft	<b>Estimated TCV</b>	<i>Not Available</i>
<b>Occupancy</b>	Stores - Retail	<b>Class</b>	C
<b>Stories Above Ground</b>	<i>Not Available</i>	<b>Average Story Height</b>	<i>Not Available</i>
<b>Basement Wall Height</b>	<i>Not Available</i>	<b>Identical Units</b>	<i>Not Available</i>
<b>Year Built</b>	1958	<b>Year Remodeled</b>	<i>No Data to Display</i>
<b>Percent Complete</b>	100%	<b>Heat</b>	Complete H.V.A.C.
<b>Physical Percent Good</b>	59%	<b>Functional Percent Good</b>	100%
<b>Economic Percent Good</b>	100%	<b>Effective Age</b>	26 yrs

**\*\*Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

**ATTACHMENT D**

**Letters of Support**



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
www.detroitmi.gov

December 17, 2024

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

**RE: 20201 Livernois Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 20201 Livernois Brownfield Redevelopment Plan (the "Plan") for consideration.

20201 Development LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 20201 Livernois Avenue bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Green Acres neighborhood of Detroit.

The project consists of the includes demolition of the existing single-story warehouse building and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of residential apartments which will include studio, one-bedroom, and two-bedroom units.

The project will redevelop and reactivate a former commercial property on the Livernois corridor, adding much needed residential and retail options. Total investment is estimated at \$14 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



**Housing and Revitalization  
Department**

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
www.detroitmi.gov

January 16, 2025

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

**RE: 20201 Livernois Brownfield Redevelopment Plan**

Dear Jennifer Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 20201 Livernois Brownfield Plan (the “Plan”) for consideration.

20201 Development LLC is the project developer (“Developer”). The property in the Plan consists of one (1) parcel at 20201 Livernois Avenue bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Green Acres neighborhood of Detroit.

The project consists of the includes demolition of the existing single-story warehouse building and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of approximately 50 total residential apartments which will include studio, one-bedroom, and two-bedroom units.

The project will redevelop and reactivate a former commercial property on the Livernois corridor, adding much needed residential and retail options. Total investment is estimated at \$14 million.

As part of a Brownfield Plan requesting Housing Development Activities totaling \$2,548,307 at least 20% of the units will be offered at or below 80% Area Median Income (AMI) with an Affordability Period of 30 years with the following unit mix:

	<u>Avg. Sq. Ft.</u>	<u>60% AMI</u>	<u>70% AMI</u>	<u>80% AMI</u>	<u>Market Rate</u>	<u>Total</u>
<b>Studio</b>	450			6	6	12
<b>One (1) Bedroom</b>	600	3			31	34
<b>Two (2) Bedroom</b>	1,000		2		2	4
<b>Total # of Units</b>		3	2	6	39	50

The Housing & Revitalization Department (HRD) will be responsible for monitoring the affordability of the units during the term of the affordability period. HRD has reviewed this Brownfield Plan request and recommends approval of the Brownfield Plan as submitted.

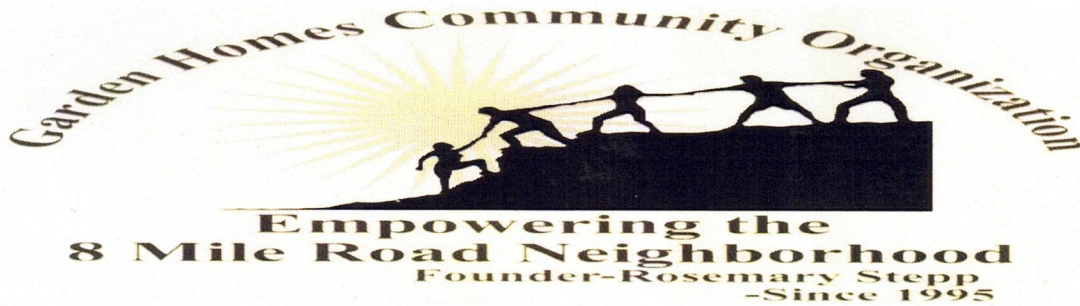
Sincerely,

DocuSigned by:  
  
3EAA2D8C4A0F48F...

Jason E. Friedmann  
Director – Public Private Partnerships Division  
Housing and Revitalization Department

c: B. Vosburg  
C. Capler  
Rebecca Labov





**"Volunteers are not paid – not because they are worthless, but because they are priceless."**

July 9, 2024

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

Dear Council Members:

On behalf of **Garden Homes Community Organization (GHCO)**, I would like to express support of for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

**GCHO** appreciates the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation of Detroit's economic growth.

Sincerely,

Hazel Fludd  
Garden Homes Community Organization / President





Eight Mile Road

Greenacres Woodward  
Civic Association

P.O. Box 21303  
Detroit, MI 48221

August 21, 2024

To the Honorable Members of the Detroit City Council:

Mary Sheffield, President, District 5  
James Tate, President Pro Tem, District 1  
Angela Whitfield Calloway, District 2  
Scott Venson, District 3  
Latisha Johnson, District 4  
Gabriela Santiago-Romero, District 6  
Fred Durhal III, District 7  
Mary Water, At-Large  
Coleman A. Young II, At-Large

Re: Support for the Redevelopment Project at 20201 Livernois

Dear Council Members:

As representatives of the approximately 1,000 households in the Greenacres Woodward Community, we would like to express our support for "2020one on Livernois," the mixed-use project proposed by Brown Schroeder & Company. We believe this project will:

1. Activate an under-utilized site on the Avenue of Fashion;
2. Make the neighborhood more attractive to individuals who may consider shopping, working or living within the area;
3. Improve walkability;
4. Provide employment opportunities;
5. Add 50 new residential units with varying rental rates to support inclusivity;
6. Support entrepreneurs starting or expanding their businesses; and
7. Increase shopping and dining options that help keep local dollars in the community.

We appreciate the City Council's attention to redevelopment and reuse of brownfield and obsolete properties in Detroit and we look forward to our City's continued economic growth.

Thank you for your consideration,

Sincerely,

The Board of Directors, Greenacres Woodward Civic Association

Maria Dickerson  
President

Peter Rhoades  
First Vice-President

Sheila Ward  
Corresponding Secretary

Cc: Kevin Schroeder

Livernois

Woodward





City of Detroit  
Detroit City Council  
Council Member Angela Whitfield Calloway  
District 2

August 28, 2024

Kevin M. Schroeder  
20201 Development LLC  
6827 E 9 Mile  
Warren, MI 48091

Dear Mr. Schroeder,

As the Detroit City Council Member representing District 2, I am pleased to support the new development your company is planning at 20201 Livernois. This development will be located along the Avenue of Fashion in the heart of my district, and it will be an important component in the continued revitalization of the area.

