

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
601 PIQUETTE
REDEVELOPMENT PROJECT

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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 this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of two (2) parcels and approximately 13.573 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.”

Attachment A includes a site map of the Property. The Property is located in the Milwaukee Junction Neighborhood and is located in a Qualified Opportunity Zone. It is bounded by a rail line (prior to East Milwaukee Avenue) to the north, Hastings Street to the east, Harper Avenue to the south and Beaubien Boulevard to the west. Piquette Avenue runs between the two parcels.

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

Address	Tax ID	Owner	Basis of Brownfield Eligibility
601 Piquette Avenue, Detroit, MI 48202	03001738-41	601 Piquette Holdings, L.L.C.	Facility
530 Piquette Avenue, Detroit, MI 48202	03001734	601 Piquette Holdings, L.L.C.	Facility

601 Piquette Holdings, L.L.C. is the project developer (“Developer”) and owner of the Property. The project will include rehabilitation and extensive repair to the current ~515,000 square foot building and associated parking located on the Property. A comprehensive redevelopment plan has not yet been finalized, but will likely incorporate high-tech manufacturing, logistics, distribution, and warehousing associated with manufacturing operations. The proposed redevelopment will allow for the expansion of existing businesses in Detroit and will create a viable industrial property which meets the demands of modern industrial operations. It is currently anticipated that preapproved activities will begin in the summer of 2023 and eligible activities will be completed within fifteen (15) to eighteen (18) months thereafter.

The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of the Plan. The actual development may vary from the project description provided herein (including, without limitation, any references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

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

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial, industrial, and residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is either determined to be a “facility” as defined by Part 201 of the Natural Resources and Environmental Protection Act (“NREPA”) Michigan PA 451, 1994, as amended, as defined by Act 381, or is adjacent or contiguous to the facility, the development of which is estimated to increase the taxable value of such parcels.

601 Piquette Avenue:

EMCON and McDowell & Associates (“McDowell”) completed Phase II Environmental Site Assessments (“ESA”) for the eligible property located at 601 Piquette Avenue in June 2000 and October 2017, respectively. Based on laboratory analytical results of these previous subsurface investigations, volatile organic compounds (“VOCs”) were detected in the soil at concentrations above the Michigan Department of Environment, Great Lakes and Energy (“EGLE”) Groundwater Surface Water Interface Protection (“GSIP”). Polynuclear aromatic hydrocarbons (“PNAs”) and metals were detected in soil above the EGLE Residential Direct Contact (DC), Drinking Water Protection (“DWP”), and/or GSIP Cleanup Criteria. polychlorinated biphenyls (“PCBs”) were not detected above laboratory method detection limits (MDLs). Concentrations of VOCs were detected in the soil gas samples above the EGLE Recommended Interim Action Screening Levels. Based on laboratory analytical results, the property located at 601 Piquette Avenue meets the definition of a “facility”, as defined in Part 201 of the NREPA.

530 Piquette Avenue:

A Phase II ESA was completed by McDowell for the eligible property located at 530 Piquette Avenue in October 2017. Concentrations of PNAs and metals were detected above the EGLE Residential Cleanup Criteria (“RCC”) for DWP. VOCs and PCBs were not detected above EGLE RCC. Based on laboratory analytical results, the eligible property located at 530 Piquette Avenue meets the definition of a “facility”, as defined in Part 201 of the NREPA.

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

The “eligible activities” that are intended to be carried out at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include department specific activities, due care activities, demolition, lead, asbestos and mold survey and abatement, 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 cost of such eligible activities does not exceed the total costs stated in Attachment E.

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

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

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

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

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

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

<u>School Capture</u>	Millage Rate	Developer Reimbursement	BRA Admin	State Revolving Fund	LBRF	Totals by Tax Juris.
State Education Tax (SET)	6.0000	\$763,805		\$465,725	\$159,097	\$1,388,627
School Operating Tax	17.0430	\$3,492,481			\$451,915	\$3,944,396
<u>Local Capture</u>						
City Operating	19.9520	\$3,685,345	\$869,633		\$62,670	\$4,617,648
Library	4.6307	\$855,339	\$201,835		\$14,545	\$1,071,719
Wayne County	6.5928	\$1,217,760	\$287,355		\$20,708	\$1,525,824
Wayne Jails	0.9358	\$172,852	\$40,788		\$2,939	\$216,580
Wayne Parks	0.2442	\$45,106	\$10,644		\$767	\$56,517
Wayne HCMA	0.2070	\$38,235	\$9,022		\$650	\$47,908
Wayne Resa	0.0956	\$17,658	\$4,167		\$300	\$22,125
Wayne Resa Sp Ed	3.3443	\$617,728	\$145,765		\$10,505	\$773,998
Wayne Comm College	3.2202	\$594,805	\$140,356		\$10,115	\$745,276
WB Resa ENH	1.9876	\$367,131	\$86,632		\$6,243	\$460,006
TOTALS		\$11,868,246	\$1,796,198	\$465,725	\$740,455	\$14,870,624

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

City Debt	\$2,334,980
School Debt	\$3,372,749

Wayne DIA	\$51,525
Wayne Zoo	\$25,737
Total	\$5,784,992

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 is anticipated to be the 2023 tax year (commencing with the winter 2023 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 the Act 381 plan including this Plan (if applicable), the DBRA may incur a 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.

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 applicable agency/department of the State of Michigan, the DBRA may approve interest on the local portion of the

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

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

The Developer anticipates local and state approvals for the establishment of a Plant Rehabilitation District (“PRD”), Industrial Facilities Tax Exemption Certificate (“IFTEC”) and ultimately a twelve (12) year obsolete plant, Industrial Property Tax Abatement, under the provisions of PA 198 of 1974, as amended. These abatements will reduce the property tax obligations of the Property for the periods applicable under the terms of the PRD and IFTEC, thereby reducing the amount of tax increment revenues available pursuant to this Plan. The aforementioned abatements are included in the tax capture assumptions provided with this Plan in Attachment F. Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

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

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

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

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

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

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

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$740,455. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

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

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

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

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

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

The Developer represents and warrants that a Phase I ESA, a Phase II ESA, baseline environmental assessment, and due care plan (collectively, the "Environmental Documents"), pursuant to Part 201 of NREPA, 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 Environmental Documents.

