

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
BAGLEY + 16<sup>th</sup>  
REDEVELOPMENT PROJECT

Prepared by:

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June \_\_\_\_, 2021

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

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## **I. INTRODUCTION**

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of developer after the approval of this Plan by the governing body (as defined by Act 381) shall not necessitate an amendment to the 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 three parcels. 2420 Bagley, 1725 16<sup>th</sup> Street, and 1729 16<sup>th</sup> Street are each a facility. The parcels and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located on southwest side of Detroit, bounded by Newark Street to the north, 16<sup>th</sup> Street to the east, Bagley Street to the south and the property line to the west.

Parcel information is outlined below.

|                   |  |
|-------------------|--|
| Address           | 2420 Bagley  |
| Parcel ID         | 10006500   |
| Owner             | City of Detroit P&DD, Care of DBA  |
| Legal Description | W 16TH 23-22 BLK 20 FRONT SUB OF LAFONTAINE FARM L59 P154-5 DEEDS, W C R 10/9 64.58 x 106.85 |

|                   |  |
|-------------------|--|
| Address           | 1729 16 <sup>th</sup> Street   |
| Parcel ID         | 10006499   |
| Owner             | City of Detroit P&DD, Care of DBA  |
| Legal Description | W 16TH 24 BLK 20 FRONT SUB OF LAFONTAINE FARM L59 P154-5 DEEDS, W C R 10/9 40 x 106.85 |

|                   |   |
|-------------------|---|
| Address           | 1725 16 <sup>th</sup> Street  |
| Parcel ID         | 10006498  |
| Owner             | City of Detroit P&DD, Care of DBA   |
| Legal Description | W 16TH 28 THRU 25 BLK 20 FRONT SUB OF LAFONTAINE FARM L59 P154-5 DEEDS, W C R 10/9 18,245 SQ FT |

Woodborn Partners is the project developer (“Developer”). The Developer’s single-purpose entity, Bagley + 16th LLC, is the prospective owner of the Property and closing is

expected to occur in August 2021. The project features development of the vacant property into a mixed-use development. The proposed development is anticipated to include a multi-story building with approximately 78 residential units and approximately 2,617 square feet of grade level commercial/retail space wrapping the corner of Bagley and 16<sup>th</sup> Streets. It is currently anticipated that construction will begin in the third quarter of 2021 and eligible activities will be completed within 24 months. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, 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. 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 description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

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

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

A Phase II Environmental Site Assessment (ESA) was conducted at the Property on September 27, 2019, to further evaluate recognized environmental conditions (RECs) identified in a Phase I ESA. Soil samples were collected from ten borings advanced on the Property, and samples were analyzed for volatile organic compounds (VOCs), polycyclic aromatic hydrocarbons (PAHs), semi-volatile organic compounds (SVOCs,) and Michigan 10 metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, selenium, silver, and zinc). Five VOCs (naphthalene, tetrachloroethene, trichloroethene, 1,2,4-trimethylbenzene, and xylenes), three PAHs (benzo(a)pyrene, fluoranthene, and phenanthrene), and seven metals (arsenic, total chromium, copper, lead, mercury, selenium, silver, and zinc) were detected in one or more soil samples from each parcel at concentrations greater than Part 201 Criteria. Based on these results, each parcel constituting the Property meets the definition of a “facility” as defined in Part 201.

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include Department Specific Activities, including Baseline Environmental Assessment activities, due care activities, additional due care response activities, demolition site preparation, infrastructure improvements, and development, preparation, and implementation of brownfield plan and Act 381 work plan.

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

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

The Developer desires to be reimbursed for the costs of eligible activities. Some eligible activities may commence prior to the adoption of this Plan, and to the extent permitted by Act 381, shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), the Developer acknowledges and agrees that DBRA’s obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund (“MSF”) and the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”), as may be required pursuant to Act 381; 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 environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under

the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

|                  | Reimbursement<br>Costs | Adm.<br>Costs    | State<br>Brownfield<br>Fund | Local<br>Revolving<br>Fund | Total              |
|------------------|------------------------|------------------|-----------------------------|----------------------------|--------------------|
| School Operating | \$863,708              | \$0              | \$0                         | \$252,560                  | \$1,116,268        |
| SET              | \$143,951              | \$0              | \$186,051                   | \$42,093                   | \$372,096          |
| County           | \$328,413              | \$91,818         | \$0                         | \$19,501                   | \$439,732          |
| HCMA             | \$8,985                | \$2,512          | \$0                         | \$534                      | \$12,030           |
| City of Detroit  | \$837,701              | \$234,204        | \$0                         | \$49,743                   | \$1,121,647        |
| RESA             | \$229,423              | \$64,142         | \$0                         | \$13,623                   | \$307,188          |
| WCCC             | \$136,068              | \$38,042         | \$0                         | \$8,080                    | \$182,189          |
| Library          | <u>\$194,424</u>       | <u>\$54,357</u>  | <u>\$0</u>                  | <u>\$11,545</u>            | <u>\$260,325</u>   |
| <b>TOTALS</b>    | <b>\$2,742,672</b>     | <b>\$485,074</b> | <b>\$186,051</b>            | <b>\$397,679</b>           | <b>\$3,811,476</b> |

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

|                  |                 |
|------------------|-----------------|
| City Debt        | \$540,620       |
| School Debt      | \$590,217       |
| Wayne County Zoo | \$6,559         |
| Wayne County DIA | <u>\$13,115</u> |
| Total            | \$1,150,511     |

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s



resolution approving this Plan or such other date authorized by Act 381. The base year and beginning date of the capture of tax increment revenues shall be the 2021 tax year (commencing with the 2021 tax year winter property taxes).