The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider living, working, and experiencing leisure activities in the area. The project will improve walkability in the district, and it will provide new employment opportunities and attract new residents. It will provide 50 new residential units available and varying rents, 20% of which will be affordable at 60-80% AMI.

Additionally, the development will support inclusivity and diversity. The project will include 3,000 square feet of retail space and 4,000 square feet of restaurant space. Two thousand square feet of the retail space will be leased to a minority woman owned business and the restaurant space will be leased to a minority owned business. This commitment to minority and woman owned business will help provide economic support for entrepreneurs who reflect the community. It will also have the added benefit of keeping local dollars in the community.

For these reasons, I am proud to lend my support to this endeavor.

Sincerely,

A handwritten signature in cursive script that reads "Angela Whitfield Calloway".

Angela Whitfield Calloway, JD  
Council Member - District 2  
City of Detroit



October 2, 2024

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

Dear Council Members:

On behalf of University of Detroit Mercy (UDM), I would like to express our support for the 20201 Livernois redevelopment project that is located along the Livernois Avenue of Fashion. As a major property owner in the Livernois/Six Mile corridor, we have a vested interest in the redevelopment and success of the area. This mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to our students and individuals who may consider shopping, working, visiting and living within the area. The project has many benefits, including improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their businesses. The additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

UDM appreciates the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation of Detroit's economic growth.

If you have any questions, please contact one of us at 313-993-1455.

Sincerely,

Donald Taylor  
President

Thomas Manceor  
VP-Finance and Administration



November 26, 2024

RE: 2020one on Livernois

Top whom it may concern:

I am pleased to share this letter of support for Kevin Schroeder of 20201 Development LLC, and the project known as the 2020one on Livernois located at 20201 Livernois Avenue, Detroit, Michigan. It is Invest Detroit's intention to expand our support of the development up to \$2,500,000 in Strategic Neighborhood Funds.

Invest Detroit is a community development financial institution (CDFI) that acts as a catalyst for economic growth by financing and supporting business development, commercial and multi-family real estate, entrepreneurs, and high-tech companies in Detroit and the region. We collaborate with the public, private, and philanthropic sectors to create jobs, density, sustainability, and opportunity for underserved communities and markets. Since 2016, Invest Detroit has deployed comprehensive investment to 10 neighborhoods across the city through the Strategic Neighborhood Fund (SNF). This effort creates planned investment in commercial corridors, affordable housing, neighborhood and signature parks, and housing stabilization, all guided by resident input through comprehensive planning processes. Key to that effort is continued investment in mixed-used projects like the 2020one on Livernois.

Through SNF, we have stewarded over \$48M in new developments and investment in public space in the Livernois-McNichols neighborhood. These investments have not only transformed the physical landscape of the corridor but have also revitalized the economic and social fabric of the community, paving the way towards a dense and vibrant commercial district.

We see the 2020one project as critical to the revitalization of the Livernois commercial corridor and a catalyst for creating new commercial and housing opportunities in the Bagley, Green Acres, and Sherwood Forest neighborhoods. We would be happy to discuss this project in further detail if desired.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Barnes", written in a cursive style.

Nate Barnes, Vice President Neighborhoods  
Invest Detroit

# LISC DETROIT

August 31, 2024

Ginosko Development Company  
Attn: Amin Irving

Re: 7850 Phase V

Dear Mr. Irving,

Thank you for your interest in Detroit Local Initiatives Support Corporation (LISC) on the 7850 Phase V Multi-Family project located at 7850 E. Jefferson in Detroit's Islandview/Greater Villages neighborhood. LISC supports the project and understands the development consists of 33 residential units, with 100% designated as affordable. The affordable unit mix includes 17 units at 80% AMI and 16 units at 120% AMI. LISC recognizes the importance of development that provides decent affordable housing in Detroit's neighborhoods.

LISC supports the development of Detroit's neighborhoods and looks forward to participating in bringing your project to fruition. If I can provide you with any additional information to supplement this letter or if you have any question on available LISC loan product (s), please feel free to contact me at 313.265.2890 or 313.673.9787.

Best,

*Brandon Ivory*

Brandon Ivory  
Program Officer

July 31, 2024

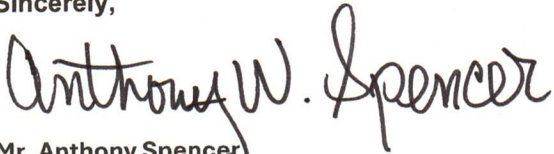
Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council President Sheffield:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council President Pro Tem Tate  
Council Member Johnson  
Council Member Durhal III  
Council Member Santiago-Romero  
Council Member Benson  
Council Member Young  
Council Member Waters  
Council Member Whitfield-Calloway



July 31, 2024

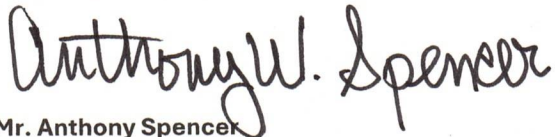
Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council President Pro Tem Tate:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

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Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council Member Johnson  
Council Member Durhal III  
Council Member Santiago-Romero  
Council Member Benson  
Council President Sheffield  
Council Member Young  
Council Member Waters  
Council Member Whitfield-Calloway

July 31, 2024

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

Dear Council Member Benson:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council President Pro Tem Tate  
Council Member Johnson  
Council Member Durhal III  
Council Member Santiago-Romero  
Council President Sheffield  
Council Member Young  
Council Member Waters  
Council Member Whitfield-Calloway



July 31, 2024

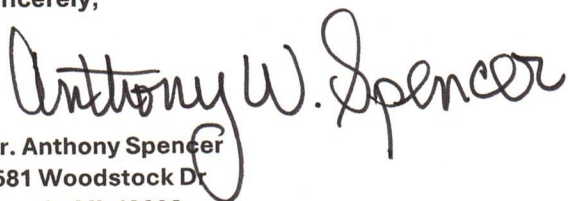
Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Member Durhall III:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council President Pro Tem Tate  
Council Member Johnson  
Council Member Santiago-Romero  
Council Member Benson  
Council President Sheffield  
Council Member Young  
Council Member Waters  
Council Member Whitfield-Calloway

July 31, 2024

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

Dear Council Member Johnson:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council President Pro Tem Tate  
Council Member Durhal III  
Council Member Santiago-Romero  
Council Member Benson  
Council President Sheffield  
Council Member Young  
Council Member Waters  
Council Member Whitfield-Calloway