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

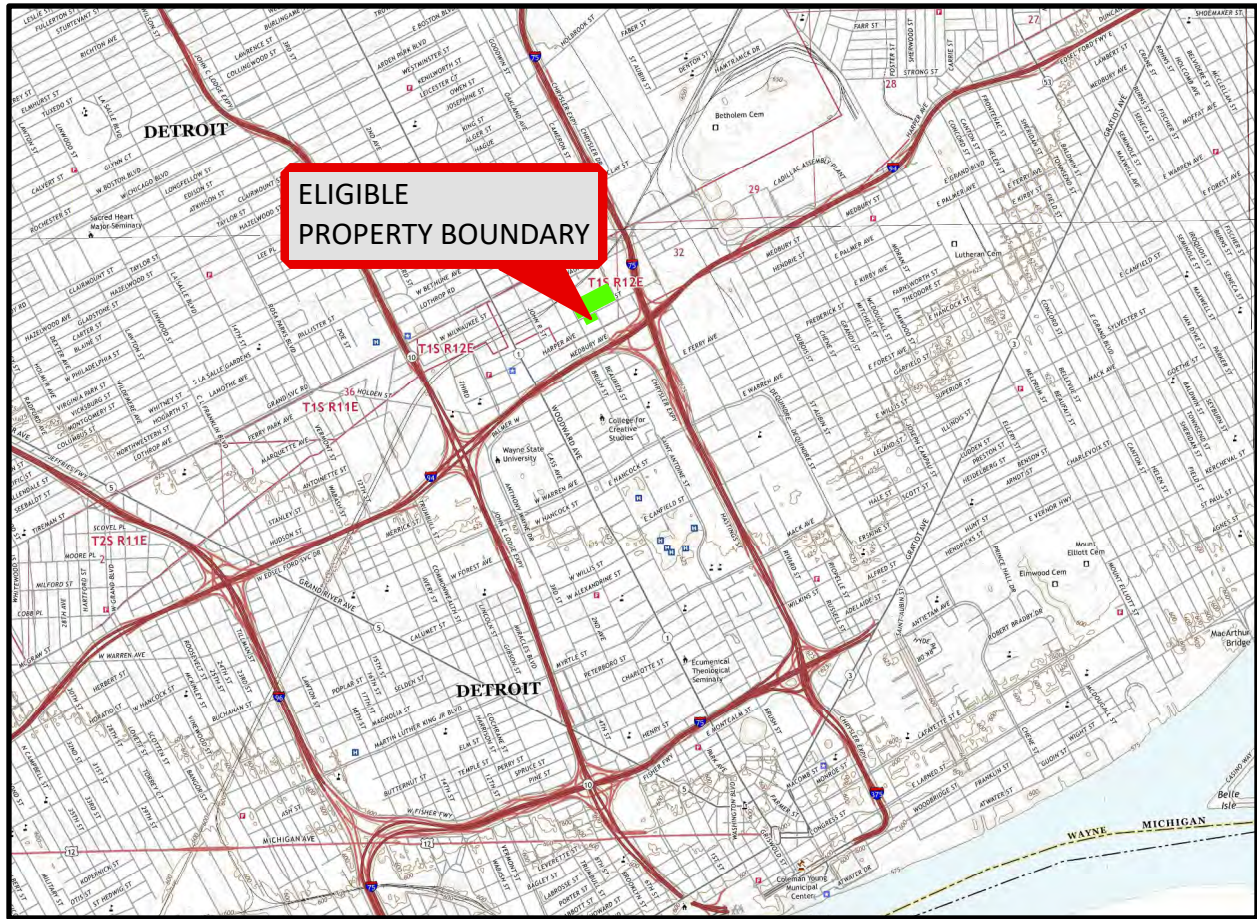
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

ATTACHMENT A

Site Map

**DETROIT QUADRANGLE
MICHIGAN - WAYNE COUNTY
7.5 MINUTE SERIES (TOPOGRAPHIC)**



T.1S - R.12 E.

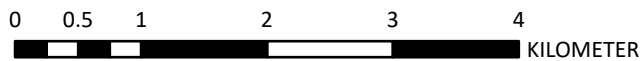
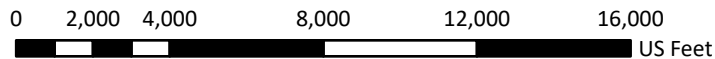
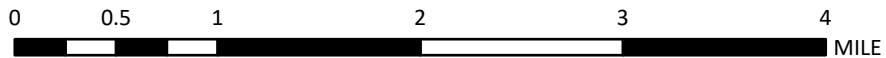
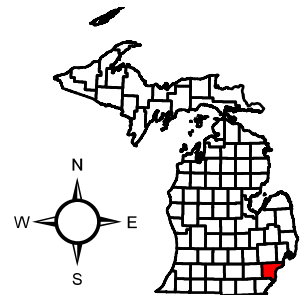




IMAGE TAKEN FROM 2019 U.S.G.S. TOPOGRAPHIC MAP

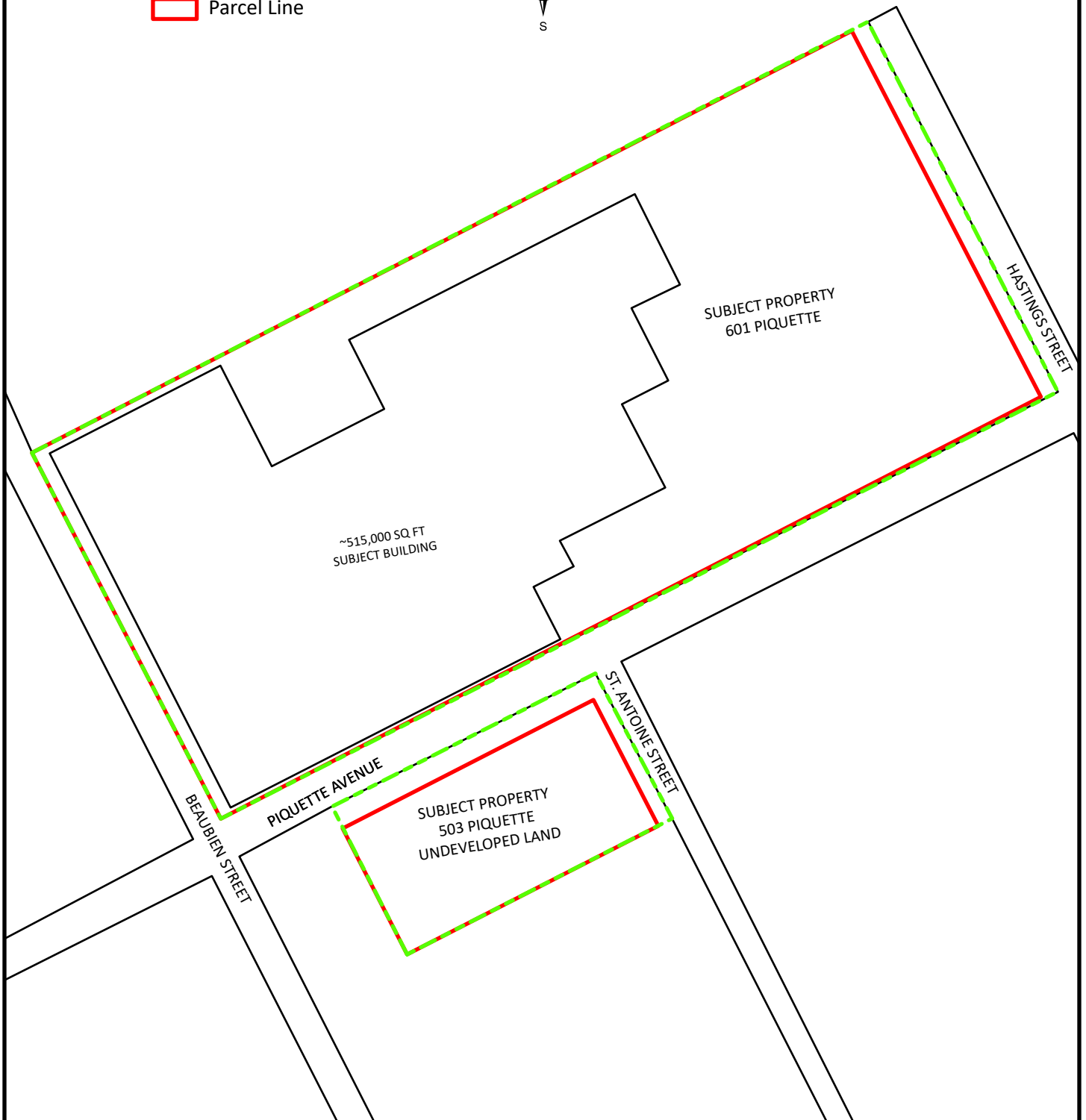
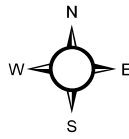
MICHIGAN
QUADRANGLE LOCATION



