EXHIBIT A

# CITY OF DETROIT
# BROWNFIELD REDEVELOPMENT AUTHORITY

# AMENDED AND RESTATED BROWNFIELD PLAN
# FOR THE
# HARMONIE SOCIAL CLUB
# REDEVELOPMENT PROJECT

Prepared by:

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April 25, 2023

**CITY OF DETROIT**
**BROWNFIELD REDEVELOPMENT AUTHORITY**
**AMENDED AND RESTATED 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").

On April 16, 2019, the governing body (as defined by Act 381) approved a brownfield plan identified as the Brownfield Plan for the Harmonie Social Club Development Project (the "Original Plan") for the Property (as defined in Section II(A) herein). Due to the COVID-19 pandemic, extended construction timeframe, construction cost and interest rate increases, and unanticipated infrastructure conditions an amendment to the Original Plan is required.

The primary purpose of this Brownfield Plan ("Plan") is to amend, restate, and replace in its entirety, the Original Plan. Upon approval of this Plan by the governing body, this Plan shall amend and restate the Original Plan. This Plan shall 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 a developer for the eligible property or proposed use of the eligible property after approval of this Plan by the governing body 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 one (1) parcel. 311 East Grand River Avenue is a "historic resource". The aforementioned parcel and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the "Property."

Attachment A includes a site map of the Property and Attachment B includes the Property legal description. The Property is located in Detroit's Central Business District, just two blocks east of Grand Circus Park, bounded by Centre Street to the south, the property line to the west, the alley between John R Street and Grand River Avenue to the north, and Grand River Avenue to the east.

Parcel information is outlined below.

| | |
|---|---|
| Address | 311 East Grand River Avenue (AKA 267 E Grand River) |
| Parcel ID | 01004041-2 |
| Owner | 311 Grand River, LLC |
| Legal Description | NE CENTRE 71&70 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 124.22 IRREG |

311 Grand River, LLC is the project developer ("Developer") and owner of the Property. In accordance with the Original Plan, the existing historic structure was renovated to include updated tenant space. The second and third floor included the rehabilitation of the vacant office space and mezzanine for the tenant, Lighthouse Immersive, which offers a new destination art space in the City. The project renovations maintained and restored the historic features of the building, including the columns that dot the area. The Developer continues to work on a plan for the basement level to include a bar and restaurant space.

Construction of the project began in the summer of 2019, and eligible activities were initially anticipated to be completed within nine (9) months thereafter. The project is now 95% complete as of the Spring of 2022 and the final basement tenant renovations are anticipated to occur over the next year.

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

Attachment C provides a detailed description of the project 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) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property was determined to be a historic resource as defined by Act 381 in accordance with the Original Plan.

The Property was listed as a Michigan Historic Site in 1975 and was individually listed in the National Register of Historic Places in 1980. In addition, the Property is listed in Detroit's local Madison-Harmonie Historic District.

**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 demolition, asbestos abatement, infrastructure improvements, site preparation activities, and the development, preparation and implementation of a brownfield plan and/or 381 work plan.

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

In connection with the Original Plan, eligible activities commenced in the summer of 2019. Unless otherwise agreed to in writing by the DBRA, all remaining eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and all remaining eligible activities shall be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities incurred by it as described below. Some eligible activities commenced prior to the adoption of the Original 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 that certain Reimbursement Agreement executed by the DBRA and the Developer on June 25, 2019 (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 Fund (“MSF”) and the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”), as may be required pursuant to Act 381, within 270 days after the date the Original 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:

| | **Reimbursement Costs** | **Admin. Costs** | **State Brownfield Fund** | **Local Brownfield Revolving Fund** | **Totals** |
|---|---|---|---|---|---|
| School Operating Tax | $1,722,079 | $0 | $0 | $6,100 | $1,728,180 |
| State Education Tax | $358,599 | $0 | $255,402 | $1,086 | $615,087 |
| Wayne County Operation (winter) | $38,662 | $61,253 | $0 | $4,846 | $104,761 |
| Wayne County Jails | $36,645 | $58,058 | $0 | $4,593 | $99,296 |
| Wayne County Parks | $9,606 | $15,219 | $0 | $1,204 | $26,028 |
| RESA Enhancement | $78,170 | $123,847 | $0 | $9,797 | $211,814 |
| Wayne County ISD (RESA) | $3,767 | $5,968 | $0 | $472 | $10,208 |
| Wayne County RESA Special Ed | $131,560 | $208,433 | $0 | $16,489 | $356,482 |
| **TOTAL** | **$2,379,089** | **$472,778** | **$255,402** | **$44,587** | **$3,151,856** |

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

| | |
|---|---|
| City Debt | $909,992 |
| School Debt | $1,314,433 |
| Wayne County DIA | $20,171 |
| Wayne County Zoo | $10,081 |
| Total | **$2,254,676** |

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving the Original 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 the Original Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2023 tax year (commencing with the Summer 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 an Act 381 Work Plan including this Plan, the DBRA may incur note or bonded indebtedness to finance the purposes of this Plan; provided that any such note or bonded indebtedness contemplated by this section shall be (i) subject to approval by the DBRA Board of Directors and other approvals required in accordance and compliance with Act 381 and applicable law; (ii) non-recourse to the DBRA; and (iii) in an amount not to exceed the maximum amount of tax increment revenues authorized for capture under this Plan and any subsequent Act 381 work plan approvals.

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is forgiven, or for which 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.

The Developer was approved for an Obsolete Property Rehabilitation Act, PA 146 Tax Abatement (OPRA) which went into effect December 31, 2021 for twelve (12) years. The base taxable value of the Brownfield Plan is $0, established in 2019. 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.

**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 became a part of this Plan on April 16, 2019 (i.e. the date the Original Plan was approved by the governing body.

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

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

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at $44,587. 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 Environmental Site Assessment ("ESA") has been performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Phase I ESA.