July 31, 2024

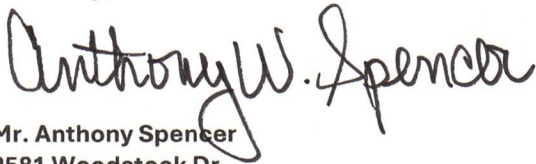
Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Member Santiago-Romero:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council President Pro Tem Tate  
Council Member Johnson  
Council Member Durhal III  
Council Member Benson  
Council President Sheffield  
Council Member Young  
Council Member Waters  
Council Member Whitfield-Calloway



July 31, 2024

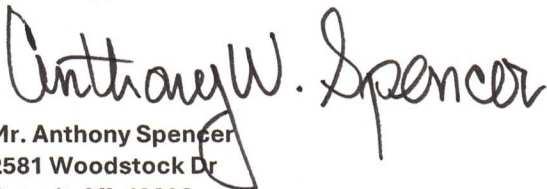
Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Member Waters:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council President Pro Tem Tate  
Council Member Johnson  
Council Member Durhal III  
Council Member Santiago-Romero  
Council Member Benson  
Council Member Young  
Council Member Whitfield-Calloway  
Council President Sheffield

July 31, 2024

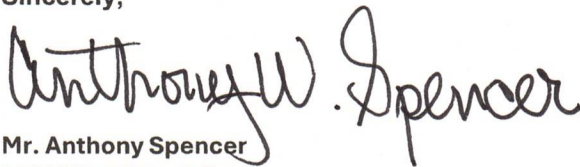
Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Member Whitfield Calloway:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:

Council President Pro Tem Tate  
Council Member Johnson  
Council Member Durhal III  
Council Member Santiago-Romero  
Council Member Benson  
Council Member Young  
Council Member Waters  
Council President Sheffield

July 31, 2024

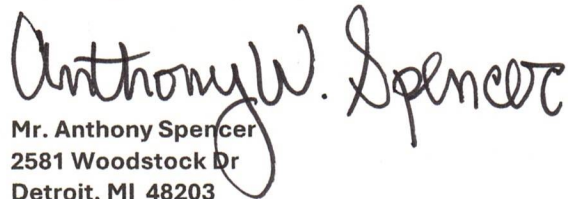
Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

Dear Council Member Young:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer  
2581 Woodstock Dr  
Detroit, MI 48203  
313.550.8438 Cell

CC:  
Council President Pro Tem Tate  
Council Member Johnson  
Council Member Durhal III  
Council Member Santiago-Romero  
Council Member Benson  
Council Member Waters  
Council Member Whitfield-Calloway  
Council President Sheffield



November 24, 2024

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

To the Honorable Members of the Detroit City Council:

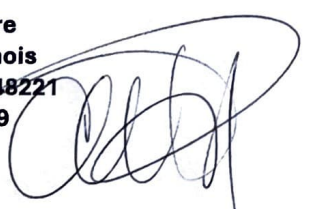
On behalf of the 20201 Development, LLC and Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion.

I am a local business owner, owning property located at 19150 Livernois. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

Al Bartell  
Times Square  
19150 Livernois  
Detroit, MI 48221  
313.268.3499



CC:  
Kevin Schroeder / 20201 Development, LLC



**November 24, 2024**

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

**To the Honorable Members of the Detroit City Council:**

**On behalf of the 20201 Development, LLC and Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion.**

**I am a local business owner, owning property located at 19416 Livernois. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.**

**I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.**

**Sincerely,**

**Derrick Reynolds  
Good Times on the Ave  
19416 Livernois  
Detroit, MI 48221  
248.818.5294**

**CC:   
Kevin Schroeder / 20201 Development, LLC**



**November 24, 2024**

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

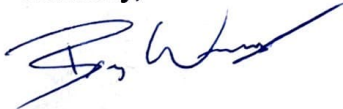
**To the Honorable Members of the Detroit City Council:**

**On behalf of the 20201 Development, LLC and Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion.**

**I am a local business owner, owning properties located at 19312 and 19144 Livernois. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.**

**I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.**

**Sincerely,**



**Dr. Bryan Weinstein  
19132 and 19144 Livernois  
Detroit, MI 48221  
248.496.9876**

**CC:  
Kevin Schroeder / 20201 Development, LLC**

**ATTACHMENT E**

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

**Table 1: Eligible Activities and Costs**

MSHDA Eligible Activities Costs		Completion Season/Year
<b>Non-Environmental Eligible Activities</b>	Cost	
Financing Gap (Project Rent Loss)	\$ 5,780,700	Winter 2056
<b>Non-Environmental Eligible Activities Total</b>	<b>\$ 5,780,700</b>	
<b>Total Eligible Activities Costs for Developer</b>		
		<b>\$ 5,780,700</b>
<b>Other Costs</b>		
DBRA Administrative Costs	\$ 469,125	
Local Brownfield Revolving Fund	\$ 0	
State Brownfield Fund	\$ 110,588	
<b>Total Estimated Cost to be Funded Through TIF</b>	<b>\$ 579,713</b>	

\* Note: Although the Project has eligible activities of approximately \$5,780,700.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786 over the life of the Plan.



Housing TIF  
Project Rent Loss

20201 Livernois

9/4/2024

Housing TIF Duration (Years)	30
Housing TIF Type	New Construction

		A			B		C	D	E	F	G	H	I
		Unit	Number	Parking	Structure	MSHDA Control	Total Allowable	Utility + Parking	=(C - D)	=(B - E)	=(F x A x 12)	=(G x TIF Duration)	=(H / A)
Structure Type	Unit Type	AMI	of Units	Allowance	Description	Rent	Housing Costs	Allowance	Maximum Allowable Rent	Project Monthly Rent Loss Per Unit	Annual Rent Loss	Project Rent Loss Cap	Per Unit
#1	Studio	80%	6		Multi-Family Mixed Use	\$2,300	\$1,344	\$189	\$1,155	\$1,145	\$82,440	\$2,473,200	\$412,200
#1	1 Bed	60%	3		Low Rise Apartment (Less than 5 Stories)	\$2,548	\$1,080	\$244	\$836	\$1,712	\$61,614	\$1,848,420	\$616,140
#1	2 Bed	70%	2		Low Rise Apartment (Less than 5 Stories)	\$3,228	\$1,512	\$311	\$1,201	\$2,027	\$48,636	\$1,459,080	\$729,540
<b>Total</b>			<b>11</b>								<b>\$192,690</b>	<b>\$5,780,700</b>	<b>\$525,518</b>

Housing TIF Eligible Activities			
Financial Gap (Project Rent Loss)		\$5,780,700	Reimbursable
Infrastructure & Safety Improvements			Reimbursable
Demolition			Reimbursable
Renovation			Non-Reimbursable
Temporary Household Relocation			Non-Reimbursable
Acquisition Costs of Residential Rental Properties			Non-Reimbursable
<b>TOTAL</b>		<b>\$5,780,700</b>	