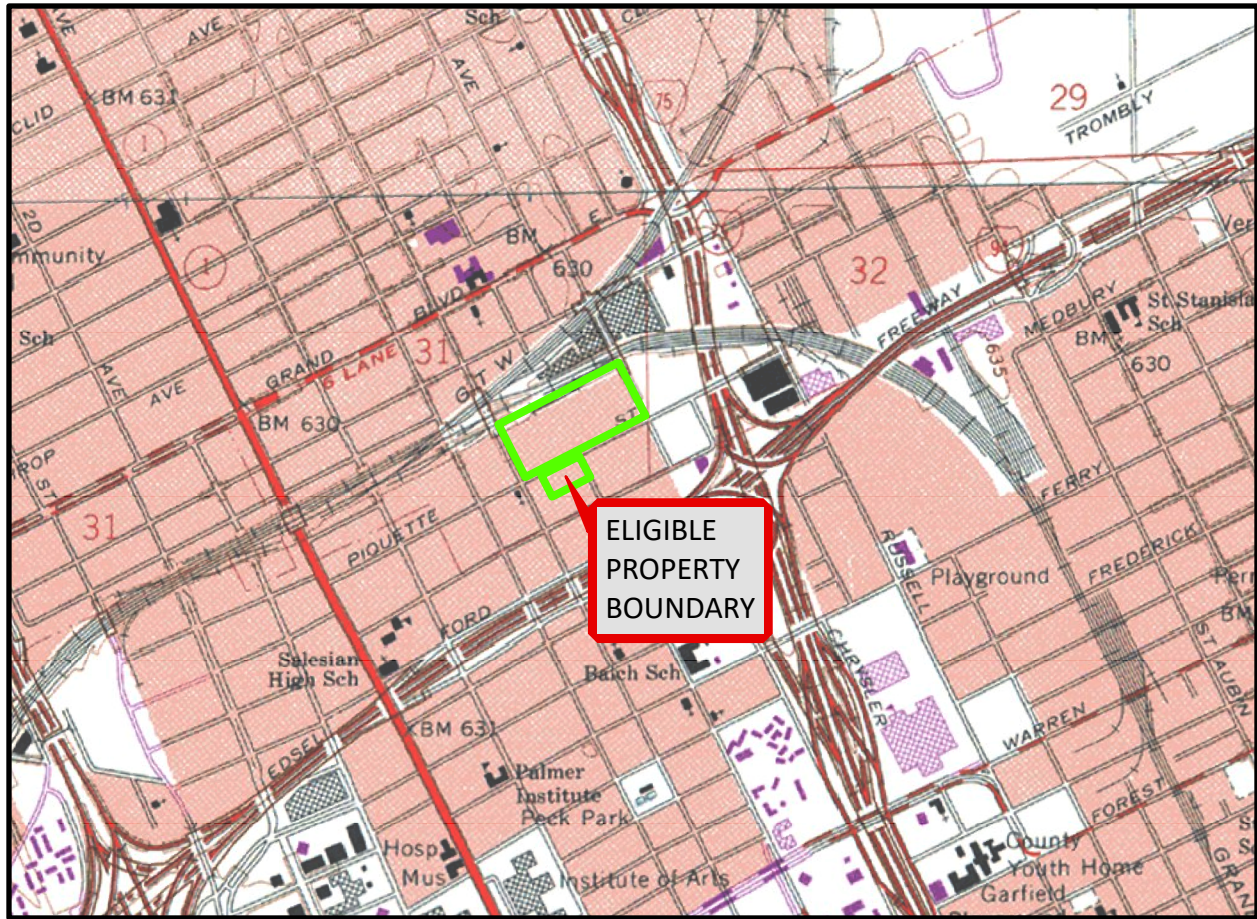
Boundary Type

 Eligible Property

 Parcel Line



DETROIT QUADRANGLE
 MICHIGAN - WAYNE COUNTY
 7.5 MINUTE SERIES (TOPOGRAPHIC)



T.1.S - R.12 E.

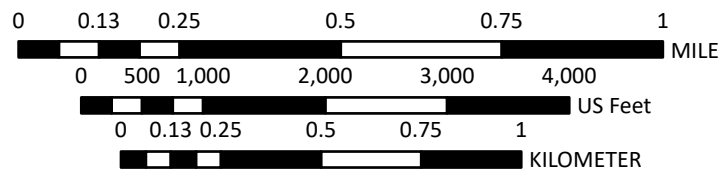
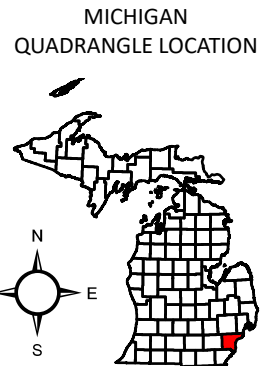


IMAGE TAKEN FROM 1968 U.S.G.S. TOPOGRAPHIC MAP
 PHOTO REVISED 1973 & 1980



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

1. **Address:** 601 Piquette Avenue, Detroit, Michigan 48202

Tax Item No.: 03001738-41

Legal Description: N PIQUETTE 1 THRU 12 AND VAC ALLEY ADJ REYNOLDS L6 P58 PLATS, W C R 3/79 1 THRU 12 AND VAC ALLEY ADJ ALSO VAC ST ANTOINE ST ADJ SUB OF BLK 6 EMILY CAMPAUS L6 P76 PLATS, W C R 3/80 ALSO LOTS 1 THRU 3 N 10 FT OF W 105 FT OF 4 W 10 FT OF 14 15 THRU 58 AND VAC ALLEYS & VAC TROMBLEY AVE VAC OAKLAND AVE ADJ BLK-7 JEROME & DALYS L6 P82 PLATS, W C R 3/81 13 THRU 5 AND VAC ALLEYS ADJ BLK 8 JEROME & DALLYS L6 P82 PLATS, W C R 3/81 535,930 SQ FT

