

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
DETROIT FOOD COMMONS
REDEVELOPMENT PROJECT

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June 8, 2021

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

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I. INTRODUCTION

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of developer after the approval of this Plan by the governing body (as defined 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

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

The property comprising the eligible property consists of 10 parcels and approximately 1.42 acres of land. The qualification of each parcel included in the eligible property is outlined below. The above referenced parcels, all tangible personal property located thereon, and all adjacent roads, alleys and public rights-of-ways (“ROW”) will comprise the eligible property and is collectively referred to herein as the “Property.” The alley between 8324 Woodward Avenue and 50 East Euclid Street will stay in the ROW once all construction has been completed.

Attachment A includes a site map of the Property. The Property is located in central Detroit, bounded by East Euclid Street to the north, John R Street to the east, Melbourne Street to the south, and Woodward Avenue to the west.

Attachment B provides the individual legal descriptions for the eligible property.

Address	Tax ID	Basis of Brownfield Eligibility	Owner
8324 Woodward Avenue, Detroit, MI 48202	1004322	Facility / Blighted	City of Detroit P&DD, Care of DBA
50 E Euclid Street, Detroit, MI 48202	1002535	Facility / Blighted	Detroit Land Bank
60 E Euclid Street, Detroit, MI 48202	1002534	Adjacent and Contiguous to 50 E Euclid Street	Detroit Black Community Food Security Network
66 E Euclid Street, Detroit, MI 48202	1002533	Adjacent and Contiguous to 72 E Euclid Street	Detroit Black Community Food Security Network
72 E Euclid Street, Detroit, MI 48202	1002532	Blighted	Detroit Land Bank
78 E Euclid Street, Detroit, MI 48202	1002531	Blighted	Detroit Land Bank
82 E Euclid Street, Detroit, MI 48202	1002530	Blighted	City of Detroit P&DD, Care of DBA
90 E Euclid Street, Detroit, MI 48202	1002529	Blighted	Detroit Land Bank
96 E Euclid Street, Detroit, MI 48202	1002528	Blighted	Detroit Land Bank
100 E Euclid Street, Detroit, MI 48202	1002527	Blighted	Detroit Land Bank

The Detroit Black Community Food Security Network is the project developer (“Developer”) and the anticipated future owner of the Property. The Developer is the owner of the parcels located on 60 and 66 East Euclid Street. The remaining properties comprising the Property are owned by the Detroit Land Bank or the City of Detroit P&DD, care of the

City of Detroit Building Authority (“DBA”). The Developer proposes to redevelop the Property into a mixed-use commercial and retail development with on-site parking and site improvements. The new development will house the Detroit Food Commons, an 25,000 sq. ft, two-story multi-use, community-owned store, selling health and locally sourced foods. The project contains 15,000 sq. ft of cooperatively owned grocery store and cafe space, 3,000 sq. ft of office space, 3,900 sq. ft of banquet hall and community event space, as well as 3,800 sq. ft. of incubator kitchen space. The square footages described herein are all approximations and may vary from the actual square footage of the improvements once built. Detroit Food Commons is a model of community empowerment, serving as a proof-of-concept for wealth-building, local food security, and reinvestment in underserved Detroit communities. It is currently anticipated construction will begin in the summer of 2021 and eligible activities will be completed within 18 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 a commercial and or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the parcels comprising the Property are determined to be: (i) a “facility” as defined by Part 201 of the Natural Resources and Environmental Protection Act, Michigan PA 451, 1994, as amended (“NREPA”), (ii) blighted, as defined by Act 381, and/or (iii) adjacent and contiguous to property that is a “facility” and or blighted, the development of which is estimated to increase the taxable value of such parcels.

8324 Woodward Avenue and 50 E Euclid Street:

A Phase II Environmental Site Assessment (“ESA”) was completed by AKT Peerless for the properties located at 8324 Woodward Avenue and 50 E Euclid Street in August 2018. The laboratory analytical results of the Phase II ESA identified arsenic, mercury (total), selenium, 1,2,4-trimethylbenzene, ethylbenzene, naphthalene, n-propylbenzene and xylenes were detected in subsurface soils at the subject property at concentrations exceeding the Michigan Department of Environment, Great Lakes and Energy (“EGLE”) Residential Cleanup Criteria (RCC). Various concentrations in soil were detected above the Groundwater Surface Water Interface Protection Criteria (GSIP), Drinking Water Protection Criteria (DWP), and Direct Contact Cleanup Criteria. Based on laboratory analytical results, both properties located at 8324 Woodward Avenue and 50 E Euclid Street meet the definition of a “facility”, as defined in Part 201 of the NREPA, Michigan PA 451, 1994, as amended.

72 , 78, 82, 90, 96 and 100 East Euclid Street:

The City of Detroit Planning Commission has initially determined, and with the approval of the Plan, the governing body concurs, that the parcels located at 72 , 78, 82, 90, 96 and 100 East Euclid Street qualifies as “blighted” properties in accordance with Section 2(c)(vi) of Act 381, because the properties are owned by or under the control of a land bank fast track authority.

60 and 66 East Euclid Street:

Two parcels (i.e., 60 and 66 East Euclid Street) qualify as eligible property (as defined by Section 2 of Act 381) because (i) they are adjacent and contiguous to a parcel that qualifies as a “facility” or “blighted” parcel; and (ii) eligible activities will be conducted on these parcels and the inclusion and development of these adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the Property.

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, due care activities, demolition, site preparation, infrastructure improvements, interest and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan(s).