**Housing TIF  
Utility Allowance Calculation**

**20201 Livernois 9/4/2024**

<b>Structure Type #1: Multi-Family Mixed Use</b>		<b>Studio</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>	<b>5 Bed</b>
Structure Type	Low Rise Apartment (Less than 5 Stories)						
Heating Source	Electric	\$55	\$74	\$94	\$115	\$146	\$167
Cooking Heat Source	Electric	\$10	\$14	\$18	\$22	\$27	\$31
Water Heater Source	Electric	\$28	\$39	\$50	\$61	\$77	\$89
Include General Electricity	Yes	\$40	\$52	\$65	\$77	\$96	\$108
Include Water	Yes	\$16	\$20	\$28	\$40	\$53	\$65
Include Sewer	Yes	\$28	\$33	\$44	\$60	\$76	\$92
Include Trash	Yes	\$12	\$12	\$12	\$12	\$12	\$12
Include Range							
Include Refrigerator							
Include Air Conditioning	No	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Utility Allowance</b>		<b>\$189</b>	<b>\$244</b>	<b>\$311</b>	<b>\$387</b>	<b>\$487</b>	<b>\$564</b>

**ATTACHMENT F**

**TIF Tables**



**Brownfield Tax Increment Financing  
Capture Estimates**

*Mixed-Use Housing Development  
20201 Livernois in Detroit, Michigan  
PM Project 01-14049-1  
1/16/25*

		(TV) Increase Rate: 2.00%		Multiplier 1.020																		
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
				1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17		
				2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042		
<b>Brownfield</b>	Total Base Value	\$	299,400	\$	299,400	\$	299,400	\$	299,400	\$	299,400	\$	299,400	\$	299,400	\$	299,400	\$	299,400	\$	299,400	
	Post Development Taxable Value	\$	1,736,843	\$	1,771,580	\$	1,807,011	\$	1,843,152	\$	1,880,015	\$	1,917,615	\$	1,955,967	\$	1,995,087	\$	2,034,988	\$	2,075,688	
	Total Incremental Difference	\$	1,437,443	\$	1,472,180	\$	1,507,611	\$	1,543,752	\$	1,580,615	\$	1,618,215	\$	1,656,567	\$	1,695,687	\$	1,735,588	\$	1,776,288	
<b>PA 210 Tax Abatement Years 1-10</b>																						
<b>NEZ Tax Abatement Years 1-15</b>																						
<b>School Capture</b>	Millage Rate	\$	3,686	\$	3,765	\$	3,845	\$	3,927	\$	4,011	\$	4,096	\$	4,183	\$	4,272	\$	4,362	\$	4,454	
	State Education Tax (SET)		6.0000																			
	School Operating Tax	\$	11,058	\$	11,294	\$	11,535	\$	11,781	\$	12,032	\$	12,288	\$	12,549	\$	12,815	\$	13,086	\$	13,363	
	School Brownfield Capturable Total	\$	14,744	\$	15,059	\$	15,380	\$	15,708	\$	16,043	\$	16,384	\$	16,732	\$	17,087	\$	17,449	\$	17,818	
<b>Local Capture</b>		\$	7,531	\$	7,698	\$	7,869	\$	8,043	\$	8,220	\$	8,402	\$	8,586	\$	8,775	\$	8,967	\$	9,163	
	City Operating		19.8123																			
	Library	\$	1,748	\$	1,787	\$	1,826	\$	1,867	\$	1,908	\$	1,950	\$	1,993	\$	2,037	\$	2,081	\$	2,127	
	Wayne County Operating (summer)	\$	2,125	\$	2,172	\$	2,221	\$	2,270	\$	2,320	\$	2,371	\$	2,423	\$	2,476	\$	2,531	\$	2,586	
	Wayne County Operation (winter)	\$	374	\$	382	\$	390	\$	399	\$	408	\$	417	\$	426	\$	435	\$	445	\$	455	
	Wayne County Jails	\$	356	\$	364	\$	372	\$	380	\$	388	\$	397	\$	406	\$	414	\$	424	\$	433	
	Wayne County Parks	\$	93	\$	95	\$	97	\$	99	\$	101	\$	104	\$	106	\$	108	\$	111	\$	113	
	HCMA	\$	79	\$	80	\$	82	\$	84	\$	86	\$	88	\$	90	\$	92	\$	94	\$	96	
	RESA Enhancement	\$	753	\$	770	\$	787	\$	804	\$	822	\$	840	\$	859	\$	877	\$	897	\$	916	
	Wayne County ISD (RESA)	\$	36	\$	37	\$	38	\$	39	\$	40	\$	41	\$	41	\$	42	\$	43	\$	44	
	Wayne County RESA Special Ed	\$	1,271	\$	1,299	\$	1,328	\$	1,358	\$	1,388	\$	1,418	\$	1,449	\$	1,481	\$	1,514	\$	1,547	
	Wayne County Community College	\$	1,224	\$	1,251	\$	1,279	\$	1,307	\$	1,336	\$	1,366	\$	1,396	\$	1,426	\$	1,457	\$	1,489	
	Local Brownfield Capturable Total	\$	15,589	\$	15,936	\$	16,289	\$	16,649	\$	17,017	\$	17,392	\$	17,774	\$	18,164	\$	18,562	\$	18,968	
<b>Non-Capturable Millages</b>		\$	2,661	\$	2,720	\$	2,780	\$	2,842	\$	2,904	\$	2,968	\$	3,034	\$	3,100	\$	3,168	\$	3,237	
	City Debt		7.0000																			
	School Debt	\$	4,941	\$	5,051	\$	5,163	\$	5,277	\$	5,394	\$	5,513	\$	5,634	\$	5,758	\$	5,884	\$	6,012	
	Wayne County DIA	\$	75	\$	77	\$	79	\$	81	\$	82	\$	84	\$	86	\$	88	\$	90	\$	92	
	Wayne County Zoo	\$	38	\$	39	\$	39	\$	40	\$	41	\$	42	\$	43	\$	44	\$	45	\$	46	
	Non Capturable Total	\$	7,715	\$	7,887	\$	8,062	\$	8,240	\$	8,422	\$	8,607	\$	8,797	\$	8,990	\$	9,187	\$	9,388	
	Total	\$	38,048	\$	38,881	\$	39,731	\$	40,597	\$	41,481	\$	42,383	\$	43,303	\$	44,241	\$	45,197	\$	46,173	
	State and Local Total Capturable	\$	30,333	\$	30,994	\$	31,669	\$	32,357	\$	33,059	\$	33,776	\$	34,506	\$	35,251	\$	36,011	\$	36,786	