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

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

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

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

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan from School Taxes with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

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

The developer is also seeking a P.A. 210 Commercial Rehabilitation Act tax abatement for the project.

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

Subject to Section 13b(16) of Act 381, the beginning date of capture of tax increment revenues for the Property shall occur in accordance with the TIF table described in Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(2)(f) of Act 381 for the duration of this Plan.

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

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

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

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

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

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

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

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$397,679. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

**K. Developer's Obligations, Representations and Warrants**

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

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

The Developer represents and warrants that a Phase I "ESA has been performed on the Property. Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental ("BSEED") acknowledgement of its receipt of the Phase I ESA. If appropriate, a Phase II ESA, baseline environmental assessment and due care plan will be prepared or conducted pursuant to Part 201 of NREPA and copies of each will be provided to BSEED.

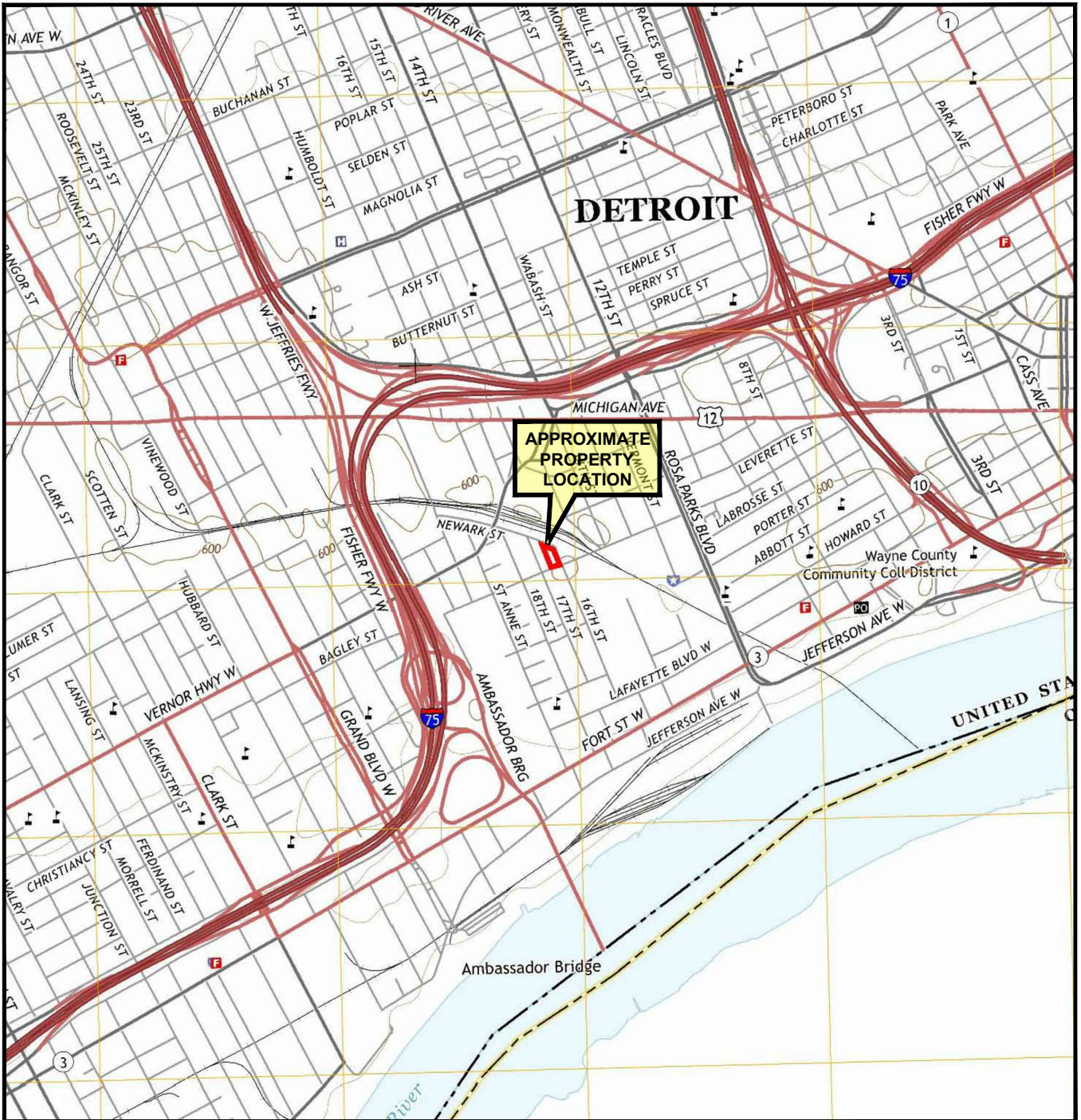
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