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 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:

Exhibit A
 Detroit Food Commons
 Brownfield Redevelopment Plan

	Millage Rate	Developer Reimbursement	BRA Admin	State Revolving Fund	LBRF	Totals by Tax Juris.
<u>School Capture</u>						
State Education Tax (SET)	6.0000	\$206,396		\$171,510	\$73,945	\$451,850
School Operating Tax	18.0000	\$619,187			\$221,834	\$841,021
<u>Local Capture</u>						
City Operating	19.9520	\$170,565	\$185,980		\$210,757	\$567,301
Library	4.6307	\$39,587	\$43,164		\$48,915	\$131,666
Wayne County	6.6380	\$56,747	\$61,875		\$70,118	\$188,740
WB Resa ENH	2.0000	\$17,098	\$18,643		\$21,126	\$56,867
Wayne Jails	0.9381	\$8,020	\$8,744		\$9,909	\$26,673
Wayne Parks	0.2459	\$2,102	\$2,292		\$2,597	\$6,992
Wayne HCMA	0.2104	\$1,799	\$1,961		\$2,222	\$5,982
Wayne Resa	0.0965	\$825	\$900		\$1,019	\$2,744
Wayne Resa Sp Ed	3.3678	\$28,790	\$31,393		\$35,575	\$95,758
Wayne Comm College	3.2408	\$27,705	\$30,209		\$34,233	\$92,147
TOTALS		\$1,178,819	\$385,161	\$171,510	\$732,251	\$2,467,741

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

City Debt	\$1,621
School Debt	\$2,342
Wayne Zoo	\$18
Wayne DIA	\$36
Total	\$4,018

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 winter 2022 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.

The Developer has applied or will apply for a property tax abatement under the Commercial Redevelopment Act, PA 255 of 1978, as amended ("PA 255"). If approved, the PA 255 will reduce the property tax obligations of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

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.

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-1))

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 \$732,251. 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, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been or will be prepared and conducted on the Property and provided to the City of Detroit’s Department of Buildings, Safety Engineering and Environment (“BSEED”). Attached hereto as Attachment G is BSEED’s 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.

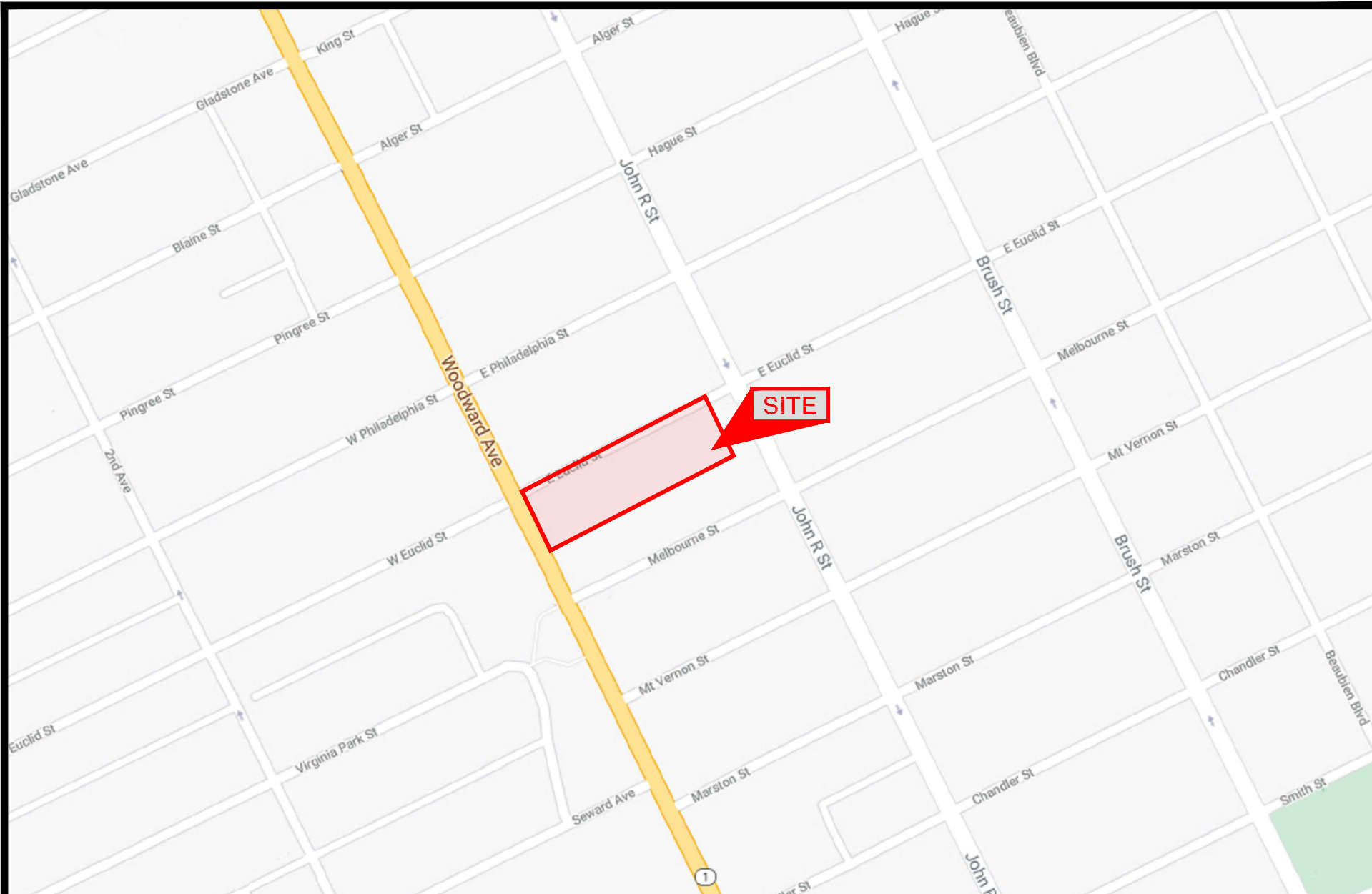
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