2. **Address:** 530 Piquette Street, Detroit, Michigan 48202

Tax Item No.: 03001734

Legal Description: S PIQUETTE 34 THRU 36 HOBAN & SANDS SUB L15 P2 PLATS, W C R 3/78 35 & 36 SUB OF LOTS 1 TO 30 & 37 & 38 HOBAN & SANDS L22 P92 PLATS, W C R 3/77 1 THRU 3 STENTONS SUB L7 P41 PLATS, W C R 3/76 55,143 SQ FT

ATTACHMENT C

ATTACHMENT C

Project Description – 601 Piquette

Project Developer	601 Piquette Holdings, L.L.C.
Eligible Property Location	The Eligible Property is located at 601 & 530 Piquette Avenue, Detroit, Michigan. Parcel ID Numbers 03001738-41 & 03001734, respectively.
Type of Eligible Property	Facility
Estimated Total Capital Investment	~\$22.3 million
Eligible Activities	~\$11,868,246 (Department Specific Activities, Due Care Activities, Demolition, Lead, Asbestos and Mold Survey and Abatement, Infrastructure Improvements, 15% Contingency on aforementioned activity costs, interest, and the Development, Preparation and Implementation of a Brownfield Plan and/or Act 381 Work Plan(s))
Estimated Jobs	The Developer expects to annually create 20 full-time equivalent (FTE) temporary construction jobs during rehabilitation of the building for a total of approximately 60 temporary construction jobs. Upon completion and stabilization, the Developer will employ 3 FTE jobs. Average wages for new hires post construction are estimated at \$42,000 for salary positions. In the long-term, it is estimated that the future tenants will create an additional 50+ FTE jobs, in a building capable of employing hundreds of people.
Project Timeline	Preapproved activities are expected to begin in summer of 2023

Project Overview: The 601 Piquette Redevelopment Project (Project) will include rehabilitation and extensive repair to the current vacant ~515,000 square foot building and associated parking located on the Property. A comprehensive redevelopment plan has not yet been finalized, but will likely incorporate high-tech manufacturing, logistics, distribution, and warehousing associated with manufacturing operations. The proposed redevelopment will allow for the expansion of existing businesses in Detroit and will create a viable industrial property which meets the demands of modern industrial operations.

Additionally, there has been increased demand from both national and international corporations, for buildings of similar size and scale in Detroit, concentrating on high-tech operations related to everything from textile to manufacturing, to all aspects of autonomous and electrification of vehicles. The proposed restoration project is a natural fit for the both the property and the area. The rehabilitation of this vacant, industrial complex, increases industry and job opportunities for the local neighborhood, and provides desperately needed, modern industrial space in Detroit.

In the short-term it is estimated that annually, 20 full-time equivalent (FTE) temporary construction jobs will be created during site preparation and rehabilitation activities for a total of approximately 60 temporary construction jobs.

The developer will create an estimated 3 FTE job related to property management and maintenance. 601 Piquette Holdings, LLC, is experienced in employing Detroit residents on projects, and will utilize the Skilled Trades Task Force consultant Ignition Media Group under Dennis Archer Jr. and Tiffany Jackson, to ensure Detroit-based contractors and workers benefit from the redevelopment.

In the long-term, it is estimated that the future tenants will create an additional 50+ FTE jobs, in a building capable of employing hundreds of people. Over time, the successful redevelopment will have a catalyst effect within this neighborhood and supply long-term jobs.

The Project also anticipates local and state approvals for the establishment of a Plant Rehabilitation District, Industrial Facilities Tax Exemption Certificate and ultimately a twelve (12) year obsolete plant, Industrial Property Tax Abatement under the provisions of PA 198. The Project is also seeking Act 381 Work Plan(s) and Revolving Loan Funds from the Detroit Wayne County Port Authority.

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

July 7, 2023

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

RE: 601 Piquette Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) 601 Piquette Brownfield Redevelopment Plan (the "Plan").

601 Piquette Holdings, LLC is the project developer ("Developer"). The property in the Plan consists of two (2) parcels fronting Piquette Avenue bounded by the property boundary to the north, Hastings Street to the east, the property boundary to the south, and Beaubien Street to the west in the Milwaukee-Junction neighborhood of Detroit.

The project consists of the redevelopment of the existing approximately 515,000 square foot 3 to 4 story former factory and warehouse into a modern building that will house high-tech manufacturing, logistics, distribution, and warehousing. The project will also result in the redevelopment of the adjacent paved truck distribution yard and a surface parking lot across the street for tenants of the building.

The project will reposition a highly visible, underutilized, and contaminated property for current high-tech users in the Milwaukee Junction neighborhood of Detroit. Total investment is estimated at \$22.3 million.

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

Sincerely,

Russell Baltimore
Assistant Director Design
Planning and Development Department

c: B. Vosburg
C. Capler



Southwest Housing Solutions
1920 25th Street, Suite A
Detroit, MI 48216
313.841.3727 main
www.swsol.org

July 17, 2023

Brian Vosburg, AICP
Brownfield Redevelopment Manager
Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226

Re: 601 Piquette Avenue Redevelopment

Dear Mr. Vosburg:

On behalf of Southwest Solutions, we support the 601 Piquette Avenue Project located at 601 Piquette, Detroit, Michigan 48202. The Brownfield Redevelopment Tax Increment Financing incentive will assist with the redevelopment of the site and building, which in turn will revitalize the Milwaukee Junction neighborhood and Piquette Avenue.

After redevelopment, the project will return a currently vacant and obsolete property into a productively used property, while being a direct catalyst for future job creation. The property is located in an area characterized by industrial use, and will attract tenants offering both high-tech and skilled jobs to the City of Detroit, supporting Detroit's workforce, entrepreneurial manufacturers, creative makers, and logistical experts.

Having long owned and operated the Piquette Square property at 285 Piquette, we are proud residents of the Milwaukee-Junction neighborhood; and, Southwest Solutions is in full support of this project and looks forward to being part of the neighborhood rebirth.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy S Thorland".

Timothy S Thorland
Executive Director



August 7, 2023

601 Piquette Holdings, LLC
601 Piquette Ave
Detroit, MI 48202

Re: 601 Piquette Brownfield TIF Letter of Support

Dear Matt Walters,

Midtown Detroit, Inc. would like to express its support for the 601 Piquette Redevelopment Project. As a non-profit organization dedicated to fostering community and economic development in the Midtown and New Center area, we recognize the immense value and potential that this project brings to our neighborhood.

We are deeply excited for the 601 Piquette Redevelopment Project to bring high-tech manufacturing to our district. The Milwaukee Junction neighborhood has a long history with manufacturing, and we are delighted to see this use return to the neighborhood via a modern manufacturing facility. The opportunity to bring high-tech manufacturing into the city is an excellent opportunity for Milwaukee Junction and Detroit as a whole.

The Milwaukee Junction neighborhood has seen an unprecedented level of investment in recent years. Several residential and office developments are currently underway nearby. The 601 Piquette Redevelopment Project will join these other developments to help revitalize Milwaukee Junction as a vibrant mixed-use neighborhood while honoring its manufacturing past. We have no doubts that a high-tech modern industrial site such as 601 Piquette will coexist amongst these other uses without issue. The plant rehabilitation will also bring high quality jobs into the area, further aiding in the neighborhood's revitalization. Milwaukee Junction sits adjacent to both New Center and Midtown, and we have no doubts that the benefits from this project will spill over to these adjacent areas.