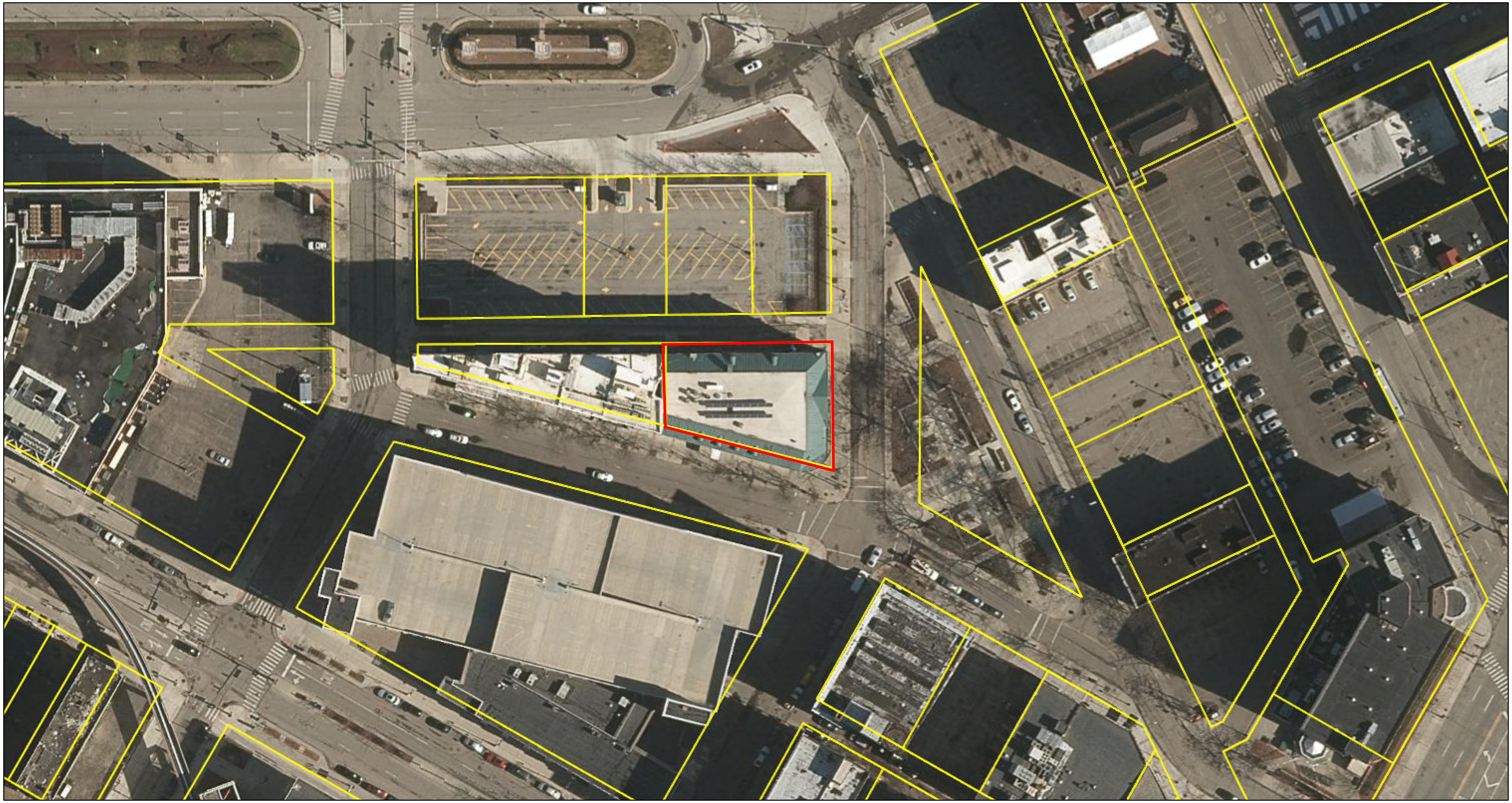
The Developer further represents and warrants that the Project does not and will not include a City of Detroit Land Bank Authority, Wayne County Land Bank Authority or State of Michigan Land Bank financing component.

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.

# ATTACHMENT A

## Site Map

# Wayne County Parcel Viewer



November 3, 2016

1:1,128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

# ATTACHMENT B

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

**Legal Description 311 East Grand River Avenue, Detroit, Wayne County, Michigan:**

Parcel: 01004041-2

NE CENTRE 71&70 PLAT OF SEC 9 GOVERNOR & JUDGES PLAN L34 P552 DEEDS, W C R 1/56 124.22 IRREG

# ATTACHMENT C

## Project Description

**HARMONIE SOCIAL CLUB**
**PROJECT DESCRIPTION**

## Development Team and Company Synopsis

311 Grand River, LLC (Developer) is an affiliate of Basco of Michigan (Basco). Basco, along with its group companies, is a local property development and management firm founded in 2001 by Roger Basmajian. Basco's focus is on investing and redeveloping properties in established neighborhoods in Southeastern Michigan to transform neglected and underutilized properties into new and creative uses. Basco's redevelopment work began in the walkable communities of Royal Oak, MI and Ferndale, MI. Between the Royal Oak and Ferndale, Basco has redeveloped approximately 100,000 square feet of retail, mixed use and office space.

Basco's ultimate goal was to become involved in the redevelopment of Detroit's beautiful, but neglected, buildings and to slowly bring vibrancy and diversity to Detroit's communities. In 2013, Basco purchased The First State Bank property at 751 Griswold Street and embarked on its first Detroit project. Since Basco has redeveloped the property at 607 Shelby back to a vibrant office building and is underway with construction at 220 West Congress. To date, Basco has purchased multiple properties in and around Downtown Detroit totaling of approximately 350,000 sq. feet. Each project consists of planned rehabilitations that seek to preserve the historical integrity of the buildings and the culture and aesthetics of the surrounding areas.

The development team has selected MIG Construction as the General Contractor and Hamilton Anderson as the architect who are both Detroit based.

## Project Synopsis

The Developer renovated the existing building, which consists of three-stories plus a basement and a mezzanine totaling approximately 39,172 gross square feet. The property is located in Detroit's Central Business District. The existing building was constructed in 1894 and was occupied by a society club until the late 1970s. The building was then vacant until the early 1990s and has been occupied by an art gallery, offices, and a restaurant. The building is a well-preserved example of Beaux Arts, club architecture, featuring rusticated stone, buff-colored brick, and large pilasters accentuating the classical design for public buildings of the 1890s. The building was designed by Detroiter, Richard E. Raseman who was selected from a competition for the building's design. From the start, the building shone as a lavish place for social organization and musical gatherings.

The redevelopment entailed significant renovations to both the interior and exterior of the current building for use as a mixed-use commercial property. Exterior improvements included façade restoration to ensure longevity of the building's distinguishing style and historic character, a new roof, improvements to the windows and doors, and upgrades to the electrical and water mains. Additionally, the Developer invested in improvements to the sidewalks and landscaping as well as improvements to the alley on the back of the property.

The basement will be completely renovated for use of approximately 10,000 square feet of restaurant tenant space.

The second and third floor entailed rehabilitation of the vacant office space and mezzanine for use by Lighthouse Immersive, which offers a destination art space totaling approximately 16,400 square feet. The renovation maintained and restored the historic features of the space, including the columns that dot the area.

Rehabilitation work for each floor consisted of abatement activities and selective demolition to maintain the building's historic features. This included restoration work for ornamental metals, millwork, and other prominent features. New plumbing, HVAC, and electrical systems were installed to ensure the rehabilitation met the demands of modern tenants. This work also included upgrading of restroom facilities to be ADA compliant. Modern fire protection systems and elevators were also included in the project.

**Project Investment Estimates**

| Capital Cost | Total Cost |
|---|---|
| Acquisition Cost | $ 1,200,000 |
| Soft Costs | $ 2,570,000 |
| Hard Costs | $ 8,360,000 |
| **Total Capital Costs** | **$ 12,130,000** |

**Additional Financing Incentives Associated with the Redevelopment**

Substantial investment was necessary to rehabilitate the existing building. In efforts to grow this project into a viable, long-term redevelopment, the Developer secured an Obsolete Property Rehabilitation Act (OPRA) Tax Abatement and Historic Tax Credits.

**Cost/Benefit Analysis**

The development has created a sense of place, encouraged increased spending and created new jobs in the heart of Detroit. This redevelopment is also part of a larger effort involving the Detroit Downtown Development Authority to bring vibrancy to the

Paradise Valley Cultural and Entertainment District. The district was created to honor the legacy of the African-American businesses that thrived here until urban renewal programs displaced neighborhood life. The development has brought new life back to the historic building, has provided additional new art and entertainment amenities, increasing foot traffic between the Madison Street and Broadway Street corridors. On a monthly basis, the current tenant attracts approximately 10,000 visitors to the space each month.

On a short-term basis, approximately 77 construction, and 20 venue production and equipment installation jobs were created prior to finalizing the building for the tenant and visitors. On a long-term basis the proposed redevelopment associated with the project has created approximately 2 part-time jobs (1 full-time equivalent (FTE)) directly by the developer. The tenant currently has 7 full time and 32 part time jobs. Additional tenant jobs will also be created through the final buildout of the basement space. The development team presented at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents. Tenants are encouraged to utilize Detroit at Work to advertise and secure Detroit talent.