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**

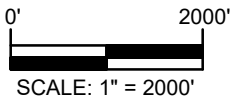
**Site Map**



Base map obtained from EDR®

USGS QUADRANGLE(S) REFERENCED

NEW ALBANY (IN) 2016



SCALE: 1" = 2000'



| No. | Revision Date | Date              |
|-----|---------------|-------------------|
|     |               | 6-17-19           |
|     | Drawn By      | JAB               |
|     | Designed By   | CV                |
|     | Scale         | 1" = 2000'        |
|     | Project       | 081900.00.001.0A1 |

**PROPERTY LOCATION MAP  
BAGLEY AND 16TH STREET REDEVELOPMENT  
DETROIT, MICHIGAN**



**Figure No. 1**

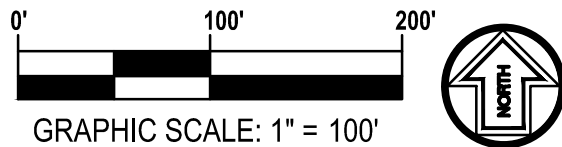


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### LEGEND

- APPROXIMATE PROPERTY BOUNDARY
- APPROXIMATE PARCEL BOUNDARY

NOTE:  
BASE DRAWING INFORMATION TAKEN FROM BING MAPS  
AND ON-SITE MEASUREMENTS.



|     |               |             |                   |
|-----|---------------|-------------|-------------------|
| No. | Revision Date | Date        | 6-17-19           |
|     |               | Drawn By    | JAB               |
|     |               | Designed By | CV                |
|     |               | Scale       | AS SHOWN          |
|     |               | Project     | 081900.00.001.0A1 |

## SITE MAP BAGLEY AND 16TH STREET REDEVELOPMENT DETROIT, MICHIGAN



**ATTACHMENT A**





**ATTACHMENT B**

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

|                   |  |
|-------------------|--|
| Address           | 2420 Bagley  |
| Parcel ID         | 10006500   |
| Owner             | City of Detroit P&DD, Care of DBA  |
| Legal Description | W 16TH 23-22 BLK 20 FRONT SUB OF LAFONTAINE FARM L59 P154-5 DEEDS, W C R 10/9 64.58 x 106.85 |

|                   |  |
|-------------------|--|
| Address           | 1729 16 <sup>th</sup> Street   |
| Parcel ID         | 10006499   |
| Owner             | City of Detroit P&DD, Care of DBA  |
| Legal Description | W 16TH 24 BLK 20 FRONT SUB OF LAFONTAINE FARM L59 P154-5 DEEDS, W C R 10/9 40 x 106.85 |

|                   |   |
|-------------------|---|
| Address           | 1725 16 <sup>th</sup> Street  |
| Parcel ID         | 10006498  |
| Owner             | City of Detroit P&DD, Care of DBA   |
| Legal Description | W 16TH 28 THRU 25 BLK 20 FRONT SUB OF LAFONTAINE FARM L59 P154-5 DEEDS, W C R 10/9 18,245 SQ FT |

**ATTACHMENT C**

**Project Description**

## PROJECT SUMMARY

|                                   |   |
|-----------------------------------|---|
| <b>Project Name:</b>              | Bagley + 16 <sup>th</sup> Redevelopment   |
| <b>Project Location:</b>          | Property is composed of three adjoining parcels (2420 Bagley Street, 1725 and 1729 16 <sup>th</sup> Street) in the Corktown neighborhood on the southwest side of Detroit. The Property is bounded by Bagley Street to the south, 16 <sup>th</sup> Street to the east, and Newark Street to the north.  |
| <b>Type of Eligible Property:</b> | Facility  |
| <b>Total Project Investment:</b>  | \$19.1 million  |
| <b>Eligible Activities:</b>       | <p>Department Specific Activities include site assessment and BEA activities, due care activities, response activities, and preparation of a Brownfield Plan and an Act 381 Work Plan.</p> <p>Non-Environmental Activities include demolition, infrastructure improvements, site preparation, and preparation of a Brownfield Plan and an Act 381 Work Plan.</p>  |
| <b>Reimbursable Costs:</b>        | <p>\$2,742,672 (Estimated Eligible Activities, incl. contingency and interest)<br/>\$485,074 (Estimated BRA Administrative Fees)<br/>\$186,051 (Estimated State Revolving Loan Fund)<br/><u>\$397,679 (Estimated Local Brownfield Revolving Fund)</u></p>   |
| <b>Estimated Total:</b>           | \$3,811,476   |
| <b>Years to Complete Payback:</b> | Payback is projected to be incomplete at 30 years.  |
| <b>Base TV:</b>                   | \$141,000   |
| <b>New ITV Estimate:</b>          | \$2,424,579   |
| <b>Project Overview:</b>          | <p>Located at 2420 Bagley and 1725-1729 16<sup>th</sup> Street, the parcels constituting the Property total approximately 0.7 acres and are currently owned by the City of Detroit. The Property was first developed in 1884 and initially housed several residential structures and a warehouse/office building. Various businesses conducted operations within buildings at the Property over the years, including a carpet cleaning business and various metal manufacturing companies. The last remaining structures on the Property were demolished in 1996 and the parcels have been unused since that time. Presently, the parcels remain vacant and are each a confirmed facility.</p> <p>The Developer proposes to redevelop the project site as a pedestrian-oriented, residential-over-retail concept. The primary feature associated with the redevelopment will be a four-story, mixed-use development with 2,600+ SF of retail and 78 residential units. Ten percent of the units will be affordable at 60% to 80% AMI. Additional infrastructure improvements (landscaping, sidewalks, etc.) are also included in the proposed project. The project anticipates receiving a \$700,000 LBRF</p> |