For these reasons, MDI gives its full support to the 601 Piquette Redevelopment Project and your request for a brownfield TIF. We look forward to what this project will bring to our neighborhood and what it will do for Detroit.

Sincerely,

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

Sue Mosey
Executive Director
Midtown Detroit, Inc.



Birthplace of the Model T

Board of Trustees

Chairperson & CEO

George Linker

Vice Chairperson

Scott Thams

Secretary

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Mary Clare McCormick

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Art Pope

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Edward J. (Ted) Ryan

Steve Shotwell

Michael Skinner

William Young

Trustees Emeritus

Ray Pittman

Jack Seavitt

President & COO

Jill Woodward

Treasurer

Diana Predhomme

461 Piquette Avenue

P.O. Box 2127

Detroit MI 48202

313-872-8759

www.fordpiquetteplant.org

July 19, 2023

Brian Vosburg, AICP
Brownfield Redevelopment Manager
Detroit Economic Growth Corporation
500 Griswold, Suite 2200
Detroit, MI 48226

Re: 601 Piquette Avenue

Dear Mr. Vosburg:

On behalf of the Ford Piquette Plant Museum, a 501c3 nonprofit organization (not affiliated with Ford Motor Company), we support the 601 Piquette Avenue Project located at 601 Piquette, Detroit, Michigan, 48202.

The Brownfield Redevelopment Tax Increment Financing incentive will assist with the redevelopment of the site and building, which in turn will revitalize the Milwaukee Junction neighborhood.

After redevelopment, the project will return a currently vacant and obsolete property into a productively used property, while being a direct catalyst for future job creation. The property is located in an area characterized by longtime industrial use, and this project will attract tenants offering both high-tech and skilled jobs to the City of Detroit, supporting Detroit's workforce, entrepreneurial manufacturers, creative makers, and logistical experts.

The Ford Piquette Plant Museum is in full support of this project and looks forward to supporting neighborhood rebirth.

Sincerely,

Jill Woodward
President & Chief Operating Officer
jwoodward@fordpiquetteplant.org

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1. Eligible Activities

601 Piquette

601 & 530 Piquette

Detroit, MI

AKT Peerless Project No.3423f2

As of July 21, 2023

ELIGIBLE ACTIVITIES COST SUMMARY				
				Estimated Cost of Eligible Activity
Pre-Approved Activities				\$ 199,000
Due Care Compliance Activities				\$ 3,029,000
TOTAL ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 3,228,000
Demolition Activities				\$ 1,154,821
Lead, Asbestos, and/or Mold Activities				\$ 2,810,000
Eligible Infrastructure Improvement Activities				\$ 89,701
TOTAL NON-ENVIRONMENTAL ELIGIBLE ACTIVITIES				\$ 4,054,522
Total Environmental and Non-Environmental Eligible Activities				\$ 7,282,522
15% Contingency on Eligible Activities				\$ 1,062,528
Brownfield Plan & Act 381 WP Preparation				\$ 30,000
Brownfield Plan & Act 381 WP Implementation				\$ 30,000
Total Eligible Activities Cost with 15% Contingency				\$ 8,405,050
Interest (calculated at 5%, simple)				\$ 3,463,196
Total Eligible Activities Cost, with Contingency & Interest				\$ 11,868,246
BRA Administration Fee				\$ 1,796,198
State Revolving Fund				\$ 465,725
Local Brownfield Revolving Fund (LBRF)				\$ 740,455
Total Eligible Costs for Reimbursement				\$ 14,870,624

ATTACHMENT F

TIF Tables

Table 2. Tax Increment Revenue Estimates

601 Piquette
601 & 530 Piquette
Detroit, MI
AKT Peerless Project No.3423f2
As of July 21, 2023

Valuation Phasing		25%	50%	75%	100%	No TIF Capture During Abatement Period												PA 198 Expires			
ATTACHMENT F: 601 Piquette Brownfield Plan TIF Table																					
Estimated TV Increase rate:		1.025																			
Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18		
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041		
Initial Taxable Value		\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799		
Post-Dev TV (50% of Hard Construction Cost) Estimated New TV		\$ 2,319,972	\$ 4,639,943	\$ 6,959,915	\$ 9,279,886	\$ 9,511,883	\$ 9,749,681	\$ 9,993,423	\$ 10,243,258	\$ 10,499,340	\$ 10,761,823	\$ 11,030,869	\$ 11,306,640	\$ 11,589,306	\$ 11,879,039	\$ 12,176,015	\$ 12,480,415	\$ 12,792,426	\$ 13,112,236		
Incremental Difference (New TV - Initial TV)		\$ 764,173	\$ 3,084,144	\$ 5,404,116	\$ 7,724,087	\$ 7,956,084	\$ 8,193,882	\$ 8,437,624	\$ 8,687,459	\$ 8,943,541	\$ 9,206,024	\$ 9,475,070	\$ 9,750,841	\$ 10,033,507	\$ 10,323,240	\$ 10,620,216	\$ 10,924,616	\$ 11,236,627	\$ 11,556,437		
School Capture																					
Millage Rate																					
State Education Tax (SET)		6.0000	Initial	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	
			Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Operating Tax		17.0430	Initial	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	
			Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Total		23.0430																			
Total School Tax Increment Revenue Capture			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Abatement Value (school taxes)			\$ 17,609	\$ 71,068	\$ 124,527	\$ 177,986	\$ 183,332	\$ 188,812	\$ 194,428	\$ 200,185	\$ 206,086	\$ 212,134	\$ 218,334	\$ 224,689	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Capture																					
Millage Rate																					
City Operating		19.9520	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Library		4.6307	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne County		6.5928	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne Jails		0.9358	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne Parks		0.2442	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne HCMA		0.2070	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne Resa		0.0956	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne Resa Sp Ed		3.3443	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne Comm College		3.2202	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
WB Resa ENH		1.9876	Incremental	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Total		41.2102																			
Total Local Tax Increment Revenue Capture			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Abatement Value (local taxes)			\$ 31,492	\$ 127,098	\$ 222,705	\$ 318,311	\$ 327,872	\$ 337,671	\$ 347,716	\$ 358,012	\$ 368,565	\$ 379,382	\$ 390,470	\$ 401,834	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Capturable Millages																					
Millage Rate																					
City Debt		9.0000	New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
School Debt		13.0000	New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne DIA		0.1986	New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Wayne Zoo		0.0992	New TV	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Non-Capturable Taxes		22.2978																			
Abatement Value (non-capt taxes)			\$ 17,039	\$ 68,770	\$ 120,500	\$ 172,230	\$ 177,403	\$ 182,706	\$ 188,140	\$ 193,711	\$ 199,421	\$ 205,274	\$ 211,273	\$ 217,422	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Abatement Value			\$ 66,140	\$ 266,936	\$ 467,732	\$ 668,527	\$ 688,607	\$ 709,189	\$ 730,285	\$ 751,908	\$ 774,072	\$ 796,791	\$ 820,077	\$ 843,945	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Accumulated Abatement Value			\$ 66,140	\$ 333,076	\$ 800,807	\$ 1,469,335	\$ 2,157,942	\$ 2,867,130	\$ 3,597,415	\$ 4,349,324	\$ 5,123,396	\$ 5,920,186	\$ 6,740,263	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	