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III. ATTACHMENTS

ATTACHMENT A

Site Map



SUBJECT PROPERTY LOCATION MAP

8324 WOODWARD AVENUE, AND
 50, 60, 66, 72, 78, 82, 90, 96, AND 100 EAST EUCLID STREET
 DETROIT, MICHIGAN
 PROJECT NUMBER: 12254F-6-25

LEGEND



DRAWN BY: OGO
 DATE: 06/08/2021

FIGURE 1





LEGEND

- - - - = ELIGIBLE PROPERTY BOUNDARY LINE
- - - - = ELIGIBLE PARCEL LINE
- - - - = ALLEYWAY LINE



ELIGIBLE PROPERTY BOUNDARY MAP

8324 WOODWARD AVENUE, AND
 50, 60, 66, 72, 78, 82, 90, 96, AND 100 EAST EUCLID STREET
 DETROIT, MICHIGAN
 PROJECT NUMBER: 12254F-6-25

DRAWN BY: OGO
 DATE: 06/08/2021

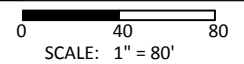


FIGURE 2

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

1. Tax Item No.: 1004322
Property Address: 8324 Woodward Avenue, Detroit, MI 48202
Legal Description: E WOODWARD 6 THRU 4LOWES SUB L8 P26 PLATS, W C R 1/110 130 X 170
2. Tax Item No.: 1002535
Property Address: 50 East Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 9-8-7 LOWES L8 P26 PLATS, W C R 1/110 90 X 120
3. Tax Item No.: 1002534
Property Address: 60 East Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 10 LOWES L8 P26 PLATS, W C R 1/110 30 X 120
4. Tax Item No.: 1002533
Property Address: 66 East Euclid Street, Detroit, MI 48202
Legal Description: Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2021. S EUCLID 11 LOWES L8 P26 PLATS, W C R 1/110 30 X 120
5. Tax Item No.: 1002532
Property Address: 72 E Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 12 LOWES L8 P26 PLATS, W C R 1/110 30 X 120
6. Tax Item No.: 1002531
Property Address: 78 E Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 13 LOWES L8 P26 PLATS 1/110 30 X 120
7. Tax Item No.: 1002530
Property Address: 82 E Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 14 LOWES L8 P26 PLATS, W C R 1/110 30 X 120
8. Tax Item No.: 1002529
Property Address: 90 E Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 15 LOWES L8 P26 PLATS, W C R 1/110 30 X 120
9. Tax Item No.: 1002528
Property Address: 96 E Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 16 LOWES SUB L8 P26 PLATS, W C R 1/110 30 X 120
10. Tax Item No.: 1002527
Property Address: 100 E Euclid Street, Detroit, MI 48202
Legal Description: S EUCLID 17 LOWES L8 P26 PLATS, W C R 1/110 30 X 120

ATTACHMENT C

Project Description

Project Description – Detroit Food Commons Brownfield Project

Project Developer:	The City of Detroit Brownfield Redevelopment Authority (DBRA) on behalf of the City of Detroit
Project Location:	8324 Woodward Avenue, 50, 60, 66, 72, 78, 82, 90, 96, and 100 East Euclid Street
Capital Investment:	~\$19.5 million
Eligible Activities:	~\$1,111,561 (Department Specific Activities, Due Care Activities, Demolition, Site Preparation, Infrastructure Improvements, 15% Contingency on aforementioned activity costs and Preparation & Implementation of a Brownfield Plan and Act 381 Work Plans.)
Type of Eligible Property:	“Facility” under Part 201, “Blighted” under Act 381, and or Adjacent & Contiguous

Project Overview: The Developer proposes to redevelop the property into a mixed-use commercial and retail development with on-site parking and site improvements. The property comprising the eligible property consists of 10 parcels and approximately 1.42 acres of land. The above referenced parcels, all tangible personal property located thereon, and all adjacent roads, alleys and public rights-of-ways (“ROW”) will comprise the eligible property and is collectively referred to herein as the “Property.” The alley between 8324 Woodward Avenue and 50 East Euclid Street will stay in the ROW once all construction has been completed.

The property is currently developed with one single family residential home (100 East Euclid Street) and undeveloped parcels. The new development will house the Detroit Food Commons (“DFC”), an 25,000 sq. ft. community-owned store selling healthy, locally sourced foods, a 50- seat neighborhood café featuring menu items crafted from local producers, a fully licensed kitchen with 4 stations to incubate local food enterprises, 15 outdoor vendor booths offering locally grown and locally made items and expanded office space. The space plan for DFC includes 15,000 sq. ft of cooperatively owned grocery store and cafe space, 3,000 sq. ft of office space, 3,900 sf of banquet hall and community event space as well as 3,800 sq. ft. of incubator kitchen space.

The DFC will be the only Black-led, community-owned grocery store in the Midwest, confronting extractive practices of the industry while connecting economic opportunities to local growers and farmers in the supply chain. This investment will provide a platform and space to local food entrepreneurs who are interested in starting or growing their businesses, ultimately adding to the entrepreneurial ecosystem led by Eastern Market. The DFC will serve as one of the first transit-oriented development projects in the area.

The project will be a catalytic force for creating more density and spurring further commercial development in an iconic neighborhood.

Due Care Activities, demolition, site preparation, and infrastructure activities will begin in earnest in summer 2021 and may take 18 months to complete. The Developer anticipates that the DFC will be operational by late 2022. The redevelopment will revive this vacant property, remove blight and create commercial and retail attractions in the area. The completed project is also expected to create an estimated 45 new full-time equivalent (FTE) jobs.

The Project also anticipates local and state approval of a Commercial Rehabilitation Act (CRA) Tax Abatement and Act 381 Work Plans.