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

# ATTACHMENT D

## Supportive Letters

January 18, 2023

To The Honorable City Council, City of Detroit:

On behalf of Real Times Media & The Michigan Chronicle, I, Hiram Jackson, would like to express our full support for Basco of Michigan's (BASCO) project located at 311 East Grand River. We believe that the project is a great contribution to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, has successfully completed the adaptive reuse of property, attracting a world-class tenant: Lighthouse Immersive.

The Michigan Chronicle welcomes the energy and activity that Paradise Valley needs. As a provider of newsworthy journalism to this community, we believe the tenant compliments what already exists. The development increases density and foot traffic to the historic district. There are numerous jobs created as a result of this development and economic benefits to the neighborhood and the city as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of this project. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Hiram Jackson
Chief Executive Officer, Real Times Media
Publisher, Michigan Chronicle

# Detroit Opera



December 29, 2022

To Honorable City Council, City of Detroit,

On behalf of Detroit Opera, I, Patricia Walker, would like to express our full support for Basco of Michigan's (BASCO) project located at 311 East Grand River. We believe that the project is a great contribution to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, has successfully completed the adaptive reuse of property, attracting a world-class tenant: Lighthouse Immersive.

The Detroit Opera welcomes the energy and activity that Paradise Valley needs. As a provider of theater and entertainment to this community, we believe the tenant compliments what already exists. The development increases density and foot traffic to the historic district. There are numerous jobs created as a result of this development and economic benefits to the neighborhood and the city as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of this project. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Patricia K. Walker
Chief Administrative Officer

LIGHTHOUSE IMMERSIVE

April 19, 2023

To Honorable City Council, City of Detroit,

On behalf of Lighthouse Immersive, I, Matt Karr, would like to express our full support for Basco of Michigan's (BASCO) proposed project located at 311 East Grand River. We believe that the project is a great contribution to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, has successfully completed the adaptive reuse of property, and allowed us to occupy this first-class space.

As the primary tenant on the first, second, and third floor of the building we have had tremendous success in welcoming guests from all over to the Paradise Valley area. Our Van Gogh and Disney exhibits in particular have been big hits, increasing density and foot traffic to the historic district. There are numerous jobs created as a result of this development and economic benefits to the neighborhood and the City as a whole.

We are pleased to see the direction of the project, and offer our full support. I look forward to this project contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Matthew S. Karr

Matthew S. Karr
Venue Manager
Lighthouse Immersive

December 23, 2022

To Honorable City Council, City of Detroit,

On behalf of Music Hall Center, I, Vince Paul, would like to express our full support for Basco of Michigan's (BASCO) proposed project located at 311 East Grand River. We believe that the project is a great contribution to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, has successfully completed the adaptive reuse of property, attracting a world-class tenant: Lighthouse Immersive.

The Music Hall welcomes the energy and activity that Paradise Valley needs. As a provider of programing and entertainment to this community, we believe the proposed use compliments what already exists. The development increases density and foot traffic to the historic district. There are numerous jobs created as a result of this development and economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of the project. I look forward to this project contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Vince Paul
President & Artistic Director
Music Hall Center for the Performing Arts

HamiltonAnderson

February 1, 2019

Dear Members of the Detroit City Council:

On behalf of Hamilton Anderson Associates (HAA), I would like to express my full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. I believe that both projects will be great contributions to the Paradise Valley Cultural & Entertainment District (PVCED), and that BASCO, a Detroit headquartered entity, will be successful with the adaptive re-use of the existing buildings.

As current tenants of the district, HAA welcomes the proposed energy and activity to the area, and are confident the developments will compliment what already exists, as well as what is to come. The proposed programming calls for mixed-use, hospitality, retail and residential, all elements that are needed to further revitalize the district. Independently, both projects will contribute to the density and walkability of the neighborhood, and as a result, there will be other economic benefits to the neighborhood and the city as a whole.

As a longstanding PVCED business owner and stakeholder, I am pleased to see the direction of these projects, and look forward to the development contributing to the continued growth of the PVCED community and greater Detroit.

Respectfully,

Rainy Hamilton, Jr., FAIA, NOMA

Principal

1435 Randolph, Suite 200, Detroit, MI 48226 / 313 964 0270 / 313 964 0170 fax / hamilton-anderson.com

January 30, 2019

To Honorable City Council, City of Detroit,

On behalf of La Casa Cigars & Lounge, I, Maria Petrenko, would like to express our full support for Basco of Michigan's (BASCO) proposed projects located at 1322-1332 Broadway and 311 East Grand River. We believe that both projects would be great contributions to the emerging entertainment cultural & historic district known as Paradise Valley. We are confident that BASCO, who is headquartered in Detroit and a seasoned developer of historical buildings, will be successful with these adaptive re-use projects

The La Casa Cigars & Lounge Theatre welcomes the energy and activity that Paradise Valley needs. As a provider of entertainment and spirits to this community, we believe the proposed uses will compliment what already exists. The developments are mixed-use, hospitality, retail, and residential. Even though the projects are independent of each other, both projects will contribute to the density and walkability of the neighborhood. As a result, there will be other economic benefits to the neighborhood and the City as a whole.

As a Paradise Valley business and stakeholder, we are pleased to see the direction of these projects. I look forward to these projects contributing to the continued growth of the Paradise Valley community and greater Detroit.