loan. Construction is proposed to begin in the third quarter of 2021. The project is also seeking a P.A. 210 Commercial Rehabilitation Act abatement.

**ATTACHMENT D**

**Supportive Letters**



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
www.detroitmi.gov

May 13, 2021

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

**RE: Bagley & 16<sup>th</sup> Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Bagley & 16<sup>th</sup> Brownfield Redevelopment Plan (the "Plan").

Woodborn Partners' single-purpose entity, Bagley + 16<sup>th</sup> LLC, is the project developer ("Developer"). The property in the Plan consists of three (3) parcels bounded by Newark Street to the north, 16<sup>th</sup> Street to the east, Bagley Street to the south and the property line to the west on the southwest side of Detroit.

The development consists of the development of the vacant property into a mixed-use development. Attributes of the proposed development include a four-story building with 78 residential units and grade level commercial/retail space wrapping the corner of Bagley and 16<sup>th</sup> Streets. The project includes the following Brownfield eligible activities: demolition, site preparation, infrastructure improvements, environmental studies, and environmental remediation.

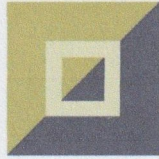
The project will redevelop vacant and contaminated property on the southwest side of Detroit. Total investment is estimated at \$19.1 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

Russell Baltimore  
Assistant Director Design Review  
Planning and Development Department

c: B. Vosburg  
C. Capler



**SOUTHWEST DETROIT**  
BUSINESS ASSOCIATION

June 4, 2021

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

Dear Detroit Brownfield Redevelopment Authority:

On behalf of the Southwest Detroit Business Association (SDBA), we respectfully submit this letter of support for Woodborn Partners brownfield plan for their proposed Brooke @ Bagley development. This new, mixed-use development of currently vacant land at 16<sup>th</sup> St. and Bagley will greatly enhance the surrounding Southwest Detroit neighborhood by offering new housing options in an area that sorely needs it.

This area is facing tremendous housing pressures due to increase demand in this desirable area and low supply of available options. Woodborn Partners and their development team have reached out and engaged the community early on and demonstrated a willingness to listen and work with community members, businesses, non-profits, and other stakeholders within the area. In addition to the housing options within this development, this project is also proposing to develop the commercial spaces on the ground floor with the community in mind. SDBA is very excited for this project to break ground and wholeheartedly support it moving forward.

Thank you for your consideration.

Sincerely,

Michael Odom  
Board Chair  
Southwest Detroit Business Association

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**

| <b>Description of Eligible Activities</b>            | <b>Estimated Cost</b> |
|--|-----------------------|
| BEA Activities                                       | \$ 19,000             |
| Due Care Activities                                  | \$ 28,000             |
| Additional Response Activities                       | \$ 543,214            |
| Demolition & Abatement                               | \$ 40,531             |
| Infrastructure Improvements                          | \$ 295,943            |
| Site Preparation                                     | \$ 743,325            |
| 15% Brownfield Contingency                           | \$ 247,652            |
| Brownfield Plan/Work Plan Preparation                | \$ 30,000             |
| Brownfield Plan/Work Plan Implementation             | \$ 30,000             |
| Interest   | \$ 765,007            |
| <b>Subtotal Eligible Activities</b>                  | <b>\$ 2,742,672</b>   |
| DBRA Administrative Costs                            | \$ 485,074            |
| State Revolving Fund                                 | \$ 186,051            |
| Local Brownfield Revolving Fund                      | \$ 397,679            |
| <b>Total Estimated Cost to be Funded Through TIF</b> | <b>\$ 3,811,476</b>   |