ATTACHMENT D

Supportive Letters

DETROIT ECONOMIC GROWTH CORPORATION

500 GRISWOLD STREET SUITE 2200 · DETROIT MI 48226 · 313.993.2940 FAX 313.993.8838

July 24, 2019

Mr. Malik Kenyatta Yakini
Co-Founder & Executive Director
Detroit Black Community Food Security Network (DBCFSN)
11000 W. McNichols, Suite 103
Detroit, MI 48238

Dear Mr. Yakini,

The Detroit Economic Growth Corporation ("DEGC") is pleased to submit this proposal indicating support for the establishment of the Detroit Food Commons Development (the "Detroit Peoples Food Co-op") in the City of Detroit. The contemplated investment is very important to the City of Detroit and as discussed with representatives of Detroit Peoples Food Co-op, we are confident that this project will lead to a positive economic impact for the City of Detroit and southeastern region of Michigan.

Therefore, as the lead economic development agency for the City of Detroit, we would like to express our full endorsement of the Detroit Peoples Food Co-op's contemplated investment, as this project exhibits our primary goal, *to leverage private investment with public sector resources to encourage economic activity in the City of Detroit*. After careful consideration and intense review of the project, we are of the opinion that this project necessitates the economic development incentives that are being requested. We are pleased to outline the incentives that are available for the site under consideration.

The incentives and the established values provided below are based on information provided to the DEGC as follows:

- \$15.8 million mixed-use project that includes Retail, Office, Educational and Incubator Kitchen space
- The creation of 50 FTE as well as 250 Construction FTE

PROPOSED INCENTIVES

- Commercial Rehabilitation Abatement, PA 210 of 2005; DEGC is recommending a 10 year abatement term.
- Brownfield Tax Increment Financing, PA 381 of 1996



DETROIT ECONOMIC GROWTH CORPORATION

500 BRISWOLD STREET SUITE 2200 - DETROIT MI 48226 - 313.963.2940 FAX 313.963.8839

Please note, proposed incentives are contingent upon receipt of all required documentation, staff review, local legislative approval, state approval and fulfillment of eligibility requirements and conditions of this proposal. Additionally, this commitment is contingent upon an agreement between the City of Detroit and the Detroit Peoples Food Co-op related to the project investment and the local priorities.

LOCAL AGENCY COORDINATION

The DEGC will collaboratively work with all city departments, utility companies, the Michigan Economic Development Corporation (MEDC) and other public and private organizations engaged in economic development in the City of Detroit, including support to identify skilled workers for the Detroit Peoples Food Co-op talent needs. Additionally, DEGC will coordinate your efforts with local leaders and provide ongoing assistance to the Detroit Peoples Food Co-op during this process.

PERMITTING

The DEGC will work with the City of Detroit and all local permitting to grant the necessary permits in a timely and orderly manner.

We are very excited about the potential of the Detroit Peoples Food Co-op, and the investment in jobs and real estate that are being proposed. DEGC is pleased to support the resources outlined in this letter.

In closing, please allow this to serve as indication of our commitment and support for the proposed project. We look forward to working with our partners to develop this project in the City of Detroit.

Sincerely,



Kenyetta Bridges

Vice President, Real Estate & Finance

cc: Julie McBride, Construction Watch
Sarah Pavelko, DEGC
Nevan Shokar, DEGC
Brittney Hoszkiw, MEDC
Brian Vosburg, DEGC



RASHIDA TLAIB
13TH DISTRICT, MICHIGAN



WASHINGTON D.C. OFFICE
1628 LONGWORTH WASHINGTON OFFICE
LONGWORTH HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
(202) 225-5126

Congress of the United States
House of Representatives
Washington, DC 20515

February 22, 2019

Mr. Malik Yakini
Detroit Black Community Food Security Network
11000 W McNichols Rd, #103
Detroit, MI 48221

Dear Mr. Yakini,

I am proud to support the work of the Detroit Black Community Food Security Network (DBCFSN) and its development of a community space and food co-op in Detroit's North End neighborhood.

The city of Detroit lacks access to healthy, fresh food in many of its neighborhoods. I am happy to support DBCFSN's project that would address that issue with its food co-op grocery store, 4 incubator kitchens, as well as a community banquet/gathering space.

Further, I am impressed by DBCFSN's grassroots work with many ties to the local community. It is especially impressive to note that this organization has been in operation for more than a decade. Your proposed project goes beyond raising awareness about food issues in Detroit and will bring meaningful change in food policy and what it means for the people of the surrounding communities.

In short, I feel strongly that DBCFSN possesses the knowledge and resources to make its proposed food co-op project a success. I wish you the best and offer my support.

Sincerely,

A handwritten signature in cursive script that reads "Rashida Tlaib".

Rashida Tlaib
U.S. Representative
Michigan's 13th Congressional District



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

August 14, 2018

Mr. Malik Yakini
Executive Director
Detroit Black Community Food Security Network
11000 W. McNichols Suite 103
Detroit, Michigan 48235

Dear Mr. Yakini:

This letter is in reference to the proposed Detroit Food Commons development. This development is a collaboration between the Detroit Black Community Food Security Network and Develop Detroit. It will include a cooperatively owned Grocery Store, Incubator Kitchens, Community banquet space and offices.

The Food Co-op will present an eclectic range of groceries which will be intended to attract local residents, as well as, the college and professional patrons who live or do business in the North End, Midtown, Downtown, and New Center area. Although, it's central, highly visible and accessible location will attract patrons from all of Metro Detroit. The Detroit Food Commons Project can become a model for how Detroit can embrace all of its stakeholders in an equitable and sustainable manner.

The City of Detroit Planning and Development Department is pleased to support the Detroit Food Commons development.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Steven Lewis".