**Brownfield Tax Increment Financing  
Capture Estimates**

*Mixed-Use Housing Development  
20201 Livernois in Detroit, Michigan  
PM Project 01-14049-1  
1/16/25*

**COMBINED** (TV) Increase Rate:  
**DETROIT**

Brownfield Plan Year	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
<b>Brownfield</b> Total Base Value	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400
Post Development Taxable Value	\$ 2,432,000	\$ 2,480,639	\$ 2,530,252	\$ 2,580,857	\$ 2,632,474	\$ 2,685,124	\$ 2,738,826	\$ 2,793,603	\$ 2,849,475	\$ 2,906,465	\$ 2,964,594	\$ 3,023,886	\$ 3,084,363	
Total Incremental Difference	\$ 2,132,600	\$ 2,181,239	\$ 2,230,852	\$ 2,281,457	\$ 2,333,074	\$ 2,385,724	\$ 2,439,426	\$ 2,494,203	\$ 2,550,075	\$ 2,607,065	\$ 2,665,194	\$ 2,724,486	\$ 2,784,963	

School Capture	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
State Education Tax (SET)	6.0000	\$ 12,796	\$ 13,087	\$ 13,385	\$ 13,689	\$ 13,998	\$ 14,314	\$ 14,637	\$ 14,965	\$ 15,300	\$ 15,642	\$ 15,991	\$ 16,347	\$ 16,710	\$ 301,166
School Operating Tax	18.0000	\$ 38,387	\$ 39,262	\$ 40,155	\$ 41,066	\$ 41,995	\$ 42,943	\$ 43,910	\$ 44,896	\$ 45,901	\$ 46,927	\$ 47,973	\$ 49,041	\$ 50,129	\$ 903,499
<b>School Brownfield Capturable Total</b>	<b>24.0000</b>	<b>\$ 51,182</b>	<b>\$ 52,350</b>	<b>\$ 53,540</b>	<b>\$ 54,755</b>	<b>\$ 55,994</b>	<b>\$ 57,257</b>	<b>\$ 58,546</b>	<b>\$ 59,861</b>	<b>\$ 61,202</b>	<b>\$ 62,570</b>	<b>\$ 63,965</b>	<b>\$ 65,388</b>	<b>\$ 66,839</b>	<b>\$ 1,204,665</b>

Local Capture	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
City Operating	19.8123	\$ 42,252	\$ 43,215	\$ 44,198	\$ 45,201	\$ 46,224	\$ 47,267	\$ 48,331	\$ 49,416	\$ 50,523	\$ 51,652	\$ 52,804	\$ 53,978	\$ 55,177	\$ 920,675
Library	4.5982	\$ 9,806	\$ 10,030	\$ 10,258	\$ 10,491	\$ 10,728	\$ 10,970	\$ 11,217	\$ 11,469	\$ 11,726	\$ 11,988	\$ 12,255	\$ 12,528	\$ 12,806	\$ 219,011
Wayne County Operating (summer)	5.5913	\$ 11,924	\$ 12,196	\$ 12,473	\$ 12,756	\$ 13,045	\$ 13,339	\$ 13,640	\$ 13,946	\$ 14,258	\$ 14,577	\$ 14,902	\$ 15,233	\$ 15,572	\$ 259,827
Wayne County Operation (winter)	0.9829	\$ 2,096	\$ 2,144	\$ 2,193	\$ 2,242	\$ 2,293	\$ 2,345	\$ 2,398	\$ 2,452	\$ 2,506	\$ 2,562	\$ 2,620	\$ 2,678	\$ 2,737	\$ 45,675
Wayne County Jails	0.9358	\$ 1,996	\$ 2,041	\$ 2,088	\$ 2,135	\$ 2,183	\$ 2,233	\$ 2,283	\$ 2,334	\$ 2,386	\$ 2,440	\$ 2,494	\$ 2,550	\$ 2,606	\$ 44,572
Wayne County Parks	0.2442	\$ 521	\$ 533	\$ 545	\$ 557	\$ 570	\$ 583	\$ 596	\$ 609	\$ 623	\$ 637	\$ 651	\$ 665	\$ 680	\$ 11,631
HCMA	0.2070	\$ 441	\$ 452	\$ 462	\$ 472	\$ 483	\$ 494	\$ 505	\$ 516	\$ 528	\$ 540	\$ 552	\$ 564	\$ 576	\$ 9,859
RESA Enhancement	1.9812	\$ 4,225	\$ 4,321	\$ 4,420	\$ 4,520	\$ 4,622	\$ 4,727	\$ 4,833	\$ 4,942	\$ 5,052	\$ 5,165	\$ 5,280	\$ 5,398	\$ 5,518	\$ 94,364
Wayne County ISD (RESA)	0.0956	\$ 204	\$ 209	\$ 213	\$ 218	\$ 223	\$ 228	\$ 233	\$ 238	\$ 244	\$ 249	\$ 255	\$ 260	\$ 266	\$ 4,553
Wayne County RESA Special Ed	3.3443	\$ 7,132	\$ 7,295	\$ 7,461	\$ 7,630	\$ 7,803	\$ 7,979	\$ 8,158	\$ 8,341	\$ 8,528	\$ 8,719	\$ 8,913	\$ 9,111	\$ 9,314	\$ 159,288
Wayne County Community College	3.22020	\$ 6,867	\$ 7,024	\$ 7,184	\$ 7,347	\$ 7,513	\$ 7,683	\$ 7,855	\$ 8,032	\$ 8,212	\$ 8,395	\$ 8,582	\$ 8,773	\$ 8,968	\$ 153,377
<b>Local Brownfield Capturable Total</b>	<b>41.0130</b>	<b>\$ 87,464</b>	<b>\$ 89,459</b>	<b>\$ 91,494</b>	<b>\$ 93,569</b>	<b>\$ 95,686</b>	<b>\$ 97,846</b>	<b>\$ 100,048</b>	<b>\$ 102,295</b>	<b>\$ 104,586</b>	<b>\$ 106,924</b>	<b>\$ 109,308</b>	<b>\$ 111,739</b>	<b>\$ 114,220</b>	<b>\$ 1,922,834</b>