Respectfully,

Maria Petrenko

Title

La Casa Cigars & Lounge

# ATTACHMENT E

## Estimated Cost of Eligible Activities Table

| Table 1: Eligible Activities Cost Estimates<br>311 Grand River, Detroit, MI | | | | |
|---|---|---|---|---|
| **Item/Activity** | **Original Request (approved April 2019)** | **Total Revised Request** | **MSF Act 381 Eligible Activities** | **MDEQ Act 381 Eligible Activities** |
| **Pre-Approved Activties** | | | | |
| Phase I ESA | $ 2,600 | $ 2,600 | | $ 2,600 |
| Hazardous Materials Survey | $ 5,000 | $ 4,586 | | $ 4,586 |
| **Pre-Approved Activities Sub-Total** | **$ 7,600** | **$ 7,186** | **$ -** | **$ 7,186** |
| **Demolition** | | | | |
| Building Demolition Activities | $ 127,728 | $ 543,834 | $ 543,834 | |
| Soft costs, developer, and contractor fees related to demolition | | $ 39,853 | $ 39,853 | |
| **Demolition Sub-Total** | **$ 127,728** | **$ 583,687** | **$ 583,687** | **$ -** |
| **Asbestos Activities** | | | | |
| Asbestos Abatement, Oversight, Air Monitoring and Reporting | $ 50,000 | $ 150,540 | $ 150,540 | |
| Developer, and contractor fees related to asbestos abatement | | $ 18,080 | $ 18,080 | |
| **Asbestos Activities Sub-Total** | **$ 50,000** | **$ 168,620** | **$ 168,620** | **$ -** |
| **Infrastructure Improvements** | | | | |
| Sidewalks/Curbs/Gutter in public ROWs | $ 12,500 | $ 50,705 | $ 50,705 | |
| Water Main | $ 45,000 | $ 56,539 | $ 56,539 | |
| Sewer Mains and Manholes | $ 25,000 | $ 237,307 | $ 237,307 | |
| Public Lighting | $ 5,500 | $ 17,000 | $ 17,000 | |
| Public Alley Improvements | $ 50,000 | $ 153,735 | $ 153,735 | |
| Developer, and contractor fees related to infrastructure improvements | | $ 61,886 | $ 61,886 | |
| **Infrastructure Sub-Total** | **$ 138,000** | **$ 577,172** | **$ 577,172** | **$ -** |
| **Site Preparation** | | | | |
| Temporary Traffic Control | $ 35,000 | $ 32,000 | $ 32,000 | |
| Temporary Site Controls (traffic, fencing, gates, signage and/or lighting) | $ 10,800 | $ 26,030 | $ 26,030 | |
| Relocation of Active Utilities (Electric) | $ 107,000 | $ 40,000 | $ 40,000 | |
| Relocation of Active Utilities (Gas) | $ 8,000 | $ 5,000 | $ 5,000 | |
| Developer, and contractor fees related to site preparation | | $ 12,374 | $ 12,374 | |
| **Site Preparation Sub-Total** | **$ 160,800** | **$ 115,404** | **$ 115,404** | **$ -** |
| **Preparation of Brownfield Plan and Act 381 Workplan** | | | | |
| Brownfield Plan Preparation | $ 18,785 | $ 30,000 | $ 30,000 | |
| Brownfield Plan Implementation | $ 5,000 | $ 30,000 | $ 30,000 | |
| **Brownfield Plan and Act 381 Workplan Sub-Total** | **$ 23,785** | **$ 60,000** | **$ 60,000** | **$ -** |
| **Eligible Activities Sub-Total** | **$ 507,913** | **$ 1,512,069** | **$ 1,504,883** | **$ 7,186** |
| 5% Contingency* | $ 71,297 | $ 72,244 | $ 72,244 | $ - |
| **Developer Eligible Reimbursement Sub-Total** | **$ 579,210** | **$ 1,584,313** | **$ 1,577,127** | **$ 7,186** |
| 5% Simple Interest | | $ 794,776 | $ 794,776 | |
| **Developer Eligible Reimbursement Total** | **$ 579,210** | **$ 2,379,089** | **$ 2,371,903** | **$ 7,186** |
| TIF Capture for Local Brownfield Revolving Fund | | $ 44,587 | $ - | $ - |
| Administrative Fee | | $ 472,778 | $ - | $ - |
| State Brownfield Fund | | $ 255,402 | $ - | $ - |
| **Total** | **$ -** | **$ 3,151,856** | **$ 2,371,903** | **$ 7,186** |

*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities

# ATTACHMENT F

## TIF Tables

| OPRA |
|---|
| DETROIT -DDA |

Estimated Taxable Value (TV) Increase Rate: 1.50% Multiplier 1.015

| | Millage Rate | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| OPRA Year | | | | | | 1 | 2 | 3 | 4 | 5 | 6 |
| Brownfield Plan Year | | | 0 | 0 | 0 | 0 | 1 | 2 | 3 | 4 | 5 |
| Calendar Year | | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 |
| **Parent Parcel** Base Taxable Value | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Ad Valorem Estimated New TV | | | $ - | $ - | $ - | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 |
| **Incremental Difference (New TV - Base TV)** | | | | | | $ - | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 |
| **Frozen Parcel** Base TV | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| (Frozen Value of Building through Abatement) Estimated New TV | | | | | | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 |
| **Incremental Difference** | | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 1,726,600** | **$ 1,726,600** | **$ 1,726,600** | **$ 1,726,600** | **$ 1,726,600** |
| **Non-Frozen Parcel** Base TV | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| (Value of Building Improvements through Abatement) Estimated New TV | | | $ - | $ - | $ - | $ - | $ 1,319,000 | $ 1,338,785 | $ 1,358,867 | $ 1,379,250 | $ 1,399,939 |
| **Incremental Difference** | | | **$ -** | **$ -** | **$ -** | **$ -** | $ 1,319,000 | $ 1,338,785 | $ 1,358,867 | $ 1,379,250 | $ 1,399,939 |
| Total Base Value Brownfield | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Total Incremental Difference** | | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 3,045,600** | **$ 3,065,385** | **$ 3,085,467** | **$ 3,105,850** | **$ 3,126,539** |
| **Post Development Taxable Value** | | | | | | | **$ 3,500,000** | **$ 3,519,785** | **$ 3,539,867** | **$ 3,560,250** | **$ 3,580,939** |
| | | | | | | | **Brownfield Capture Start** | | | | |
| **School Capture** | Millage Rate | | | | | *OPRA Tax Abatement Duration* | | | | | |
| State Education Tax (SET) | 6.0000 | | $ - | $ - | $ - | $ - | $ 9,137 | $ 9,196 | $ 9,256 | $ 9,318 | $ 9,380 |
| School Operating Tax | 16.8579 | | $ - | $ - | $ - | $ - | $ 25,671 | $ 25,838 | $ 26,007 | $ 26,179 | $ 26,353 |
| **School Brownfield Capturable Total** | 22.8579 | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 34,808** | **$ 35,034** | **$ 35,264** | **$ 35,497** | **$ 35,733** |
| **Local Capture** | | | | | | | | | | | |
| Wayne County Operation (winter) | 0.9873 | | $ - | $ - | $ - | $ - | $ 2,153 | $ 2,153 | $ 2,153 | $ 2,153 | $ 2,153 |
| Wayne County Jails | 0.9358 | | $ - | $ - | $ - | $ - | $ 2,041 | $ 2,041 | $ 2,041 | $ 2,041 | $ 2,041 |
| Wayne County Parks | 0.2453 | | $ - | $ - | $ - | $ - | $ 535 | $ 535 | $ 535 | $ 535 | $ 535 |
| RESA Enhancement | 1.9962 | | $ - | $ - | $ - | $ - | $ 4,354 | $ 4,354 | $ 4,354 | $ 4,354 | $ 4,354 |
| Wayne County ISD (RESA) | 0.0962 | | $ - | $ - | $ - | $ - | $ 210 | $ 210 | $ 210 | $ 210 | $ 210 |
| Wayne County RESA Special Ed | 3.3596 | | $ - | $ - | $ - | $ - | $ 7,327 | $ 7,327 | $ 7,327 | $ 7,327 | $ 7,327 |
| **Local Brownfield Capturable Total** | **7.6204** | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 16,620** | **$ 16,620** | **$ 16,620** | **$ 16,620** | **$ 16,620** |
| | | | | | | | | | | | $ - |
| **Non-Capturable Millages** | | | | | | | | | | | $ - |
| City Debt | 9.0000 | | $ - | $ - | $ - | $ - | $ 15,539 | $ 15,539 | $ 15,539 | $ 15,539 | $ 15,539 |
| School Debt | 13.0000 | | $ - | $ - | $ - | $ - | $ 22,446 | $ 22,446 | $ 22,446 | $ 22,446 | $ 22,446 |
| Wayne County DIA | 0.1995 | | $ - | $ - | $ - | $ - | $ 344 | $ 344 | $ 344 | $ 344 | $ 344 |
| Wayne County Zoo | 0.0997 | | $ - | $ - | $ - | $ - | $ 172 | $ 172 | $ 172 | $ 172 | $ 172 |
| **Total Non-Capturable Taxes** | **22.2992** | | $ - | $ - | $ - | $ - | $ 38,502 | $ 38,502 | $ 38,502 | $ 38,502 | $ 38,502 |
| Total | 87.3701 | | $ - | $ - | $ - | $ - | $ 165,376 | $ 165,602 | $ 201,096 | $ 201,562 | $ 202,034 |
| **Total Tax Increment Revenue (TIR) Available for Capture** | | | **$ -** | **$ -** | **$ -** | **$ -** | **$ 51,428** | **$ 51,654** | **$ 51,884** | **$ 52,117** | **$ 52,353** |

| | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
|---|---|---|---|---|---|---|---|---|---|---|---|
| OPRA Year | 7 | 8 | 9 | 10 | 11 | 12 | | | | | |
| Brownfield Plan Year | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 |
| Calendar Year | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 |
| **Parent Parcel** Base Taxable Value | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Ad Valorem Estimated New TV | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 3,767,430 | $ 3,823,941 | $ 3,881,300 | $ 3,939,520 | $ 3,998,613 |
| **Incremental Difference (New TV - Base TV)** | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 454,400 | $ 3,767,430 | $ 3,823,941 | $ 3,881,300 | $ 3,939,520 | $ 3,998,613 |
| **Frozen Parcel** Base TV | $ - | $ - | $ - | $ - | $ - | $ - | | | | | |
| (Frozen Value of Building through Abatement) Estimated New TV | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 | $ 1,726,600 | | | | | |
| **Incremental Difference** | **$ 1,726,600** | **$ 1,726,600** | **$ 1,726,600** | **$ 1,726,600** | **$ 1,726,600** | $ 1,726,600 | | | | | |
| **Non-Frozen Parcel** Base TV | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| (Value of Building Improvements through Abatement) Estimated New TV | $ 1,420,938 | $ 1,442,252 | $ 1,463,885 | $ 1,485,844 | $ 1,508,131 | $ 1,530,753 | $ - | $ - | $ - | $ - | $ - |
| **Incremental Difference** | $ 1,420,938 | $ 1,442,252 | $ 1,463,885 | $ 1,485,844 | $ 1,508,131 | $ 1,530,753 | $ - | $ - | $ - | $ - | $ - |
| Total Base Value Brownfield | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| **Total Incremental Difference** | **$ 3,147,538** | **$ 3,168,852** | **$ 3,190,485** | **$ 3,212,444** | **$ 3,234,731** | **$ 3,257,353** | **$ 3,767,430** | **$ 3,823,941** | **$ 3,881,300** | **$ 3,939,520** | **$ 3,998,613** |
| **Post Development Taxable Value** | **$ 3,601,938** | **$ 3,623,252** | **$ 3,644,885** | **$ 3,666,844** | **$ 3,689,131** | **$ 3,711,753** | **$ 3,767,430** | **$ 3,823,941** | **$ 3,881,300** | **$ 3,939,520** | **$ 3,998,613** |
| **School Capture** | | | | | | | | | | | |
| State Education Tax (SET) | $ 18,885 | $ 19,013 | $ 19,143 | $ 19,275 | $ 19,408 | $ 19,544 | $ 22,605 | $ 22,944 | $ 23,288 | $ 23,637 | $ 23,992 |
| School Operating Tax | $ 53,061 | $ 53,420 | $ 53,785 | $ 54,155 | $ 54,531 | $ 54,912 | $ 63,511 | $ 64,464 | $ 65,431 | $ 66,412 | $ 67,408 |
| **School Brownfield Capturable Total** | **$ 71,946** | **$ 72,433** | **$ 72,928** | **$ 73,430** | **$ 73,939** | **$ 74,456** | **$ 86,116** | **$ 87,407** | **$ 88,718** | **$ 90,049** | **$ 91,400** |
| **Local Capture** | | | | | | | | | | | |
| Wayne County Operation (winter) | $ 2,153 | $ 2,153 | $ 2,153 | $ 2,153 | $ 2,153 | $ 2,153 | $ 3,720 | $ 3,775 | $ 3,832 | $ 3,889 | $ 3,948 |
| Wayne County Jails | $ 2,041 | $ 2,041 | $ 2,041 | $ 2,041 | $ 2,041 | $ 2,041 | $ 3,526 | $ 3,578 | $ 3,632 | $ 3,687 | $ 3,742 |
| Wayne County Parks | $ 535 | $ 535 | $ 535 | $ 535 | $ 535 | $ 535 | $ 924 | $ 938 | $ 952 | $ 966 | $ 981 |
| RESA Enhancement | $ 4,354 | $ 4,354 | $ 4,354 | $ 4,354 | $ 4,354 | $ 4,354 | $ 7,521 | $ 7,633 | $ 7,748 | $ 7,864 | $ 7,982 |
| Wayne County ISD (RESA) | $ 210 | $ 210 | $ 210 | $ 210 | $ 210 | $ 210 | $ 362 | $ 368 | $ 373 | $ 379 | $ 385 |
| Wayne County RESA Special Ed | $ 7,327 | $ 7,327 | $ 7,327 | $ 7,327 | $ 7,327 | $ 7,327 | $ 12,657 | $ 12,847 | $ 13,040 | $ 13,235 | $ 13,434 |
| **Local Brownfield Capturable Total** | **$ 16,620** | **$ 16,620** | **$ 16,620** | **$ 16,620** | **$ 16,620** | **$ 16,620** | **$ 28,709** | **$ 29,140** | **$ 29,577** | **$ 30,021** | **$ 30,471** |
| | $ - | $ - | $ - | | | | | | | | |
| **Non-Capturable Millages** | $ - | $ - | $ - | | | | | | | | |
| City Debt | $ 15,539 | $ 15,539 | $ 15,539 | $ 15,539 | $ 15,539 | $ 15,539 | $ 33,907 | $ 34,415 | $ 34,932 | $ 35,456 | $ 35,988 |
| School Debt | $ 22,446 | $ 22,446 | $ 22,446 | $ 22,446 | $ 22,446 | $ 22,446 | $ 48,977 | $ 49,711 | $ 50,457 | $ 51,214 | $ 51,982 |
| Wayne County DIA | $ 344 | $ 344 | $ 344 | $ 344 | $ 344 | $ 344 | $ 752 | $ 763 | $ 774 | $ 786 | $ 798 |
| Wayne County Zoo | $ 172 | $ 172 | $ 172 | $ 172 | $ 172 | $ 172 | $ 376 | $ 381 | $ 387 | $ 393 | $ 399 |
| **Total Non-Capturable Taxes** | $ 38,502 | $ 38,502 | $ 38,502 | $ 38,502 | $ 38,502 | $ 38,502 | $ 84,011 | $ 85,271 | $ 86,550 | $ 87,848 | $ 89,166 |
| Total | $ 202,514 | $ 203,002 | $ 203,496 | $ 203,998 | $ 204,508 | $ 205,025 | $ 329,161 | $ 334,098 | $ 339,110 | $ 344,196 | $ 349,359 |
| **Total Tax Increment Revenue (TIR) Available for Capture** | **$ 88,566** | **$ 89,053** | **$ 89,548** | **$ 90,050** | **$ 90,559** | **$ 91,076** | **$ 114,825** | **$ 116,547** | **$ 118,295** | **$ 120,070** | **$ 121,871** |

| OPRA | |
|---|---|
| DETROIT -DDA | |

Estimated Taxable Value (TV) Increase Rate:

| | | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | **OPRA Year** | | | | | | | | | | | | | | | |
| | **Brownfield Plan Year** | **17** | **18** | **19** | **20** | **21** | **22** | **23** | **24** | **25** | **26** | **27** | **28** | **29** | **30** | **Total** |
| | **Calendar Year** | **2039** | **2040** | **2041** | **2042** | **2043** | **2044** | **2045** | **2046** | **2047** | **2048** | **2049** | **2050** | **2051** | **2052** | |
| **Parent Parcel** | Base Taxable Value | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| Ad Valorem | Estimated New TV | $ 4,058,592 | $ 4,119,471 | $ 4,181,263 | $ 4,243,982 | $ 4,307,641 | $ 4,372,256 | $ 4,437,840 | $ 4,504,407 | $ 4,571,973 | $ 4,640,553 | $ 4,710,161 | $ 4,780,814 | $ 4,852,526 | $ 4,925,314 | |
| | **Incremental Difference (New TV - Base TV)** | $ 4,058,592 | $ 4,119,471 | $ 4,181,263 | $ 4,243,982 | $ 4,307,641 | $ 4,372,256 | $ 4,437,840 | $ 4,504,407 | $ 4,571,973 | $ 4,640,553 | $ 4,710,161 | $ 4,780,814 | $ 4,852,526 | $ 4,925,314 | |
| **Frozen Parcel** | Base TV | | | | | | | | | | | | | | | |
| (Frozen Value of Building through Abatement) | Estimated New TV | | | | | | | | | | | | | | | |
| | **Incremental Difference** | | | | | | | | | | | | | | | |
| **Non-Frozen Parcel** | Base TV | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| (Value of Building Improvements through Abatement) | Estimated New TV | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| | **Incremental Difference** | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| | Total Base Value Brownfield | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | |
| | **Total Incremental Difference** | **$ 4,058,592** | **$ 4,119,471** | **$ 4,181,263** | **$ 4,243,982** | **$ 4,307,641** | **$ 4,372,256** | **$ 4,437,840** | **$ 4,504,407** | **$ 4,571,973** | **$ 4,640,553** | **$ 4,710,161** | **$ 4,780,814** | **$ 4,852,526** | **$ 4,925,314** | |
| | **Post Development Taxable Value** | **$ 4,058,592** | **$ 4,119,471** | **$ 4,181,263** | **$ 4,243,982** | **$ 4,307,641** | **$ 4,372,256** | **$ 4,437,840** | **$ 4,504,407** | **$ 4,571,973** | **$ 4,640,553** | **$ 4,710,161** | **$ 4,780,814** | **$ 4,852,526** | **$ 4,925,314** | |

| **School Capture** | Millage Rate | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | Total |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| State Education Tax (SET) | 6.0000 | $ 24,352 | $ 24,717 | $ 25,088 | $ 25,464 | $ 25,846 | $ 26,234 | $ 26,627 | $ 27,026 | $ 27,432 | $ 27,843 | $ 28,261 | $ 28,685 | $ 19,494 | | $ 615,087 |
| School Operating Tax | 16.8579 | $ 68,419 | $ 69,446 | $ 70,487 | $ 71,545 | $ 72,618 | $ 73,707 | $ 74,813 | $ 75,935 | $ 77,074 | $ 78,230 | $ 79,403 | $ 80,594 | $ 54,770 | | $ 1,728,180 |
| **School Brownfield Capturable Total** | 22.8579 | **$ 92,771** | **$ 94,162** | **$ 95,575** | **$ 97,009** | **$ 98,464** | **$ 99,941** | **$ 101,440** | **$ 102,961** | **$ 104,506** | **$ 106,073** | **$ 107,664** | **$ 109,279** | **$ 74,264** | | **$ 2,343,267** |
| | | | | | | | | | | | | | | | | $ - |
| **Local Capture** | | | | | | | | | | | | | | | | $ - |
| Wayne County Operation (winter) | 0.9873 | $ 4,007 | $ 4,067 | $ 4,128 | $ 4,190 | $ 4,253 | $ 4,317 | $ 4,381 | $ 4,447 | $ 4,514 | $ 4,582 | $ 4,650 | $ 4,720 | $ 4,791 | $ 4,863 | $ 104,761 |
| Wayne County Jails | 0.9358 | $ 3,798 | $ 3,855 | $ 3,913 | $ 3,972 | $ 4,031 | $ 4,092 | $ 4,153 | $ 4,215 | $ 4,278 | $ 4,343 | $ 4,408 | $ 4,474 | $ 4,541 | $ 4,609 | $ 99,296 |
| Wayne County Parks | 0.2453 | $ 996 | $ 1,011 | $ 1,026 | $ 1,041 | $ 1,057 | $ 1,073 | $ 1,089 | $ 1,105 | $ 1,122 | $ 1,138 | $ 1,155 | $ 1,173 | $ 1,190 | $ 1,208 | $ 26,028 |
| RESA Enhancement | 1.9962 | $ 8,102 | $ 8,223 | $ 8,347 | $ 8,472 | $ 8,599 | $ 8,728 | $ 8,859 | $ 8,992 | $ 9,127 | $ 9,263 | $ 9,402 | $ 9,543 | $ 9,687 | $ 9,832 | $ 211,814 |
| Wayne County ISD (RESA) | 0.0962 | $ 390 | $ 396 | $ 402 | $ 408 | $ 414 | $ 421 | $ 427 | $ 433 | $ 440 | $ 446 | $ 453 | $ 460 | $ 467 | $ 474 | $ 10,208 |
| Wayne County RESA Special Ed | 3.3596 | $ 13,635 | $ 13,840 | $ 14,047 | $ 14,258 | $ 14,472 | $ 14,689 | $ 14,909 | $ 15,133 | $ 15,360 | $ 15,590 | $ 15,824 | $ 16,062 | $ 16,303 | $ 16,547 | $ 356,482 |
| **Local Brownfield Capturable Total** | **7.6204** | **$ 30,928** | **$ 31,392** | **$ 31,863** | **$ 32,341** | **$ 32,826** | **$ 33,318** | **$ 33,818** | **$ 34,325** | **$ 34,840** | **$ 35,363** | **$ 35,893** | **$ 36,432** | **$ 36,978** | **$ 37,533** | **$ 808,590** |
| | | | | | | | | | | | | | | | | $ - |
| **Non-Capturable Millages** | | | | | | | | | | | | | | | | $ - |
| City Debt | 9.0000 | $ 36,527 | $ 37,075 | $ 37,631 | $ 38,196 | $ 38,769 | $ 39,350 | $ 39,941 | $ 40,540 | $ 41,148 | $ 41,765 | $ 42,391 | $ 43,027 | $ 43,673 | $ 44,328 | $ 909,992 |
| School Debt | 13.0000 | $ 52,762 | $ 53,553 | $ 54,356 | $ 55,172 | $ 55,999 | $ 56,839 | $ 57,692 | $ 58,557 | $ 59,436 | $ 60,327 | $ 61,232 | $ 62,151 | $ 63,083 | $ 64,029 | $ 1,314,433 |
| Wayne County DIA | 0.1995 | $ 810 | $ 822 | $ 834 | $ 847 | $ 859 | $ 872 | $ 885 | $ 899 | $ 912 | $ 926 | $ 940 | $ 954 | $ 968 | $ 983 | $ 20,171 |
| Wayne County Zoo | 0.0997 | $ 405 | $ 411 | $ 417 | $ 423 | $ 429 | $ 436 | $ 442 | $ 449 | $ 456 | $ 463 | $ 470 | $ 477 | $ 484 | $ 491 | $ 10,081 |
| **Total Non-Capturable Taxes** | **22.2992** | **$ 90,503** | **$ 91,861** | **$ 93,239** | **$ 94,637** | **$ 96,057** | **$ 97,498** | **$ 98,960** | **$ 100,445** | **$ 101,951** | **$ 103,481** | **$ 105,033** | **$ 106,608** | **$ 108,207** | **$ 109,831** | $ 2,254,676 |
| | | | | | | | | | | | | | | | | $ - |
| Total | 87.3701 | $ 354,600 | $ 359,919 | $ 365,317 | $ 370,797 | $ 376,359 | $ 382,004 | $ 387,735 | $ 393,551 | $ 399,454 | $ 405,446 | $ 411,527 | $ 417,700 | $ 423,966 | $ 317,743 | $ 9,220,253 |
| **Total Tax Increment Revenue (TIR) Available for Capture** | | **$ 123,699** | **$ 125,554** | **$ 127,438** | **$ 129,349** | **$ 131,290** | **$ 133,259** | **$ 135,258** | **$ 137,287** | **$ 139,346** | **$ 141,436** | **$ 143,558** | **$ 145,711** | **$ 111,242** | **$ 37,533** | **$ 3,151,857** |