R. Steven Lewis, FAIA, NOMAC, LEED AP
Urban Design Director, Central Region
Detroit Planning & Development Department

United States Senate

731 HART SENATE OFFICE BUILDING
WASHINGTON, DC 20510-2204

October 29, 2015

Malik Yakini
Detroit Black Community Food Security Network
3800 Puritan
Detroit, MI 48238

Dear Mr. Yakini,

I am pleased to write in support of your coalition's efforts to expand opportunities for food security in Detroit through urban agriculture.

The programs you have developed, including D-Town Farms, the Summer Urban Agriculture Internship Program and the Ujamaa Food Buying Club, have been successful in creating access to healthy foods and jobs as well as building a vibrant and just community.

My staff and I appreciate the opportunities we have had to work with you on food policy issues and hear about your on-going efforts to build a robust localized food system in the City of Detroit. I commend you for collaboratively developing the Detroit People's Food Co-op in the City's North End. This is an excellent way to expand access to affordable, healthy foods through community ownership.

As ranking member of the U.S. Senate Agriculture, Nutrition and Forestry Committee, I share your commitment to urban agriculture and look forward to continuing to work with you on building a reliable and sustainable food system in Detroit.

Sincerely,



Debbie Stabenow
United States Senator



ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1. Eligible Activities

Detroit Food Commons
 8324 Woodward Avenue
 Detroit, MI
 AKT Peerless Project No. 12254F
As of June 8, 2021

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
Predevelopment Activities				\$ 38,610
Due Care Compliance Activities				\$ 287,500
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 326,110
Demolition				\$ 142,500
Site Preparation Activities				\$ 234,675
Eligible Infrastructure Improvement Activities				\$ 220,500
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 597,675
Total Environmental and Non-Environmental Eligible Activities				\$ 923,785
15% Contingency on Eligible Activities				\$ 129,776
Brownfield Plan & Act 381 WP Preparation				\$ 28,000
Brownfield Plan & Act 381 WP Implementation				\$ 30,000
Total Eligible Activities Cost with 15% Contingency				\$ 1,111,561
Interest (calculated at 5%, simple)				\$ 67,258
Total Eligible Activities Cost, with Contingency & Interest				\$ 1,178,819
BRA Administration Fee				\$ 385,161
State Revolving Fund				\$ 171,510
Local Brownfield Revolving Fund (LBRF)				\$ 732,251
Total Eligible Costs for Reimbursement				\$ 2,467,741

ATTACHMENT F

TIF Tables

Table 2. Tax Increment Revenue Estimates

Detroit Food Commons
 8324 Woodward Avenue
 Detroit, MI
 AKT Peerless Project No. 12254F
 As of June 8, 2021

ATTACHMENT F: Detroit Food Commons Brownfield Plan TIF Table

		Estimated TV Increase rate: 1.01										End of CRA
Plan Year		1	2	3	4	5	6	7	8	9	10	11
Calendar Year		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Initial Taxable Value Brownfield Plan		\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482
Base Taxable Value for CRA Only		\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500	\$ 115,500
Post-Dev TV (Developer Estimated)		\$ 2,755,775	\$ 2,783,333	\$ 2,811,166	\$ 2,839,278	\$ 2,867,671	\$ 2,896,347	\$ 2,925,311	\$ 2,954,564	\$ 2,984,110	\$ 3,013,951	\$ 3,044,090
Incremental Difference (New TV - Initial TV)		\$ 2,746,293	\$ 2,773,851	\$ 2,801,684	\$ 2,829,796	\$ 2,858,189	\$ 2,886,865	\$ 2,915,829	\$ 2,945,082	\$ 2,974,628	\$ 3,004,469	\$ 3,034,608
School Capture		Millage Rate										
State Education Tax (SET)	6.0000	Initial	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57
		Incremental	\$ 16,478	\$ 16,643	\$ 16,810	\$ 16,979	\$ 17,149	\$ 17,321	\$ 17,495	\$ 17,670	\$ 17,848	\$ 18,027
School Operating Tax	18.0000	Initial	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171
		Incremental	\$ 51,512	\$ 52,008	\$ 52,509	\$ 53,015	\$ 53,526	\$ 54,043	\$ 54,564	\$ 55,090	\$ 55,622	\$ 56,159
School Total		24.0000										
Total School Tax Increment Revenue Capture		\$ 67,990	\$ 68,651	\$ 69,319	\$ 69,994	\$ 70,676	\$ 71,364	\$ 72,059	\$ 72,761	\$ 73,470	\$ 74,186	\$ 72,831
Local Capture		Millage Rate										
City Operating	19.9520	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,547
Library	4.6307	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,052
Wayne County	6.6380	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,144
WB Resa ENH	2.0000	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,069
Wayne Jails	0.9381	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,847
Wayne Parks	0.2459	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 746
Wayne HCMA	0.2104	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 638
Wayne Resa	0.0965	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 293
Wayne Resa Sp Ed	3.3678	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,220
Wayne Comm College	3.2408	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,835
Local Total		41.3202										
Total Local Tax Increment Revenue Capture		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,391
Abatement Value (local taxes)		\$ 108,705	\$ 109,844	\$ 110,994	\$ 112,155	\$ 113,328	\$ 114,513	\$ 115,710	\$ 116,919	\$ 118,140	\$ 119,373	\$ -
Non-Capturable Millages		Millage Rate										
City Debt	9.0000	New TV	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85
School Debt	13.0000	New TV	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123
Wayne Zoo	0.1000	New TV	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1
Wayne DIA	0.2000	New TV	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2
Total Non-Capturable Taxes		22.3000										
Abatement Value (non-capt taxes)		\$ 58,667	\$ 59,281	\$ 59,902	\$ 60,529	\$ 61,162	\$ 61,801	\$ 62,447	\$ 63,100	\$ 63,759	\$ 64,424	\$ -
Total Annual Abatement Value		\$ 167,372	\$ 169,125	\$ 170,896	\$ 172,684	\$ 174,490	\$ 176,315	\$ 178,157	\$ 180,019	\$ 181,898	\$ 183,797	\$ -
Total Accumulated Abatement Value		\$ 167,372	\$ 336,496	\$ 507,392	\$ 680,076	\$ 854,566	\$ 1,030,881	\$ 1,209,039	\$ 1,389,057	\$ 1,570,956	\$ 1,754,752	\$ 1,754,752