Non-Capturable Millages	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
City Debt	7.0000	\$ 14,928	\$ 15,269	\$ 15,616	\$ 15,970	\$ 16,332	\$ 16,700	\$ 17,076	\$ 17,459	\$ 17,851	\$ 18,249	\$ 18,656	\$ 19,071	\$ 19,495	\$ 333,408
School Debt	13.0000	\$ 27,724	\$ 28,356	\$ 29,001	\$ 29,659	\$ 30,330	\$ 31,014	\$ 31,713	\$ 32,425	\$ 33,151	\$ 33,892	\$ 34,648	\$ 35,418	\$ 36,205	\$ 619,186
Wayne County DIA	0.1986	\$ 424	\$ 433	\$ 443	\$ 453	\$ 463	\$ 474	\$ 484	\$ 495	\$ 506	\$ 518	\$ 529	\$ 541	\$ 553	\$ 9,459
Wayne County Zoo	0.0992	\$ 212	\$ 216	\$ 221	\$ 226	\$ 231	\$ 237	\$ 242	\$ 247	\$ 253	\$ 259	\$ 264	\$ 270	\$ 276	\$ 4,725
<b>Non Capturable Total</b>	<b>20.2978</b>	<b>\$ 43,287</b>	<b>\$ 44,274</b>	<b>\$ 45,281</b>	<b>\$ 46,309</b>	<b>\$ 47,356</b>	<b>\$ 48,425</b>	<b>\$ 49,515</b>	<b>\$ 50,627</b>	<b>\$ 51,761</b>	<b>\$ 52,918</b>	<b>\$ 54,098</b>	<b>\$ 55,301</b>	<b>\$ 56,529</b>	<b>\$ 966,778</b>

<b>Total</b>	<b>85.3108</b>	<b>\$ 181,934</b>	<b>\$ 186,083</b>	<b>\$ 190,316</b>	<b>\$ 194,633</b>	<b>\$ 199,036</b>	<b>\$ 203,528</b>	<b>\$ 208,109</b>	<b>\$ 212,782</b>	<b>\$ 217,549</b>	<b>\$ 222,411</b>	<b>\$ 227,370</b>	<b>\$ 232,428</b>	<b>\$ 237,587</b>	<b>\$ 4,094,277</b>
<b>State and Local Total Capturable</b>	<b>65.0130</b>	<b>\$ 138,647</b>	<b>\$ 141,809</b>	<b>\$ 145,034</b>	<b>\$ 148,324</b>	<b>\$ 151,680</b>	<b>\$ 155,103</b>	<b>\$ 158,594</b>	<b>\$ 162,156</b>	<b>\$ 165,788</b>	<b>\$ 169,493</b>	<b>\$ 173,272</b>	<b>\$ 177,127</b>	<b>\$ 181,059</b>	<b>\$ 3,127,498</b>



**Brownfield Tax Increment Financing  
Reimbursement Estimates**

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
<b>TOTAL</b>	100.00%	\$ 5,780,700	\$ -	\$ 5,780,700
State	42.94%	\$ 2,482,364	\$ -	\$ 2,482,364
Local	57.06%	\$ 3,298,336	\$ -	\$ 3,298,336
<b>TOTAL</b>	100.00%	\$ 5,780,700	\$ -	\$ 5,780,700
EGLE	0.00%	\$ -	\$ -	\$ -
MSHDA	100.00%	\$ 5,780,700	\$ -	\$ 5,780,700

Estimated Total  
Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 469,125
State Revolving Fund	\$ 110,588
LBRF	\$ -
Developer Capture	\$ 2,547,786
<b>Total</b>	<b>\$ 3,127,498</b>

	Tax Abatement Brownfield															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Total State Incremental Revenue	\$14,744	\$15,059	\$15,380	\$15,708	\$16,043	\$16,384	\$16,732	\$17,087	\$17,449	\$17,818	\$19,546	\$20,081	\$45,680	\$46,737	\$47,816	
State Brownfield Revolving Fund (50% of SET)	\$1,843	\$1,882	\$1,923	\$1,964	\$2,005	\$2,048	\$2,091	\$2,136	\$2,181	\$2,227	\$2,443	\$2,510	\$5,710	\$5,842	\$5,977	
<b>State TIR Available for Reimbursement</b>	<b>\$12,901</b>	<b>\$13,177</b>	<b>\$13,458</b>	<b>\$13,745</b>	<b>\$14,037</b>	<b>\$14,336</b>	<b>\$14,640</b>	<b>\$14,951</b>	<b>\$15,267</b>	<b>\$15,591</b>	<b>\$17,103</b>	<b>\$17,571</b>	<b>\$39,970</b>	<b>\$40,895</b>	<b>\$41,839</b>	
Total Local Incremental Revenue	\$15,589	\$15,936	\$16,289	\$16,649	\$17,017	\$17,392	\$17,774	\$18,164	\$18,562	\$18,968	\$33,402	\$34,316	\$62,962	\$69,601	\$76,475	
BRA Administrative Fee (15% or max \$100,000)	\$4,550	\$4,649	\$4,750	\$4,854	\$4,959	\$5,066	\$5,176	\$5,288	\$5,402	\$5,518	\$7,942	\$8,159	\$16,296	\$17,451	\$18,644	
<b>Local TIR Available for Reimbursement</b>	<b>\$11,039</b>	<b>\$11,286</b>	<b>\$11,538</b>	<b>\$11,796</b>	<b>\$12,058</b>	<b>\$12,325</b>	<b>\$12,598</b>	<b>\$12,877</b>	<b>\$13,161</b>	<b>\$13,450</b>	<b>\$25,460</b>	<b>\$26,156</b>	<b>\$46,666</b>	<b>\$52,150</b>	<b>\$57,831</b>	
<b>Total State &amp; Local TIR Available</b>	<b>\$23,940</b>	<b>\$24,463</b>	<b>\$24,996</b>	<b>\$25,540</b>	<b>\$26,095</b>	<b>\$26,661</b>	<b>\$27,239</b>	<b>\$27,827</b>	<b>\$28,428</b>	<b>\$29,041</b>	<b>\$42,563</b>	<b>\$43,727</b>	<b>\$86,636</b>	<b>\$93,045</b>	<b>\$99,670</b>	
<b>DEVELOPER</b>	Beginning Balance															
<b>DEVELOPER Reimbursement Balance</b>	<b>\$5,780,700</b>	<b>\$5,756,760</b>	<b>\$5,732,297</b>	<b>\$5,707,301</b>	<b>\$5,681,761</b>	<b>\$5,655,665</b>	<b>\$5,629,004</b>	<b>\$5,601,766</b>	<b>\$5,573,938</b>	<b>\$5,545,510</b>	<b>\$5,516,469</b>	<b>\$5,473,907</b>	<b>\$5,430,180</b>	<b>\$5,343,544</b>	<b>\$5,250,499</b>	<b>\$5,150,828</b>
<b>MSHDA Costs</b>	<b>\$5,780,700</b>															
State Tax Reimbursement		\$12,901	\$13,177	\$13,458	\$13,745	\$14,037	\$14,336	\$14,640	\$14,951	\$15,267	\$17,103	\$17,571	\$39,970	\$40,895	\$41,839	
Local Tax Reimbursement		\$11,039	\$11,286	\$11,538	\$11,796	\$12,058	\$12,325	\$12,598	\$12,877	\$13,161	\$25,460	\$26,156	\$46,666	\$52,150	\$57,831	
<b>Developer Reimbursement Balance</b>	<b>\$5,756,760</b>	<b>\$5,732,297</b>	<b>\$5,707,301</b>	<b>\$5,681,761</b>	<b>\$5,655,665</b>	<b>\$5,629,004</b>	<b>\$5,601,766</b>	<b>\$5,573,938</b>	<b>\$5,545,510</b>	<b>\$5,516,469</b>	<b>\$5,473,907</b>	<b>\$5,430,180</b>	<b>\$5,343,544</b>	<b>\$5,250,499</b>	<b>\$5,150,828</b>	
<b>Local Only Costs</b>	<b>\$0</b>															
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Developer Reimbursement Balance</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Total Annual Developer Reimbursement</b>	<b>\$23,940</b>	<b>\$24,463</b>	<b>\$24,996</b>	<b>\$25,540</b>	<b>\$26,095</b>	<b>\$26,661</b>	<b>\$27,239</b>	<b>\$27,827</b>	<b>\$28,428</b>	<b>\$29,041</b>	<b>\$42,563</b>	<b>\$43,727</b>	<b>\$86,636</b>	<b>\$93,045</b>	<b>\$99,670</b>	