**ATTACHMENT F**

**TIF Tables**





**Table 2**  
**TAX INCREMENT REVENUE**  
**16TH BAGLEY REDEVELOPMENT**  
**DETROIT, MICHIGAN**  
**SME PROJECT # 081900.00**  
**6/7/2021**

| 14           | 15           | 16           | 17           | 18           | 19           | 20           | 21           | 22           | 23           | 24           | 25           | 26           | 27           | 28           | 29           | 30           | TOTAL        |
|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 2037         | 2038         | 2039         | 2040         | 2041         | 2042         | 2043         | 2044         | 2045         | 2046         | 2047         | 2048         | 2049         | 2050         | 2051         | 2052         | 2053         |              |
| \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   | \$ 141,000   |              |
| \$ 160,471   | \$ 162,076   | \$ 163,697   | \$ 165,334   | \$ 166,987   | \$ 168,657   | \$ 170,343   | \$ 172,047   | \$ 173,767   | \$ 175,505   | \$ 177,260   | \$ 179,033   | \$ 180,823   | \$ 182,631   | \$ 184,457   | \$ 186,302   | \$ 188,165   |              |
| \$ 2,598,926 | \$ 2,624,915 | \$ 2,651,164 | \$ 2,677,676 | \$ 2,704,453 | \$ 2,731,497 | \$ 2,758,812 | \$ 2,786,400 | \$ 2,814,264 | \$ 2,842,407 | \$ 2,870,831 | \$ 2,899,539 | \$ 2,928,535 | \$ 2,957,820 | \$ 2,987,398 | \$ 3,017,272 | \$ 3,047,445 |              |
| \$ 2,759,397 | \$ 2,786,991 | \$ 2,814,861 | \$ 2,843,010 | \$ 2,871,440 | \$ 2,900,154 | \$ 2,929,156 | \$ 2,958,447 | \$ 2,988,032 | \$ 3,017,912 | \$ 3,048,091 | \$ 3,078,572 | \$ 3,109,358 | \$ 3,140,451 | \$ 3,171,856 | \$ 3,203,574 | \$ 3,235,610 |              |
| \$ 2,618,397 | \$ 2,645,991 | \$ 2,673,861 | \$ 2,702,010 | \$ 2,730,440 | \$ 2,759,154 | \$ 2,788,156 | \$ 2,817,447 | \$ 2,847,032 | \$ 2,876,912 | \$ 2,907,091 | \$ 2,937,572 | \$ 2,968,358 | \$ 2,999,451 | \$ 3,030,856 | \$ 3,062,574 | \$ 3,094,610 |              |
| \$ 15,710    | \$ 15,876    | \$ 16,043    | \$ 16,212    | \$ 16,383    | \$ 16,555    | \$ 16,729    | \$ 16,905    | \$ 17,082    | \$ 17,261    | \$ 17,443    |              |              |              |              |              |              | \$ 372,090   |
| \$ 47,131    | \$ 47,628    | \$ 48,129    | \$ 48,636    | \$ 49,148    | \$ 49,665    | \$ 50,187    | \$ 50,714    | \$ 51,247    | \$ 51,784    | \$ 52,328    |              |              |              |              |              |              | \$ 1,116,274 |
| \$ 62,841    | \$ 63,504    | \$ 64,172    | \$ 64,848    | \$ 65,531    | \$ 66,220    | \$ 66,916    | \$ 67,619    | \$ 68,329    | \$ 69,045    | \$ 69,771    | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ -         | \$ 1,488,364 |
| \$ 52,242    | \$ 52,793    | \$ 53,349    | \$ 53,911    | \$ 54,478    | \$ 55,051    | \$ 55,629    | \$ 56,214    | \$ 56,804    | \$ 57,400    | \$ 58,002    | \$ 58,610    | \$ 59,225    | \$ 59,845    | \$ 60,472    | \$ 61,104    | \$ 61,744    | \$ 1,121,650 |
| \$ 12,125    | \$ 12,253    | \$ 12,382    | \$ 12,512    | \$ 12,644    | \$ 12,777    | \$ 12,911    | \$ 13,047    | \$ 13,184    | \$ 13,322    | \$ 13,462    | \$ 13,603    | \$ 13,746    | \$ 13,890    | \$ 14,035    | \$ 14,182    | \$ 14,330    | \$ 260,327   |
| \$ 14,789    | \$ 14,945    | \$ 15,103    | \$ 15,262    | \$ 15,422    | \$ 15,585    | \$ 15,748    | \$ 15,914    | \$ 16,081    | \$ 16,250    | \$ 16,420    | \$ 16,592    | \$ 16,766    | \$ 16,942    | \$ 17,119    | \$ 17,298    | \$ 17,479    | \$ 317,531   |
| \$ 2,591     | \$ 2,619     | \$ 2,646     | \$ 2,674     | \$ 2,702     | \$ 2,731     | \$ 2,759     | \$ 2,788     | \$ 2,818     | \$ 2,847     | \$ 2,877     | \$ 2,907     | \$ 2,938     | \$ 2,969     | \$ 3,000     | \$ 3,031     | \$ 3,063     | \$ 55,638    |