Table 2. Tax Increment Revenue Estimates

Detroit Food Commons
 8324 Woodward Avenue
 Detroit, MI
 AKT Peerless Project No. 12254F
As of June 8, 2021

ATTACHMENT F: Detroit Food Commons Brownfield Plan TIF Table

Estimated TV Increase rate:

Plan Year	12	13	14	15	16	17	18	19	TOTAL		
Calendar Year	2033	2034	2035	2036	2037	2038	2039	2040			
Initial Taxable Value Brownfield Plan	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482	\$ 9,482		
Base Taxable Value for CRA Only											
Post-Dev TV (Developer Estimated)	\$ 3,074,531	\$ 3,105,277	\$ 3,136,329	\$ 3,167,693	\$ 3,199,370	\$ 3,231,363	\$ 3,263,677	\$ 3,296,314			
Incremental Difference (New TV - Initial TV)	\$ 3,065,049	\$ 3,095,795	\$ 3,126,847	\$ 3,158,211	\$ 3,189,888	\$ 3,221,881	\$ 3,254,195	\$ 3,286,832			
School Capture											
Millage Rate											
State Education Tax (SET)	6.0000	Initial	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 57	\$ 1,081	
		Incremental	\$ 18,390	\$ 18,575	\$ 18,761	\$ 18,949	\$ 19,139	\$ 19,331	\$ 19,525	\$ 19,721	\$ 343,020
School Operating Tax	18.0000	Initial	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 171	\$ 3,243	
		Incremental	\$ 55,171	\$ 55,724	\$ 56,283	\$ 56,848	\$ 57,418	\$ 57,994	\$ 58,576	\$ 59,163	\$ 1,049,850
School Total	24.0000										
Total School Tax Increment Revenue Capture		\$ 73,561	\$ 74,299	\$ 75,044	\$ 75,797	\$ 76,557	\$ 77,325	\$ 78,101	\$ 78,884	\$ 1,392,870	
Local Capture											
Millage Rate											
City Operating	19.9520	Incremental	\$ 61,154	\$ 61,767	\$ 62,387	\$ 63,013	\$ 63,645	\$ 64,283	\$ 64,928	\$ 65,579	\$ 567,301
Library	4.6307	Incremental	\$ 14,193	\$ 14,336	\$ 14,479	\$ 14,625	\$ 14,771	\$ 14,920	\$ 15,069	\$ 15,220	\$ 131,666
Wayne County	6.6380	Incremental	\$ 20,346	\$ 20,550	\$ 20,756	\$ 20,964	\$ 21,174	\$ 21,387	\$ 21,601	\$ 21,818	\$ 188,740
WB Resa ENH	2.0000	Incremental	\$ 6,130	\$ 6,192	\$ 6,254	\$ 6,316	\$ 6,380	\$ 6,444	\$ 6,508	\$ 6,574	\$ 56,867
Wayne Jails	0.9381	Incremental	\$ 2,875	\$ 2,904	\$ 2,933	\$ 2,963	\$ 2,992	\$ 3,022	\$ 3,053	\$ 3,083	\$ 26,673
Wayne Parks	0.2459	Incremental	\$ 754	\$ 761	\$ 769	\$ 777	\$ 784	\$ 792	\$ 800	\$ 808	\$ 6,992
Wayne HCMA	0.2104	Incremental	\$ 645	\$ 651	\$ 658	\$ 664	\$ 671	\$ 678	\$ 685	\$ 692	\$ 5,982
Wayne Resa	0.0965	Incremental	\$ 296	\$ 299	\$ 302	\$ 305	\$ 308	\$ 311	\$ 314	\$ 317	\$ 2,744
Wayne Resa Sp Ed	3.3678	Incremental	\$ 10,322	\$ 10,426	\$ 10,531	\$ 10,636	\$ 10,743	\$ 10,851	\$ 10,959	\$ 11,069	\$ 95,758
Wayne Comm College	3.2408	Incremental	\$ 9,933	\$ 10,033	\$ 10,133	\$ 10,235	\$ 10,338	\$ 10,441	\$ 10,546	\$ 10,652	\$ 92,147
Local Total	41.3202										
Total Local Tax Increment Revenue Capture		\$ 126,648	\$ 127,919	\$ 129,202	\$ 130,498	\$ 131,807	\$ 133,129	\$ 134,464	\$ 135,813	\$ 1,174,870	
Abatement Value (local taxes)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,139,681
Non-Capturable Millages											
Millage Rate											
City Debt	9.0000	New TV	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 85	\$ 1,621
School Debt	13.0000	New TV	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 123	\$ 2,342
Wayne Zoo	0.1000	New TV	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 1	\$ 18
Wayne DIA	0.2000	New TV	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 2	\$ 36
Total Non-Capturable Taxes	22.3000										
Abatement Value (non-capt taxes)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 615,072
Total Annual Abatement Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,754,752
Total Accumulated Abatement Value		\$ 1,754,752	\$ 1,754,752	\$ 1,754,752	\$ 1,754,752	\$ 1,754,752	\$ 1,754,752	\$ 1,754,752	\$ 1,754,752	\$ 1,754,752	\$ 1,754,752

Table 3. Reimbursement Allocation Schedule

Detroit Food Commons
 8324 Woodward Avenue
 Detroit, MI
 AKT Peerless Project No. 12254F
 As of June 8, 2021