**Brownfield Tax Increment Financing  
Reimbursement Estimates**

*Mixed-Use Housing Development  
20201 Livernois in Detroit, Michigan  
PM Project 01-14049-1  
1/16/2025*

	Tax Abatement Brownfield	SET Expiration after 25 Years															TOTAL
		16 2042	17 2043	18 2044	19 2045	20 2046	21 2047	22 2048	23 2049	24 2050	25 2051	26 2052	27 2053	28 2054	29 2055	30 2056	
Total State Incremental Revenue		\$48,916	\$50,038	\$51,182	\$52,350	\$53,540	\$54,755	\$55,994	\$57,257	\$58,546	\$59,861	\$61,202	\$62,570	\$63,965	\$65,388	\$66,839	\$1,204,665
State Brownfield Revolving Fund (50% of SET)		\$6,114	\$6,255	\$6,398	\$6,544	\$6,693	\$6,844	\$6,999	\$7,157	\$7,318	\$7,483						\$110,588
State TIR Available for Reimbursement		\$42,801	\$43,783	\$44,785	\$45,806	\$46,848	\$47,911	\$48,995	\$50,100	\$51,228	\$52,378	\$61,202	\$62,570	\$63,965	\$65,388	\$66,839	\$1,094,077
Total Local Incremental Revenue		\$83,591	\$85,509	\$87,464	\$89,459	\$91,494	\$93,569	\$95,686	\$97,846	\$100,048	\$102,295	\$104,586	\$106,924	\$109,308	\$111,739	\$114,220	\$1,922,834
BRA Administrative Fee (15% or max \$100,000)		\$19,876	\$20,332	\$20,797	\$21,271	\$21,755	\$22,249	\$22,752	\$23,265	\$23,789	\$24,323	\$24,868	\$25,424	\$25,991	\$26,569	\$27,159	\$469,125
Local TIR Available for Reimbursement		\$63,715	\$65,177	\$66,667	\$68,188	\$69,739	\$71,321	\$72,934	\$74,580	\$76,259	\$77,971	\$79,718	\$81,500	\$83,317	\$85,170	\$87,061	\$1,453,709
<b>Total State &amp; Local TIR Available</b>		<b>\$106,516</b>	<b>\$108,960</b>	<b>\$111,452</b>	<b>\$113,994</b>	<b>\$116,587</b>	<b>\$119,231</b>	<b>\$121,929</b>	<b>\$124,680</b>	<b>\$127,487</b>	<b>\$130,350</b>	<b>\$140,920</b>	<b>\$144,069</b>	<b>\$147,281</b>	<b>\$150,558</b>	<b>\$153,900</b>	<b>\$ 2,547,786</b>
<b>DEVELOPER</b>	Beginning Balance																
<b>DEVELOPER Reimbursement Balance</b>		<b>\$5,780,700</b>	<b>\$5,044,312</b>	<b>\$4,935,352</b>	<b>\$4,823,900</b>	<b>\$4,709,906</b>	<b>\$4,593,320</b>	<b>\$4,474,088</b>	<b>\$4,352,159</b>	<b>\$4,227,479</b>	<b>\$4,099,992</b>	<b>\$3,969,642</b>	<b>\$3,828,723</b>	<b>\$3,684,653</b>	<b>\$3,537,372</b>	<b>\$3,386,814</b>	<b>\$3,232,914</b>
<hr/>																	
<b>MSHDA Costs</b>	<b>\$5,780,700</b>																
State Tax Reimbursement		\$42,801	\$43,783	\$44,785	\$45,806	\$46,848	\$47,911	\$48,995	\$50,100	\$51,228	\$52,378	\$61,202	\$62,570	\$63,965	\$65,388	\$66,839	\$1,094,077
Local Tax Reimbursement		\$63,715	\$65,177	\$66,667	\$68,188	\$69,739	\$71,321	\$72,934	\$74,580	\$76,259	\$77,971	\$79,718	\$81,500	\$83,317	\$85,170	\$87,061	\$1,453,709
Developer Reimbursement Balance		\$5,044,312	\$4,935,352	\$4,823,900	\$4,709,906	\$4,593,320	\$4,474,088	\$4,352,159	\$4,227,479	\$4,099,992	\$3,969,642	\$3,828,723	\$3,684,653	\$3,537,372	\$3,386,814	\$3,232,914	
<b>Local Only Costs</b>	<b>\$0</b>																
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Annual Developer Reimbursement</b>		<b>\$106,516</b>	<b>\$108,960</b>	<b>\$111,452</b>	<b>\$113,994</b>	<b>\$116,587</b>	<b>\$119,231</b>	<b>\$121,929</b>	<b>\$124,680</b>	<b>\$127,487</b>	<b>\$130,350</b>	<b>\$140,920</b>	<b>\$144,069</b>	<b>\$147,281</b>	<b>\$150,558</b>	<b>\$153,900</b>	<b>\$2,547,786</b>

**ATTACHMENT G**

**BSEED Acknowledgement of Receipt of Environmental Documents**

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: 20201 Livernois Avenue

DATE: 10/25/2024

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental. on behalf of 20201 Development LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 20201 Livernois 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 not appear to have been a measurable release to the subsurface and therefore, the site is not 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:      Connor Jenkins       
Its: Environmental Specialist II



**ATTACHMENT H**

**Incentive Information Chart for Detroit City Council**

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Multi-use Residential and Commercial	Commercial Rehabilitation / NEZ Tax Abatements Brownfield TIF	\$14,000,000 (\$11,500,000 hard cost)	District 2

<b>Jobs Available</b>							
<b>Construction</b>				<b>Post Construction Developer Created</b>			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
3	1	34	8	1			
				<b>Post Construction Tenant Created</b>			
				Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
				3	2	12	8

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

The development team will present at a Skilled Trades Task Force and Detroit at Work, to assist in connecting with Detroiters for the project.