| \$ 2,456     | \$ 2,482     | \$ 2,508     | \$ 2,535     | \$ 2,561     | \$ 2,588     | \$ 2,616     | \$ 2,643     | \$ 2,671     | \$ 2,699     | \$ 2,727     | \$ 2,756     | \$ 2,785     | \$ 2,814     | \$ 2,843     | \$ 2,873     | \$ 2,903     | \$ 52,737    |
| \$ 644       | \$ 651       | \$ 658       | \$ 664       | \$ 671       | \$ 678       | \$ 686       | \$ 693       | \$ 700       | \$ 707       | \$ 715       | \$ 722       | \$ 730       | \$ 738       | \$ 745       | \$ 753       | \$ 761       | \$ 13,823    |
| \$ 8,486     | \$ 8,575     | \$ 8,665     | \$ 8,757     | \$ 8,849     | \$ 8,942     | \$ 9,036     | \$ 9,131     | \$ 9,227     | \$ 9,323     | \$ 9,421     | \$ 9,520     | \$ 9,620     | \$ 9,721     | \$ 9,822     | \$ 9,925     | \$ 10,029    | \$ 182,189   |
| \$ 560       | \$ 566       | \$ 572       | \$ 578       | \$ 584       | \$ 590       | \$ 597       | \$ 603       | \$ 609       | \$ 616       | \$ 622       | \$ 629       | \$ 635       | \$ 642       | \$ 649       | \$ 655       | \$ 662       | \$ 12,029    |
| \$ 253       | \$ 255       | \$ 258       | \$ 261       | \$ 263       | \$ 266       | \$ 269       | \$ 272       | \$ 275       | \$ 278       | \$ 281       | \$ 283       | \$ 286       | \$ 289       | \$ 292       | \$ 296       | \$ 299       | \$ 5,424     |
| \$ 8,818     | \$ 8,911     | \$ 9,005     | \$ 9,100     | \$ 9,196     | \$ 9,292     | \$ 9,390     | \$ 9,489     | \$ 9,588     | \$ 9,689     | \$ 9,791     | \$ 9,893     | \$ 9,997     | \$ 10,102    | \$ 10,207    | \$ 10,314    | \$ 10,422    | \$ 189,329   |
| \$ 5,237     | \$ 5,292     | \$ 5,348     | \$ 5,404     | \$ 5,461     | \$ 5,518     | \$ 5,576     | \$ 5,635     | \$ 5,694     | \$ 5,754     | \$ 5,814     | \$ 5,875     | \$ 5,937     | \$ 5,999     | \$ 6,062     | \$ 6,125     | \$ 6,189     | \$ 112,434   |
| \$ 108,201   | \$ 109,342   | \$ 110,494   | \$ 111,658   | \$ 112,831   | \$ 114,018   | \$ 115,217   | \$ 116,429   | \$ 117,651   | \$ 118,885   | \$ 120,132   | \$ 121,390   | \$ 122,665   | \$ 123,951   | \$ 125,246   | \$ 126,556   | \$ 127,881   | \$ 2,323,112 |
| \$ 21,585    | \$ 21,813    | \$ 22,043    | \$ 22,275    | \$ 22,509    | \$ 22,746    | \$ 22,985    | \$ 23,226    | \$ 23,470    | \$ 23,716    | \$ 23,965    | \$ 24,216    | \$ 24,470    | \$ 24,727    | \$ 24,985    | \$ 25,247    | \$ 25,511    | \$ 540,620   |
| \$ 23,566    | \$ 23,814    | \$ 24,065    | \$ 24,318    | \$ 24,574    | \$ 24,832    | \$ 25,093    | \$ 25,357    | \$ 25,623    | \$ 25,892    | \$ 26,164    | \$ 26,438    | \$ 26,715    | \$ 26,995    | \$ 27,278    | \$ 27,563    | \$ 27,851    | \$ 590,217   |
| \$ 262       | \$ 265       | \$ 267       | \$ 270       | \$ 273       | \$ 276       | \$ 279       | \$ 282       | \$ 285       | \$ 288       | \$ 291       | \$ 294       | \$ 297       | \$ 300       | \$ 303       | \$ 306       | \$ 309       | \$ 6,559     |
| \$ 524       | \$ 529       | \$ 535       | \$ 540       | \$ 546       | \$ 552       | \$ 558       | \$ 563       | \$ 569       | \$ 575       | \$ 581       | \$ 588       | \$ 594       | \$ 600       | \$ 606       | \$ 613       | \$ 619       | \$ 13,115    |
| \$ 45,937    | \$ 46,421    | \$ 46,910    | \$ 47,403    | \$ 47,902    | \$ 48,406    | \$ 48,915    | \$ 49,428    | \$ 49,947    | \$ 50,471    | \$ 51,001    | \$ 51,536    | \$ 52,076    | \$ 52,622    | \$ 53,172    | \$ 53,729    | \$ 54,290    | \$ 1,150,511 |
| \$ 171,042   | \$ 172,846   | \$ 174,666   | \$ 176,506   | \$ 178,362   | \$ 180,238   | \$ 182,133   | \$ 184,048   | \$ 185,980   | \$ 187,930   | \$ 189,903   | \$ 191,890   | \$ 193,890   | \$ 195,903   | \$ 197,929   | \$ 199,966   | \$ 202,015   | \$ 3,811,476 |