ATTACHMENT F: Detroit Food Commons Brownfield Plan TIF Table

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	70.0%	\$ 825,583		\$ 825,583
Local	30.0%	\$ 353,236	\$ -	\$ 353,236
TOTAL		\$ 1,178,819	\$ -	\$ 1,178,819
EGLE	35.8%	\$ 422,331		
MSF	64.2%	\$ 756,488		

Estimated Capture	
Administrative Fees	\$ 385,161
State Revolving Fund	\$ 171,510
LBRF	\$ 732,251
Estimated Total Years of Plan:	19

Plan Year												End of CRA
	1	2	3	4	5	6	7	8	9	10	11	
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
Total State Incremental Revenue	\$ 67,990	\$ 68,651	\$ 69,319	\$ 69,994	\$ 70,676	\$ 71,364	\$ 72,059	\$ 72,761	\$ 73,470	\$ 74,186	\$ 72,831	
State Brownfield Revolving Fund (50% of SET)	\$ 8,239	\$ 8,322	\$ 8,405	\$ 8,489	\$ 8,575	\$ 8,661	\$ 8,747	\$ 8,835	\$ 8,924	\$ 9,013	\$ 9,104	
State TIR Available for Reimbursement	\$ 59,751	\$ 60,330	\$ 60,914	\$ 61,505	\$ 62,101	\$ 62,703	\$ 63,311	\$ 63,926	\$ 64,546	\$ 65,173	\$ 63,727	
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,391	
BRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,733	
Annual Deferred Admin. Fee	\$ 10,199	\$ 10,298	\$ 10,398	\$ 10,499	\$ 10,601	\$ 10,705	\$ 10,809	\$ 10,914	\$ 11,021	\$ 11,128	\$ -	
Payment of Deferred Admin. Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 95,657	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total State & Local TIR Available	\$ 59,751	\$ 60,330	\$ 60,914	\$ 61,505	\$ 62,101	\$ 62,703	\$ 63,311	\$ 63,926	\$ 64,546	\$ 65,173	\$ 63,727	
DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$ 1,178,819	\$ 1,119,068	\$ 1,058,738	\$ 997,824	\$ 936,319	\$ 874,218	\$ 811,515	\$ 748,203	\$ 684,278	\$ 619,731	\$ 554,559	\$ 490,832
STATE Reimbursement Balance	\$ 825,583	\$ 765,832	\$ 705,502	\$ 644,587	\$ 583,083	\$ 520,982	\$ 458,279	\$ 394,967	\$ 331,041	\$ 266,495	\$ 201,322	\$ 137,596
Eligible Activities Reimbursement	\$ 778,479	\$ 59,751	\$ 60,330	\$ 60,914	\$ 61,505	\$ 62,101	\$ 62,703	\$ 63,311	\$ 63,926	\$ 64,546	\$ 65,173	\$ 63,727
Environmental Eligible Activities	\$ 278,903	\$ 21,407	\$ 21,614	\$ 21,824	\$ 22,035	\$ 22,249	\$ 22,464	\$ 22,682	\$ 22,902	\$ 23,125	\$ 23,349	\$ 22,831
Non-Environmental Eligible Activities	\$ 499,576	\$ 38,344	\$ 38,716	\$ 39,091	\$ 39,470	\$ 39,852	\$ 40,239	\$ 40,629	\$ 41,023	\$ 41,421	\$ 41,824	\$ 40,896
Interest Reimbursement	\$ 47,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ 5,615	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ 10,058	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total STATE TIR Reimbursement	\$ 59,751	\$ 60,330	\$ 60,914	\$ 61,505	\$ 62,101	\$ 62,703	\$ 63,311	\$ 63,926	\$ 64,546	\$ 65,173	\$ 63,727	
LOCAL Reimbursement Balance	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236	\$ 353,236
Eligible Activities Reimbursement	\$ 333,082	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Eligible Activities	\$ 119,332	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Eligible Activities	\$ 213,750	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Reimbursement	\$ 20,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental Portion	\$ 18,481	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Non-Environmental Portion	\$ 33,104	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LOCAL TIR Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 59,751	\$ 60,330	\$ 60,914	\$ 61,505	\$ 62,101	\$ 62,703	\$ 63,311	\$ 63,926	\$ 64,546	\$ 65,173	\$ 63,727	
LOCAL BROWNFIELD REVOLVING FUND	LBRF Year	0	0	0	0	0	0	0	0	0	0	0
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
STATE	\$ 295,778	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Table 3. Reimbursement Allocation Schedule

Detroit Food Commons
 8324 Woodward Avenue
 Detroit, MI
 AKT Peerless Project No. 12254F
As of June 8, 2021