Table 2. Tax Increment Revenue Estimates

601 Piquette
 601 & 530 Piquette
 Detroit, MI
 AKT Peerless Project No.3423f2
 As of July 21, 2023

Valuation Phasing
ATTACHMENT F: 601 Piquette Brownfield Plan TIF Table

Estimated TV Increase rate:		19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Plan Year	Calendar Year	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Initial Taxable Value		\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	\$ 1,555,799	
Post-Dev TV (50% of Hard Construction Cost)	Estimated New TV	\$ 13,440,042	\$ 13,776,043	\$ 14,120,445	\$ 14,473,456	\$ 14,835,292	\$ 15,206,174	\$ 15,586,329	\$ 15,975,987	\$ 16,375,387	\$ 16,784,771	\$ 17,204,391	\$ 17,634,500	
Incremental Difference (New TV - Initial TV)		\$ 11,884,243	\$ 12,220,244	\$ 12,564,646	\$ 12,917,657	\$ 13,279,493	\$ 13,650,375	\$ 14,030,530	\$ 14,420,188	\$ 14,819,588	\$ 15,228,972	\$ 15,648,592	\$ 16,078,701	
School Capture														
	Millage Rate													
State Education Tax (SET)	6.0000	Initial \$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 9,335	\$ 280,044
		Incremental \$ 71,305	\$ 73,321	\$ 75,388	\$ 77,506	\$ 79,677	\$ 81,902	\$ 84,183	\$ 86,521	\$ 88,918	\$ 91,374	\$ 93,892	\$ 96,472	\$ 1,388,627
School Operating Tax	17.0430	Initial \$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 26,515	\$ 795,464
		Incremental \$ 202,543	\$ 208,270	\$ 214,139	\$ 220,156	\$ 226,322	\$ 232,643	\$ 239,122	\$ 245,763	\$ 252,570	\$ 259,547	\$ 266,699	\$ 274,029	\$ 3,944,396
School Total		23.0430												
Total School Tax Increment Revenue Capture		\$ 273,849	\$ 281,591	\$ 289,527	\$ 297,662	\$ 305,999	\$ 314,546	\$ 323,305	\$ 332,284	\$ 341,488	\$ 350,921	\$ 360,590	\$ 370,502	\$ 5,333,023
Abatement Value (school taxes)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,019,190
Local Capture														
	Millage Rate													
City Operating	19.9520	Incremental \$ 237,114	\$ 243,818	\$ 250,690	\$ 257,733	\$ 264,952	\$ 272,352	\$ 279,937	\$ 287,712	\$ 295,680	\$ 303,848	\$ 312,221	\$ 320,802	\$ 4,617,648
Library	4.6307	Incremental \$ 55,032	\$ 56,588	\$ 58,183	\$ 59,818	\$ 61,493	\$ 63,211	\$ 64,971	\$ 66,776	\$ 68,625	\$ 70,521	\$ 72,464	\$ 74,456	\$ 1,071,719
Wayne County	6.5928	Incremental \$ 78,350	\$ 80,566	\$ 82,836	\$ 85,164	\$ 87,549	\$ 89,994	\$ 92,500	\$ 95,069	\$ 97,703	\$ 100,402	\$ 103,168	\$ 106,004	\$ 1,525,824
Wayne Jails	0.9358	Incremental \$ 11,121	\$ 11,436	\$ 11,758	\$ 12,088	\$ 12,427	\$ 12,774	\$ 13,130	\$ 13,494	\$ 13,868	\$ 14,251	\$ 14,644	\$ 15,046	\$ 216,580
Wayne Parks	0.2442	Incremental \$ 2,902	\$ 2,984	\$ 3,068	\$ 3,154	\$ 3,243	\$ 3,333	\$ 3,426	\$ 3,521	\$ 3,619	\$ 3,719	\$ 3,821	\$ 3,926	\$ 56,517
Wayne HCMA	0.2070	Incremental \$ 2,460	\$ 2,530	\$ 2,601	\$ 2,674	\$ 2,749	\$ 2,826	\$ 2,904	\$ 2,985	\$ 3,068	\$ 3,152	\$ 3,239	\$ 3,328	\$ 47,908
Wayne Resa	0.0956	Incremental \$ 1,136	\$ 1,168	\$ 1,201	\$ 1,235	\$ 1,270	\$ 1,305	\$ 1,341	\$ 1,379	\$ 1,417	\$ 1,456	\$ 1,496	\$ 1,537	\$ 22,125
Wayne Resa Sp Ed	3.3443	Incremental \$ 39,744	\$ 40,868	\$ 42,020	\$ 43,201	\$ 44,411	\$ 45,651	\$ 46,922	\$ 48,225	\$ 49,561	\$ 50,930	\$ 52,334	\$ 53,772	\$ 773,998
Wayne Comm College	3.2202	Incremental \$ 38,270	\$ 39,352	\$ 40,461	\$ 41,597	\$ 42,763	\$ 43,957	\$ 45,181	\$ 46,436	\$ 47,722	\$ 49,040	\$ 50,392	\$ 51,777	\$ 745,276
WB Resa ENH	1.9876	Incremental \$ 23,621	\$ 24,289	\$ 24,973	\$ 25,675	\$ 26,394	\$ 27,131	\$ 27,887	\$ 28,662	\$ 29,455	\$ 30,269	\$ 31,103	\$ 31,958	\$ 460,006
Local Total		41.2102												
Total Local Tax Increment Revenue Capture		\$ 489,752	\$ 503,599	\$ 517,792	\$ 532,339	\$ 547,251	\$ 562,535	\$ 578,201	\$ 594,259	\$ 610,718	\$ 627,589	\$ 644,882	\$ 662,606	\$ 9,537,601
Abatement Value (local taxes)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,611,128
Non-Capturable Millages														
	Millage Rate													
City Debt	9.0000	New TV \$ 120,960	\$ 123,984	\$ 127,084	\$ 130,261	\$ 133,518	\$ 136,856	\$ 140,277	\$ 143,784	\$ 147,378	\$ 151,063	\$ 154,840	\$ 158,711	\$ 2,334,980
School Debt	13.0000	New TV \$ 174,721	\$ 179,089	\$ 183,566	\$ 188,155	\$ 192,859	\$ 197,680	\$ 202,622	\$ 207,688	\$ 212,880	\$ 218,202	\$ 223,657	\$ 229,249	\$ 3,372,749
Wayne DIA	0.1986	New TV \$ 2,669	\$ 2,736	\$ 2,804	\$ 2,874	\$ 2,946	\$ 3,020	\$ 3,095	\$ 3,173	\$ 3,252	\$ 3,333	\$ 3,417	\$ 3,502	\$ 51,525
Wayne Zoo	0.0992	New TV \$ 1,333	\$ 1,367	\$ 1,401	\$ 1,436	\$ 1,472	\$ 1,508	\$ 1,546	\$ 1,585	\$ 1,624	\$ 1,665	\$ 1,707	\$ 1,749	\$ 25,737
Total Non-Capturable Taxes		22.2978												
Abatement Value (non-capt taxes)		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,953,890
Total Annual Abatement Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,584,208
Total Accumulated Abatement Value		\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208	\$ 7,584,208