Table 2  
 TAX INCREMENT REVENUE  
 16TH BAGLEY REDEVELOPMENT  
 DETROIT, MICHIGAN  
 SME PROJECT # 081900.00  
 6/7/2021

| 18           | 19         | 20         | 21         | 22         | 23         | 24         | 25         | 26         | 27         | 28         | 29         | 30         | TOTAL        |
|--------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------|
| 2038         | 2039       | 2040       | 2041       | 2042       | 2043       | 2044       | 2045       | 2046       | 2047       | 2048       | 2049       | 2050       |              |
| \$ 65,531    | \$ 66,220  | \$ 66,916  | \$ 67,619  | \$ 68,329  | \$ 69,045  | \$ 69,771  |            |            |            |            |            |            | \$ 1,488,364 |
| \$ 8,192     | \$ 8,278   | \$ 8,365   | \$ 8,453   | \$ 8,541   | \$ 8,631   | \$ 8,722   |            |            |            |            |            |            | \$ 186,051   |
| \$ 57,339    | \$ 57,942  | \$ 58,551  | \$ 59,166  | \$ 59,788  | \$ 60,414  | \$ 61,049  |            |            |            |            |            |            | \$ 1,302,313 |
| \$ 112,831   | \$ 114,018 | \$ 115,217 | \$ 116,429 | \$ 117,651 | \$ 118,885 | \$ 120,132 | \$ 121,390 | \$ 122,665 | \$ 123,951 | \$ 125,246 | \$ 126,556 | \$ 127,881 | \$ 2,323,112 |
| \$ 26,754    | \$ 27,036  | \$ 27,320  | \$ 27,607  | \$ 27,897  | \$ 28,190  | \$ 28,485  | \$ 18,209  | \$ 18,400  | \$ 18,593  | \$ 18,787  | \$ 18,983  | \$ 19,182  | \$ 485,074   |
| \$ 86,077    | \$ 86,982  | \$ 87,897  | \$ 88,822  | \$ 89,754  | \$ 90,695  | \$ 91,647  | \$ 103,181 | \$ 104,265 | \$ 105,358 | \$ 106,459 | \$ 107,573 | \$ 108,699 | \$ 1,838,038 |
| \$ 143,416   | \$ 144,924 | \$ 146,448 | \$ 147,988 | \$ 149,542 | \$ 151,109 | \$ 152,696 | \$ 103,181 | \$ 104,265 | \$ 105,358 | \$ 106,459 | \$ 107,573 | \$ 108,699 | \$ 3,092,397 |
| \$ 1,130,563 | \$ 985,639 | \$ 893,428 | \$ 804,606 | \$ 714,852 | \$ 624,157 | \$ 532,510 | \$ 429,329 | \$ 325,064 | \$ 219,706 | \$ 113,247 | \$ 5,674   | \$ 0       | \$ 0         |
| \$ 55,353    | \$ 55,935  | \$ 56,524  | \$ 57,118  | \$ 57,718  | \$ 58,323  | \$ 58,935  | \$ 31,232  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 1,271,771 |
| \$ 55,353    | \$ 55,935  | \$ 56,524  | \$ 57,118  | \$ 57,718  | \$ 58,323  | \$ 58,935  | \$ 31,232  |            |            |            |            |            | \$ 467,249   |
| \$ 375,783   | \$ 319,848 | \$ 263,324 | \$ 206,206 | \$ 148,488 | \$ 90,165  | \$ 31,230  | \$ (2)     | \$ (2)     | \$ (2)     | \$ (2)     | \$ (2)     | \$ (2)     | \$ 804,521   |
| \$ 30,724    | \$ 31,047  | \$ 31,373  | \$ 31,704  | \$ 32,036  | \$ 32,372  | \$ 32,712  | \$ 17,335  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 705,894   |
| \$ 30,724    | \$ 31,047  | \$ 31,373  | \$ 31,704  | \$ 32,036  | \$ 32,372  | \$ 32,712  | \$ 17,335  |            |            |            |            |            | \$ 259,347   |
| \$ 208,581   | \$ 177,534 | \$ 146,161 | \$ 114,457 | \$ 82,421  | \$ 50,049  | \$ 17,337  | \$ 2       | \$ 2       | \$ 2       | \$ 2       | \$ 2       | \$ 2       | \$ 446,549   |
| \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -         |
| \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -         |
| \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -         |
| \$ 86,077    | \$ 86,982  | \$ 87,897  | \$ 88,822  | \$ 89,754  | \$ 90,695  | \$ 91,647  | \$ 48,567  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 1,977,665 |
|              |            |            |            |            |            |            |            |            |            |            |            |            | \$ -         |
| \$ 29,218    | \$ 24,869  | \$ 20,474  | \$ 16,033  | \$ 11,545  | \$ 7,011   | \$ 2,428   | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -         |
| \$ 682,646   | \$ 707,515 | \$ 727,989 | \$ 744,022 | \$ 755,568 | \$ 762,578 | \$ 765,007 | \$ 765,007 | \$ 765,007 | \$ 765,007 | \$ 765,007 | \$ 765,007 | \$ 765,007 | \$ 575,718   |
| \$ 57,339    | \$ 57,942  | \$ 58,551  | \$ 59,166  | \$ 59,788  | \$ 60,414  | \$ 61,049  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 586,968   |
| \$ 625,307   | \$ 649,573 | \$ 669,438 | \$ 684,856 | \$ 695,780 | \$ 702,164 | \$ 703,958 | \$ 710,393 | \$ 660,742 | \$ 659,649 | \$ 658,548 | \$ 657,434 | \$ 656,308 | \$ -         |
| \$ 92,226    | \$ 93,196  | \$ 59,298  | \$ 57,118  | \$ 57,718  | \$ 58,323  | \$ 58,935  | \$ 66,352  | \$ 67,049  | \$ 67,752  | \$ 68,460  | \$ 69,177  | \$ 3,649   | \$ 1,763,720 |
| \$ 36,873    | \$ 37,261  | \$ 2,774   |            |            |            |            |            |            |            |            |            |            | \$ 647,991   |
| \$ 55,353    | \$ 55,935  | \$ 56,524  | \$ 57,118  | \$ 57,718  | \$ 58,323  | \$ 58,935  | \$ 66,352  | \$ 67,049  | \$ 67,752  | \$ 68,460  | \$ 69,177  | \$ 3,649   | \$ 1,115,728 |
| \$ 727,026   | \$ 633,830 | \$ 574,532 | \$ 517,414 | \$ 459,696 | \$ 401,373 | \$ 342,438 | \$ 276,086 | \$ 209,037 | \$ 141,285 | \$ 72,825  | \$ 3,648   | \$ (1)     | \$ -         |
| \$ 51,190    | \$ 51,728  | \$ 32,913  | \$ 31,704  | \$ 32,036  | \$ 32,372  | \$ 32,712  | \$ 36,829  | \$ 37,216  | \$ 37,606  | \$ 37,999  | \$ 38,396  | \$ 2,025   | \$ 978,952   |
| \$ 20,466    | \$ 20,681  | \$ 1,540   |            |            |            |            |            |            |            |            |            |            | \$ 359,668   |
| \$ 30,724    | \$ 31,047  | \$ 31,373  | \$ 31,704  | \$ 32,036  | \$ 32,372  | \$ 32,712  | \$ 36,829  | \$ 37,216  | \$ 37,606  | \$ 37,999  | \$ 38,396  | \$ 2,025   | \$ 619,285   |
| \$ 403,537   | \$ 351,809 | \$ 318,896 | \$ 287,192 | \$ 255,156 | \$ 222,784 | \$ 190,072 | \$ 153,243 | \$ 116,027 | \$ 78,421  | \$ 40,422  | \$ 2,026   | \$ 1       | \$ -         |
| \$ 143,416   | \$ 144,924 | \$ 92,211  | \$ 88,822  | \$ 89,754  | \$ 90,695  | \$ 91,647  | \$ 103,181 | \$ 104,265 | \$ 105,358 | \$ 106,459 | \$ 107,573 | \$ 5,674   | \$ 2,742,672 |
| \$ -         | \$ -       | \$ 54,237  | \$ 59,166  | \$ 59,788  | \$ 60,414  | \$ 61,049  |            |            | \$ -       | \$ -       | \$ -       | \$ -       | \$ 294,654   |
| \$ -         | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 103,025 | \$ 103,025   |
| \$ -         | \$ -       | \$ 54,237  | \$ 59,166  | \$ 59,788  | \$ 60,414  | \$ 61,049  | \$ -       | \$ -       | \$ -       | \$ -       | \$ -       | \$ 103,025 | \$ 397,679   |