ATTACHMENT F: Detroit Food Commons Brownfield Plan TIF Table

Plan Year Calendar Year	End Plan										TOTAL
	12 2033	13 2034	14 2035	15 2036	16 2037	17 2038	18 2039	19 2040			
Total State Incremental Revenue	\$ 73,561	\$ 74,299	\$ 75,044	\$ 75,797	\$ 76,557	\$ 77,325	\$ 78,101	\$ 78,884			
State Brownfield Revolving Fund (50% of SET)	\$ 9,195	\$ 9,287	\$ 9,381	\$ 9,475	\$ 9,570	\$ 9,666	\$ 9,763	\$ 9,860			\$ 232,785
State TIR Available for Reimbursement	\$ 64,366	\$ 65,012	\$ 65,664	\$ 66,322	\$ 66,988	\$ 67,660	\$ 68,338	\$ 69,023			
Total Local Incremental Revenue	\$ 126,648	\$ 127,919	\$ 129,202	\$ 130,498	\$ 131,807	\$ 133,129	\$ 134,464	\$ 135,813			
BRA Administrative Fee	\$ 30,031	\$ 30,333	\$ 30,637	\$ 30,944	\$ 31,255	\$ 31,568	\$ 31,885	\$ 32,204			\$ 654,883
Annual Deferred Admin. Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			
Payment of Deferred Admin. Fee	\$ 10,913	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -			\$ 106,571
Local TIR Available for Reimbursement	\$ 85,704	\$ 97,586	\$ 98,565	\$ 99,554	\$ 100,552	\$ 101,561	\$ 102,579	\$ 103,608			
Total State & Local TIR Available	\$ 150,070	\$ 162,598	\$ 164,229	\$ 165,876	\$ 167,540	\$ 169,220	\$ 170,917	\$ 172,632			
DEVELOPER	Beginning Balance										
DEVELOPER Reimbursement Balance	\$ 1,178,819	\$ 340,762	\$ 178,164	\$ 71,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
STATE Reimbursement Balance	\$ 825,583	\$ 73,230	\$ 8,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Eligible Activities Reimbursement	\$ 778,479	\$ 64,366	\$ 26,126	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 778,479
Environmental Eligible Activities	\$ 278,903	\$ 23,060	\$ 9,360	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Environmental Eligible Activities	\$ 499,576	\$ 41,306	\$ 16,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Reimbursement	\$ 47,104	\$ -	\$ 38,886	\$ 8,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 47,104
Environmental Portion	\$ 5,615	\$ -	\$ 13,932	\$ 2,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Environmental Portion	\$ 10,058	\$ -	\$ 24,955	\$ 5,274	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total STATE TIR Reimbursement	\$ 64,366	\$ 65,012	\$ 8,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 825,583
LOCAL Reimbursement Balance	\$ 353,236	\$ 267,532	\$ 169,946	\$ 71,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Eligible Activities Reimbursement	\$ 333,082	\$ 85,704	\$ 97,586	\$ 98,565	\$ 51,227	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 333,082
Environmental Eligible Activities	\$ 119,332	\$ 30,705	\$ 34,962	\$ 35,313	\$ 18,353	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Environmental Eligible Activities	\$ 213,750	\$ 54,999	\$ 62,624	\$ 63,252	\$ 32,874	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Reimbursement	\$ 20,154	\$ -	\$ -	\$ -	\$ 20,154	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 20,154
Environmental Portion	\$ 18,481	\$ -	\$ -	\$ -	\$ 7,221	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Environmental Portion	\$ 33,104	\$ -	\$ -	\$ -	\$ 12,934	\$ -	\$ -	\$ -	\$ -	\$ -	
Total LOCAL TIR Reimbursement	\$ 85,704	\$ 97,586	\$ 98,565	\$ 71,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 353,236
Total Annual Developer Reimbursement	\$ 150,070	\$ 162,598	\$ 106,783	\$ 71,381	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,178,819
LOCAL BROWNFIELD REVOLVING FUND	LBRF Year	0	0	1	2	3	4	5	0		
LBRF Deposits	\$ -	\$ -	\$ 57,446	\$ 94,495	\$ 167,540	\$ 169,220	\$ 139,942	\$ 103,608	\$ 732,251		
STATE	\$ 295,778	\$ -	\$ 57,446	\$ 66,322	\$ 66,988	\$ 67,660	\$ 37,363	\$ -	\$ 295,778		
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ 28,172	\$ 100,552	\$ 101,561	\$ 102,579	\$ 103,608	\$ 436,473	

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: Detroit Food Commons, 8324 Woodward and 50 E Euclid
DATE: 06/02/2021

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 Robertson Brothers Homes, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Detroit Food Commons 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

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit
CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth Daniels
Damion W. Ellis
David Esparza, AIA, LEED
Gwen Lewis
Frederick E. Russell, Jr.

June 8, 2021

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

RE: Detroit Food Commons Project

Attached is the review by staff to the City Planning Commission (as part of the Legislative Policy Division (LPD)) of the Brownfield Blight application for the Detroit Food Commons Project. Staff has reviewed the proposed Brownfield project in light of the criteria for blight as defined in the Brownfield Redevelopment Act, PA 381.

Based on the information submitted, the proposed project appears to meet at least one of the blighted property criteria. As provided in the Act, a property must meet any one of seven criteria listed in Section 2(c). Attached is an "Initial Blighted Determination DBRA Brownfield Redevelopment" form, as well as the "Application for Brownfield Blight Determination" for the subject project.

Please contact Kathryn Lynch Underwood of our staff with any questions.

Sincerely,



Marcell R. Todd, Jr., Director
Kathryn Lynch Underwood, Staff

ATTACHMENT H

Incentive Chart

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
New Construction	TIF and CRA	18 Million	5 – North End

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
3	0	60	20	5	40	0	0

1. What is the plan for hiring Detroiters?

The Detroit Black Community Food Security Network is the project developer (“Developer”) and the anticipated future owner of the Property. The project will use Executive Order requirements as the basis for all trade contracts in terms of local participation. The Developer will work with local workforce development programs and will participate in Council President Jones’ Skilled Trades Taskforce to optimize the use of Detroit-based subcontractors.

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

During construction, the Developer expects to create 83 construction jobs and upon completion and stabilization, the Developer expects to create approximately 45 full time equivalent jobs.

Average wages for new hires post construction may range from \$10/hour to \$18/hour or for salary positions, from \$30,000 to \$45,000.

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

The project does not include a residential component; however, it will create new commercial attractions drawing more residents to the neighborhood as well as supporting other recent redevelopments in the area.

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

The Development Team is in the process of further reaching out to community groups and neighboring property owners. Over the last several years, The Detroit Food Commons project has received overwhelming support from the community as evidence by reaching its membership goal for the co-op prior to opening and its large-scale community-based capital campaign.

5. When is construction slated to begin?

The project is anticipating a summer 2021 start date, pending approvals of the various economic incentives by the administering agencies.

6. What is the expected completion date of construction?

The project aims to be completed by December 2022.