Table 3. Reimbursement Allocation Schedule

601 Piquette
601 & 530 Piquette
Detroit, MI
AKT Peerless Project No.3423f2
As of July 21, 2023

ATTACHMENT F: 601 Piquette Brownfield Plan TIF Table

Developer Projected Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	35.9%	\$ 4,256,286		\$ 4,256,286
Local	64.1%	\$ 7,611,960	\$ -	\$ 7,611,960
TOTAL		\$ 11,868,246	\$ -	\$ 11,868,246
EGLE	44.2%	\$ 5,247,422		
MSF	55.8%	\$ 6,620,824		

Estimated Total Years of Plan: 30

Estimated Capture

Administrative Fees	\$ 1,796,198
State Revolving Fund	\$ 465,725
LBRF	\$ 740,455

Interest	Proportionality	School & Local Taxes
EGLE	44.3%	1,535,072
MSF	55.7%	1,928,124

No TIF Capture During Abatement Period																	PA 198 Expires	
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 231,202	\$ 237,878	\$ 244,722	\$ 251,736	\$ 258,926	
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,101	\$ 30,970	\$ 31,861	\$ 32,774	\$ 33,710	
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,102	\$ 206,909	\$ 212,861	\$ 218,962	\$ 225,216	
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 413,483	\$ 425,423	\$ 437,661	\$ 450,206	\$ 463,064	
BRA Administrative Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,703	\$ 99,495	\$ 100,000	\$ 100,000	\$ 100,000	
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,780	\$ 325,928	\$ 337,661	\$ 350,206	\$ 363,064	
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517,882	\$ 532,836	\$ 550,522	\$ 569,168	\$ 588,279	
DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,868,246	\$ 11,350,364	\$ 10,817,528	\$ 10,267,005	\$ 9,697,838	\$ 9,109,558	
STATE Reimbursement Balance	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,256,286	\$ 4,055,184	\$ 3,848,276	\$ 3,635,415	\$ 3,416,452	\$ 3,191,237	
Eligible Activities Reimbursement	\$ 3,014,287	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,102	\$ 206,909	\$ 212,861	\$ 218,962	\$ 225,216	
Environmental Eligible Activities	\$ 1,331,353	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 88,823	\$ 91,388	\$ 94,017	\$ 96,711	\$ 99,473	
Non-Environmental Eligible Activities	\$ 1,682,934	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 112,279	\$ 115,521	\$ 118,844	\$ 122,251	\$ 125,742	
Interest Reimbursement	\$ 1,241,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Environmental Portion	\$ 550,520	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Non-Environmental Portion	\$ 691,479	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Total STATE TIR Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 201,102	\$ 206,909	\$ 212,861	\$ 218,962	\$ 225,216	
LOCAL Reimbursement Balance	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,611,960	\$ 7,295,180	\$ 6,969,252	\$ 6,631,591	\$ 6,281,385	\$ 5,918,322	
Eligible Activities Reimbursement	\$ 5,390,763	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,780	\$ 325,928	\$ 337,661	\$ 350,206	\$ 363,064	
Environmental Eligible Activities	\$ 2,380,997	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 139,916	\$ 143,956	\$ 149,139	\$ 154,679	\$ 160,358	
Non-Environmental Eligible Activities	\$ 3,009,766	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 176,864	\$ 181,972	\$ 188,523	\$ 195,526	\$ 202,705	
Interest Reimbursement	\$ 2,221,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Environmental Portion	\$ 984,552	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Non-Environmental Portion	\$ 1,236,645	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	
Total LOCAL TIR Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 316,780	\$ 325,928	\$ 337,661	\$ 350,206	\$ 363,064	
Total Annual Developer Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 517,882	\$ 532,836	\$ 550,522	\$ 569,168	\$ 588,279	
LOCAL BROWNFIELD REVOLVING FUND	LBRF Year	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
STATE	\$ 1,881,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	