**ATTACHMENT G**

**BSE&E Acknowledgement and Other Environmental Documents**



**Attachment B**

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT  
PROJECT: Bagley and 16<sup>th</sup> Redevelopment  
DATE: 06/14/2021

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 Bagley + 16<sup>th</sup> LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Bagley and 16<sup>th</sup> Redevelopment project.

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

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

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

By: Anita Harrington  
Its: Environmental Specialist III

Michael E. Duggan, MAYOR

**ATTACHMENT H**

**Incentive Chart**



**INCENTIVE INFORMATION CHART:**

| Project Type | Incentive Type | Investment Amount | District |
|--------------|----------------|-------------------|----------|
|              |                |                   |          |

| <b>Jobs Available</b> |                  |               |                   |                          |                  |               |                   |
|-----------------------|------------------|---------------|-------------------|--------------------------|------------------|---------------|-------------------|
| <b>Construction</b>   |                  |               |                   | <b>Post Construction</b> |                  |               |                   |
| Professional          | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional             | Non-Professional | Skilled Labor | Non-Skilled Labor |
|                       |                  |               |                   |                          |                  |               |                   |

1. What is the plan for hiring Detroiters?  
 tenants and the general contractors building out the new spaces. Hiring in southwest Detroit has been prioritized.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.  
 and retail management in the small commercial space. Positions will depend on lessees.
3. Will this development cause any relocation that will create new Detroit residents?  
 in Hubbard-Richard, the development is likely to cause relocation that will create new Detroit residents.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?  
 Also, the developer is working with Invest Detroit on expanding community outreach and input.
5. When is construction slated to begin?
6. What is the expected completion date of construction?

\*Please contact Linda Wesley at (313) 628-2993 or [wesleyl@detroitmi.gov](mailto:wesleyl@detroitmi.gov) to schedule a date to attend the Skilled Trades Task Force.