311 Grand River
Estimated Tax Increment Reimbursement Schedule

| Developer Maximum Reimbursement | Total Proportionality | School & Local Taxes | Local-Only Taxes | Total |
|---|---|---|---|---|
| **TOTAL** | 100.00% | **$ 2,379,089** | **$ -** | **$ 2,379,089** |
| **State** | 86.14% | $ 2,049,456 | $ - | $ 2,049,456 |
| **Local** | 13.86% | $ 329,634 | | $ 329,634 |
| **TOTAL** | 100.00% | **$ 2,379,089** | **$ -** | **$ 2,379,089** |
| EGLE | 0.30% | $ 7,186 | $ - | $ 7,186 |
| MSF | 99.70% | $ 2,371,903 | $ - | $ 2,371,903 |

Estimated Total Years of Capture: 29

| Estimated Capture | |
|---|---|
| Administrative Fees | $ 472,778 |
| State Revolving Fund | $ 255,402 |
| LBRF | $ 44,587 |
| Developer Capture + Interest | $ 2,379,089 |
| Total | $ 3,151,857 |

| | | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| *Tax Abatement Year* | | | | | | *1* | *2* | *3* | *4* | *5* | *6* | *7* | *8* | *9* | *10* | *11* | *12* | | | |
| *Brownfield Capture Year* | | *0* | *0* | *0* | *0* | *0* | *1* | *2* | *3* | *4* | *5* | *6* | *7* | *8* | *9* | *10* | *11* | *12* | *13* | *14* |
| Total State Incremental Revenue | | $0 | $0 | $0 | $0 | $0 | $34,808 | $35,034 | $35,264 | $35,497 | $35,733 | $71,946 | $72,433 | $72,928 | $73,430 | $73,939 | $74,456 | $86,116 | $87,407 | $88,718 |
| State Brownfield Revolving Fund (50% of SET) | | $0 | $0 | $0 | $0 | $0 | $4,568 | $4,598 | $4,628 | $4,659 | $4,690 | $9,443 | $9,507 | $9,571 | $9,637 | $9,704 | $9,772 | $11,302 | $11,472 | $11,644 |
| **State TIR Available for Reimbursement** | | **$0** | **$0** | **$0** | **$0** | **$0** | **$30,240** | **$30,436** | **$30,635** | **$30,838** | **$31,043** | **$62,503** | **$62,927** | **$63,356** | **$63,792** | **$64,235** | **$64,684** | **$74,813** | **$75,935** | **$77,074** |
| Total Local Incremental Revenue | | $0 | $0 | $0 | $0 | $0 | $16,620 | $16,620 | $16,620 | $16,620 | $16,620 | $16,620 | $16,620 | $16,620 | $16,620 | $16,620 | $16,620 | $28,709 | $29,140 | $29,577 |
| BRA Administrative Fee (15% or max $100,000) | | $0 | $0 | $0 | $0 | $0 | $7,714 | $7,748 | $7,783 | $7,818 | $7,853 | $13,285 | $13,358 | $13,432 | $13,507 | $13,584 | $13,661 | $17,224 | $17,482 | $17,744 |
| **Local TIR Available for Reimbursement** | | **$0** | **$0** | **$0** | **$0** | **$0** | **$8,906** | **$8,872** | **$8,838** | **$8,803** | **$8,767** | **$3,335** | **$3,262** | **$3,188** | **$3,113** | **$3,036** | **$2,959** | **$11,486** | **$11,658** | **$11,833** |
| **Total State & Local TIR Available** | | **$0** | **$0** | **$0** | **$0** | **$0** | **$39,145** | **$39,308** | **$39,473** | **$39,640** | **$39,810** | **$65,839** | **$66,189** | **$66,544** | **$66,905** | **$67,271** | **$67,643** | **$86,299** | **$87,593** | **$88,907** |
| **DEVELOPER** | Beginning Balance | | | | | | | | | | | | | | | | | | | |
| ***Unreimbursed Eligible Activites Balance*** | ***$1,584,313*** | ***$1,584,313*** | ***$1,584,313*** | ***$1,584,313*** | ***$1,584,313*** | ***$1,584,313*** | ***$1,545,168*** | ***$1,505,860*** | ***$1,466,387*** | ***$1,426,746*** | ***$1,386,936*** | ***$1,321,097*** | ***$1,254,908*** | ***$1,188,364*** | ***$1,121,459*** | ***$1,054,188*** | ***$986,545*** | ***$900,246*** | ***$812,653*** | ***$723,746*** |
| ***Unreimbursed Interest Balance*** | ***$794,776*** | ***$794,776*** | ***$794,776*** | ***$794,776*** | ***$0*** | ***$55,199*** | ***$109,033*** | ***$161,495*** | ***$212,579*** | ***$262,280*** | ***$310,592*** | ***$356,607*** | ***$400,312*** | ***$441,694*** | ***$480,743*** | ***$517,443*** | ***$551,784*** | ***$596,539*** | ***$636,928*** | ***$672,885*** |
| MSF Non-Environmental Costs | $1,577,127 | | | | | | | | | | | | | | | | | | | |
| State Tax Reimbursement | | | | | | $0 | $30,149 | $30,345 | $30,544 | $30,745 | $30,950 | $62,316 | $62,738 | $63,166 | $63,601 | $64,042 | $64,490 | $74,589 | $75,708 | $76,843 |
| Local Tax Reimbursement | | | | | | $0 | $8,879 | $8,845 | $8,811 | $8,776 | $8,741 | $3,325 | $3,252 | $3,178 | $3,103 | $3,027 | $2,950 | $11,451 | $11,623 | $11,797 |
| **Developer Reimbursement Balance** | | | | | | **$1,577,127** | **$1,538,099** | **$1,498,909** | **$1,459,554** | **$1,420,033** | **$1,380,342** | **$1,314,701** | **$1,248,710** | **$1,182,366** | **$1,115,662** | **$1,048,592** | **$981,152** | **$895,112** | **$807,782** | **$719,141** |
| Interest Reimbursement 5% | $794,776 | | | | | | | | | | | | | | | | | | | |
| State Tax Reimbursement | | | | | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Local Tax Reimbursement | | | | | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Interest Reimbursement Balance** | | | | | | **$55,199** | **$109,033** | **$161,495** | **$212,579** | **$262,280** | **$310,592** | **$356,607** | **$400,312** | **$441,694** | **$480,743** | **$517,443** | **$551,784** | **$596,539** | **$636,928** | **$672,885** |
| *Annual Interest Accumulation* | | | | | | $55,199 | $53,833 | $52,462 | $51,084 | $49,701 | $48,312 | $46,015 | $43,705 | $41,383 | $39,048 | $36,701 | $34,340 | $44,756 | $40,389 | $35,957 |
| **EGLE Environmental Costs** | **$7,186** | | | | | | | | | | | | | | | | | | | |
| **State Tax Reimbursement** | | | | | | $0 | $91 | $91 | $92 | $93 | $93 | $188 | $189 | $190 | $191 | $193 | $194 | $224 | $228 | $231 |
| **Local Tax Reimbursement** | | | | | | $0 | $27 | $27 | $27 | $26 | $26 | $10 | $10 | $10 | $9 | $9 | $9 | $34 | $35 | $35 |
| **Developer Reimbursement Balance** | | | | | | **$7,186** | **$7,069** | **$6,951** | **$6,832** | **$6,713** | **$6,594** | **$6,396** | **$6,198** | **$5,998** | **$5,797** | **$5,596** | **$5,393** | **$5,134** | **$4,871** | **$4,604** |
| **Total Annual Developer Reimbursement** | | **$0** | **$0** | **$0** | **$0** | **$0** | **$39,145** | **$39,308** | **$39,473** | **$39,640** | **$39,810** | **$65,839** | **$66,189** | **$66,544** | **$66,905** | **$67,271** | **$67,643** | **$86,299** | **$87,593** | **$88,907** |
| **LOCAL BROWNFIELD REVOLVING FUND** | | | | | | | | | | | | | | | | | | | | |
| **LBRF Deposits** | | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** |
| State Tax Capture | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| Local Tax Capture | | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |
| **Total LBRF Capture** | | | | | | | | | | | | | | | | | | | | |