The development team will request assistance from Detroit at Work, so that they can provide future commercial tenants with a hiring resource guide that will include organizations that can assist in finding local talent for their operations. In addition, the development team will request a commitment from the commercial tenants to prioritize filling open positions with Detroiters.

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

In the short-term, approximately 46 temporary full time equivalent (FTE) construction jobs are anticipated to be created.

*Construction Jobs*

Brown-Schroeder, will be looking to hire subcontractors, having Detroit residents as employees, for the following trades:

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Building Demolition</li> <li>Concrete Coring/Sawcut/Infill</li> <li>Masonry</li> <li>Metal Panel/Thermal Insulation/Waterproofing</li> <li>Glass and Glazing</li> <li>Doors/Frames/Hardware</li> <li>Gyp Board Assemblies</li> <li>Flooring</li> </ul> | <ul style="list-style-type: none"> <li>Painting and Coatings</li> <li>Equipment</li> <li>Specialties - Toilet and Bath Acc. /</li> <li>Partitions</li> <li>Fire Protection</li> <li>Plumbing</li> <li>HVAC</li> <li>Electrical</li> </ul> |
|---|---|

*Post-Construction Jobs*

After completion of the project, it is anticipated that approximately 26 permanent FTE jobs will be created in total.

- Approximately (15) jobs are associated with restaurant operations
  - Management
  - Chef
  - Cooks
  - Servers
  - Support staff
  
- Approximately (10) jobs are associated with future commercial tenants. The types of jobs depend on the kind of business. Possibilities include:
  - Business support services such as: packing and shipping, accounting, design, IT
  - Retail
  - Cafe
  - Health and wellness
  - Personal services such as: salon, spa, barber
  
- 20201 Development LLC will create approximately one (1) job associated with site management and building maintenance.

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

It is anticipated that some of the apartment units will be rented to individuals/families that don't currently reside in the City.

The building is currently vacant.

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

The development team is actively engaging with neighborhood groups including the Greenacres Woodward Civic Association and Garden Homes Community Organization as well as neighborhood residents.

The development team will request assistance from Detroit at Work, so that they can provide future commercial tenants with a hiring resource guide that will include organizations that can assist in finding local talent for their operations.

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

Approximately March 2025

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

Approximately February 2027

**ATTACHMENT I**  
**Affordable Housing Plan**

### Affordable Housing Plan

- A. **Name of Developer:** 20201 Development LLC, a Michigan limited liability company
- B. **Name of Project:** 20201 Livernois
- C. **Address of Project:** 20201 Livernois, Detroit, MI 48221
- D. **Housing Development Costs:**
  - a. **Potential Rent Loss** Approximately \$5,780,700<sup>1</sup>
- E. **Total # of Units:** 50
- F. **Total # of Affordable Units:** 11
- G. **Types of Units:**

	<b><u>AVG SF/Unit</u></b>	<b><u>60% AMI</u></b>	<b><u>70%AMI</u></b>	<b><u>80%AMI</u></b>	<b><u>&lt;120% AMI</u></b>	<b><u>Total</u></b>
<b>Studio</b>	450			6	6	12
<b>One (1) Bedroom</b>	600	3			31	34
<b>Two (2) Bedroom</b>	1,000		2		2	4
<b>Total # of Units</b>		<u>3</u>	<u>2</u>	<u>6</u>	<u>39</u>	<u>50</u>

- H. **For Sale or Rental:** Rental
- I. **New Construction or Rehabilitation:** New Construction
- J. **Mixed Use Project:** Yes
- K. **Public Benefit:** See attached Letters of Support in Attachment D to the Brownfield Plan for the Project.

The proposed project offers overall benefits to the public that include economic growth, community enhancement, improved walkability, increased real estate values, and the provision of workforce housing. These elements collectively contribute to the overall benefit of the public, making the project a valuable asset to the City.

The redevelopment of the site and construction of approximately 50 housing units will provide much-needed housing for households below the 120% AMI range. The project ensures that the rental units are priced to avoid placing a cost burden on residents, addressing the need for attainable housing. This is inclusive of the 11 units that will be rented out to households in the 60%-80% AMI range. By targeting households earning

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<sup>1</sup> \* Note: Although the Project has eligible activities of approximately \$5,780,700 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786 over the life of the Plan.

below 120% of the AMI, the project supports diverse socioeconomic demographics, fostering a balanced and inclusive community.

The project's location along the Avenue of Fashion enhances walkability, encouraging residents to engage more with local businesses, amenities, and public spaces. Increased foot traffic contributes to a safer and more vibrant urban environment. The City's substantial investments in the near vicinity over recent years will be further leveraged by this project. This synergy maximizes the impact of public funds, promoting sustainable urban development and enhancing the quality of life for all residents.

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

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

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

The MSHDA Regional Housing Partnership (RHP) Data Sheet O for the Detroit Housing Partnership includes the City of Detroit and its 26 Statewide Housing Needs Assessment markets (the "Housing Needs Assessment") and the Michigan Statewide Housing Plan commission by MSHDA ("State Housing Plan," which together with the "Housing Needs Assessment", the "Housing Studies") has been submitted to the DBRA and will be forwarded to MSHDA, along with a copy of the approved Brownfield Plan for the Project. A copy of the Housing Needs Assessment and State Housing Plan may be made available for review by members of the public upon written request to the DBRA in accordance with the Michigan Freedom of Information Act, a copy of the Housing Needs Assessment may also be made available for review by members of the public upon written request to the DBRA. The need for additional multi-family housing is specifically identified on pages 32-33 of the Housing Needs Assessment and pages 31-34 of the State Housing Plan.

**N. Absorption data:**

Absorption data can be found in the Housing Studies referenced above in Section M of this document.

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

See Attachment C of the Brownfield Plan for site plans of the Project. There are approximately 50 affordable residential housing units contemplated for the Project. It is currently anticipated that construction of the Project will begin in March 2025 and will be completed 24 months thereafter.



**P. Price and Income Monitoring of the Units:**

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

**Q. Additional Considerations/Miscellaneous:**

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