Table 3. Reimbursement Allocation Schedule

601 Piquette
601 & 530 Piquette
Detroit, MI
AKT Peerless Project No.3423f2
As of July 21, 2023

ATTACHMENT F: 601 Piquette Brownfield Plan TIF Table

Plan Year Calendar Year	End Plan													TOTAL	
	18 2041	19 2042	20 2043	21 2044	22 2045	23 2046	24 2047	25 2048	26 2049	27 2050	28 2051	29 2052	30 2053		
Total State Incremental Revenue	\$ 266,295	\$ 273,849	\$ 281,591	\$ 289,527	\$ 297,662	\$ 305,999	\$ 314,546	\$ 323,305	\$ 332,284	\$ 341,488	\$ 350,921	\$ 360,590	\$ 370,502		
State Brownfield Revolving Fund (50% of SET)	\$ 34,669	\$ 35,653	\$ 36,661	\$ 37,694	\$ 38,753	\$ 39,838	\$ 40,951	\$ 42,092	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 465,725	
State TIR Available for Reimbursement	\$ 231,626	\$ 238,196	\$ 244,930	\$ 251,833	\$ 258,909	\$ 266,161	\$ 273,594	\$ 281,214	\$ 332,284	\$ 341,488	\$ 350,921	\$ 360,590	\$ 370,502		
Total Local Incremental Revenue	\$ 476,243	\$ 489,752	\$ 503,599	\$ 517,792	\$ 532,339	\$ 547,251	\$ 562,535	\$ 578,201	\$ 594,259	\$ 610,718	\$ 627,589	\$ 644,882	\$ 662,606		
BRA Administrative Fee	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 1,796,198	
Local TIR Available for Reimbursement	\$ 376,243	\$ 389,752	\$ 403,599	\$ 417,792	\$ 432,339	\$ 447,251	\$ 462,535	\$ 478,201	\$ 494,259	\$ 510,718	\$ 527,589	\$ 544,882	\$ 562,606		
Total State & Local TIR Available	\$ 607,869	\$ 627,948	\$ 648,529	\$ 669,625	\$ 691,248	\$ 713,411	\$ 736,129	\$ 759,415	\$ 826,543	\$ 852,206	\$ 878,510	\$ 905,472	\$ 933,108		
DEVELOPER	Beginning Balance														
DEVELOPER Reimbursement Balance	\$ 11,868,246	\$ 8,501,690	\$ 7,873,742	\$ 7,225,213	\$ 6,555,588	\$ 5,864,340	\$ 5,150,929	\$ 4,414,799	\$ 3,655,385	\$ 2,828,841	\$ 1,976,635	\$ 1,098,125	\$ 433,163	\$ (0)	
STATE Reimbursement Balance	\$ 4,256,286	\$ 2,959,611	\$ 2,721,415	\$ 2,476,485	\$ 2,224,652	\$ 1,965,743	\$ 1,699,582	\$ 1,425,988	\$ 1,144,774	\$ 812,489	\$ 471,002	\$ 120,080	\$ 0	\$ 0	
Eligible Activities Reimbursement	\$ 3,014,287	\$ 231,626	\$ 238,196	\$ 244,930	\$ 251,833	\$ 258,909	\$ 266,161	\$ 273,594	\$ 183,988	\$ -	\$ -	\$ -	\$ -	\$ 3,014,287	
Environmental Eligible Activities	\$ 1,331,353	\$ 102,305	\$ 105,207	\$ 108,181	\$ 111,230	\$ 114,355	\$ 117,558	\$ 120,841	\$ 81,264	\$ -	\$ -	\$ -	\$ -	\$ -	
Non-Environmental Eligible Activities	\$ 1,682,934	\$ 129,321	\$ 132,989	\$ 136,749	\$ 140,603	\$ 144,554	\$ 148,603	\$ 152,753	\$ 102,724	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Reimbursement	\$ 1,241,999	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 97,225	\$ 332,284	\$ 341,488	\$ 350,921	\$ 120,080	\$ 1,241,999	
Environmental Portion	\$ 550,520	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 43,095	\$ 147,286	\$ 151,365	\$ 155,547	\$ 53,226	\$ 0	
Non-Environmental Portion	\$ 691,479	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -	\$ 54,130	\$ 184,998	\$ 190,122	\$ 195,374	\$ 66,854	\$ 0	
Total STATE TIR Reimbursement	\$ 231,626	\$ 238,196	\$ 244,930	\$ 251,833	\$ 258,909	\$ 266,161	\$ 273,594	\$ 281,214	\$ 332,284	\$ 341,488	\$ 350,921	\$ 120,080	\$ -	\$ 4,256,286	
LOCAL Reimbursement Balance	\$ 7,611,960	\$ 5,542,078	\$ 5,152,326	\$ 4,748,728	\$ 4,330,936	\$ 3,898,597	\$ 3,451,346	\$ 2,988,812	\$ 2,510,611	\$ 2,016,352	\$ 1,505,634	\$ 978,045	\$ 433,163	\$ (0)	
Eligible Activities Reimbursement	\$ 5,390,763	\$ 376,243	\$ 389,752	\$ 403,599	\$ 417,792	\$ 432,339	\$ 447,251	\$ 462,535	\$ 478,201	\$ 289,414	\$ -	\$ -	\$ -	\$ 5,390,763	
Environmental Eligible Activities	\$ 2,380,997	\$ 166,179	\$ 172,146	\$ 178,262	\$ 184,531	\$ 190,956	\$ 197,542	\$ 204,293	\$ 211,212	\$ 127,829	\$ -	\$ -	\$ -	\$ -	
Non-Environmental Eligible Activities	\$ 3,009,766	\$ 210,064	\$ 217,606	\$ 225,337	\$ 233,261	\$ 241,383	\$ 249,709	\$ 258,242	\$ 266,989	\$ 161,585	\$ -	\$ -	\$ -	\$ -	
Interest Reimbursement	\$ 2,221,197	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 204,845	\$ 510,718	\$ 527,589	\$ 544,882	\$ 433,163	
Environmental Portion	\$ 984,552	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 90,798	\$ 226,377	\$ 233,855	\$ 241,520	\$ 192,001	
Non-Environmental Portion	\$ 1,236,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,047	\$ 284,341	\$ 293,734	\$ 303,361	\$ 241,162	
Total LOCAL TIR Reimbursement	\$ 376,243	\$ 389,752	\$ 403,599	\$ 417,792	\$ 432,339	\$ 447,251	\$ 462,535	\$ 478,201	\$ 494,259	\$ 510,718	\$ 527,589	\$ 544,882	\$ 433,163	\$ 7,611,960	
Total Annual Developer Reimbursement	\$ 607,869	\$ 627,948	\$ 648,529	\$ 669,625	\$ 691,248	\$ 713,411	\$ 736,129	\$ 759,415	\$ 826,543	\$ 852,206	\$ 878,510	\$ 905,472	\$ 933,163	\$ 11,868,246	
LOCAL BROWNFIELD REVOLVING FUND	LBRF Year	0	0	0	0	0	0	0	0	0	0	0	1	2	
LBRF Deposits	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,510	\$ 499,945	\$ 740,455
STATE	\$ 1,881,873	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 240,510	\$ 370,502	\$ 611,012
LOCAL	no maximum	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 129,443	

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: 530 and 601 Piquette

DATE: 7/12/2023

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by AKT Peerless on behalf of 601 Piquette, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 601 Piquette Redevelopment project.

2 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

2 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

_____ Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there does appear to have been a measurable release to the subsurface and therefore, the site is considered a Part 201 "facility." The documents received for this project satisfy the DBRA Guidelines.

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

By: Anita Harrington
Its: Environmental Specialist III

ATTACHMENT H

Incentive Chart



ATTACHMENT H

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Rehabilitation	TIF and PA 198	\$22.3 Million	5 – Milwaukee Junction (601 Piquette) 5 – Medbury Park (530 Piquette)

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
7	0	45	8	1	2	0	0

1. What is the plan for hiring Detroiters?

601 Piquette Holdings, L.L.C., 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 contacts in terms of local participation. The Developer will work with local workforce development programs and will participate in the Skilled Trades Taskforce to optimize the use of Detroit-based subcontractors.

This project is subject to Executive Order 2021-2. The developer will comply with this executive order, and work directly with CRIO, Detroit Employment Solutions, and others to achieve compliance.

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

In the short-term it is estimated that annually, 20 full-time equivalent (FTE) temporary construction jobs will be created during site preparation and rehabilitation activities for a total of approximately 60 temporary construction jobs.

The developer will create an estimated 3 FTE job related to property management and maintenance. . Average wages for new hires post construction may range from \$10/hour to \$18/hour or for salary positions, from \$30,000 to \$42,000.. 601 Piquette Holdings, LLC, is experienced in employing Detroit residents on projects, and will utilize the Skilled Trades Task



Force consultant Ignition Media Group under Dennis Archer Jr. and Tiffany Jackson, to ensure Detroit-based contractors and workers benefit from the redevelopment.

In the long-term, it is estimated that the future tenants will create an additional 50+ FTE jobs, in a building capable of employing hundreds of people. Over time, the successful redevelopment will have a catalyst effect within this neighborhood and supply long-term jobs.

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

The project does not include a residential component. However, the proposed redevelopment will allow for the expansion of existing businesses in Detroit, and will create a viable industrial property which meets the demands of modern industrial operations. Additionally, the rehabilitation of this vacant, industrial complex, will increase industry and job opportunities for the local neighborhood, and will provide a desperately needed, modern industrial space in Detroit.

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 reaching out to community groups and neighboring property owners. The developer intends to maximize the use of local contractors and make a best faith effort to hire local workers – both for temporary and full-time positions created by this project.

5. When is construction slated to begin?

The project is anticipating a summer 2023 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 2024.