| | | | | | | *SET Expiration after 25 Years* | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | *15* | *16* | *17* | *18* | *19* | *20* | *21* | *22* | *23* | *24* | *25* | *26* | *27* | *28* | *29* | *30* | |
| | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 | 2052 | TOTAL |
| Total State Incremental Revenue | $90,049 | $91,400 | $92,771 | $94,162 | $95,575 | $97,009 | $98,464 | $99,941 | $101,440 | $102,961 | $104,506 | $106,073 | $107,664 | $109,279 | $74,264 | | $2,343,267 |
| State Brownfield Revolving Fund (50% of SET) | $11,819 | $11,996 | $12,176 | $12,358 | $12,544 | $12,732 | $12,923 | $13,117 | $13,314 | $13,513 | $13,716 | $0 | $0 | $0 | $0 | | $255,402 |
| **State TIR Available for Reimbursement** | **$78,231** | **$79,404** | **$80,595** | **$81,804** | **$83,031** | **$84,277** | **$85,541** | **$86,824** | **$88,126** | **$89,448** | **$90,790** | **$106,073** | **$107,664** | **$109,279** | **$74,264** | | **$2,087,865** |
| | | | | | | | | | | | | | | | | | |
| Total Local Incremental Revenue | $30,021 | $30,471 | $30,928 | $31,392 | $31,863 | $32,341 | $32,826 | $33,318 | $33,818 | $34,325 | $34,840 | $35,363 | $35,893 | $36,432 | $36,978 | $37,533 | $808,590 |
| BRA Administrative Fee (15% or max $100,000) | $18,010 | $18,281 | $18,555 | $18,833 | $19,116 | $19,402 | $19,693 | $19,989 | $20,289 | $20,593 | $20,902 | $21,215 | $21,534 | $21,857 | $16,686 | $5,630 | $472,778 |
| **Local TIR Available for Reimbursement** | **$12,010** | **$12,190** | **$12,373** | **$12,559** | **$12,747** | **$12,938** | **$13,133** | **$13,329** | **$13,529** | **$13,732** | **$13,938** | **$14,147** | **$14,360** | **$14,575** | **$20,292** | **$31,903** | **$335,811** |
| | | | | | | | | | | | | | | | | | |
| **Total State & Local TIR Available** | **$90,241** | **$91,594** | **$92,968** | **$94,363** | **$95,778** | **$97,215** | **$98,673** | **$100,153** | **$101,656** | **$103,180** | **$104,728** | **$120,221** | **$122,024** | **$123,854** | **$94,556** | **$31,903** | **$ 2,423,676** |
| **DEVELOPER** | | | | | | | | | | | | | | | | | |
| ***Unreimbursed Eligible Activites Balance*** | ***$633,505*** | ***$541,910*** | ***$448,942*** | ***$354,579*** | ***$258,801*** | ***$161,586*** | ***$62,913*** | ***$0*** | ***$0*** | ***$0*** | ***$0*** | ***$0*** | ***$0*** | ***$0*** | ***$0*** | ***$0*** | |
| ***Unreimbursed Interest Balance*** | ***$704,344*** | ***$731,237*** | ***$753,495*** | ***$771,049*** | ***$783,828*** | ***$791,762*** | ***$794,776*** | ***$757,536*** | ***$655,880*** | ***$552,700*** | ***$447,971*** | ***$327,751*** | ***$205,727*** | ***$81,872*** | ***$0*** | ***$0*** | |
| | | | | | | | | | | | | | | | | | |
| MSF Non-Environmental Costs | | | | | | | | | | | | | | | | | |
| State Tax Reimbursement | $77,996 | $79,166 | $80,353 | $81,559 | $82,782 | $84,024 | $85,284 | $51,930 | | | | | | | | | $1,383,319 |
| Local Tax Reimbursement | $11,974 | $12,154 | $12,336 | $12,521 | $12,709 | $12,900 | $13,093 | $8,361 | | | | | | | | | $193,808 |
| **Developer Reimbursement Balance** | **$629,171** | **$537,852** | **$445,162** | **$351,082** | **$255,591** | **$158,668** | **$60,291** | **$0** | | | | | | | | | **$1,577,127** |
| Interest Reimbursement 5% | | | | | | | | | | | | | | | | | |
| State Tax Reimbursement | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $32,597 | $88,126 | $89,448 | $90,790 | $106,073 | $107,664 | $109,279 | $67,078 | | $691,057 |
| Local Tax Reimbursement | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $4,643 | $13,529 | $13,732 | $13,938 | $14,147 | $14,360 | $14,575 | $14,794 | | $103,720 |
| **Interest Reimbursement Balance** | **$704,344** | **$731,237** | **$753,495** | **$771,049** | **$783,828** | **$791,762** | **$794,776** | **$757,536** | **$655,880** | **$552,700** | **$447,971** | **$327,751** | **$205,727** | **$81,872** | **$0** | | **$794,776** |
| *Annual Interest Accumulation* | $31,459 | $26,893 | $22,258 | $17,554 | $12,780 | $7,933 | $3,015 | $0 | | | | | | | | | $794,776 |
| | | | | | | | | | | | | | | | | | |
| **EGLE Environmental Costs** | | | | | | | | | | | | | | | | | |
| **State Tax Reimbursement** | $235 | $238 | $242 | $245 | $249 | $253 | $257 | $2,297 | | | | | | | | | $6,303 |
| **Local Tax Reimbursement** | $36 | $37 | $37 | $38 | $38 | $39 | $39 | $325 | | | | | | | | | $883 |
| **Developer Reimbursement Balance** | **$4,334** | **$4,059** | **$3,780** | **$3,497** | **$3,209** | **$2,918** | **$2,622** | **$0** | | | | | | | | | **$7,186** |
| | | | | | | | | | | | | | | | | | |
| **Total Annual Developer Reimbursement** | **$90,241** | **$91,594** | **$92,968** | **$94,363** | **$95,778** | **$97,215** | **$98,673** | **$100,153** | **$101,656** | **$103,180** | **$104,728** | **$120,221** | **$122,024** | **$123,854** | **$81,872** | **$0** | **$2,379,089** |
| **LOCAL BROWNFIELD REVOLVING FUND** | | | | | | | | | | | | | | | | | |
| **LBRF Deposits** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$0** | **$12,684** | **$31,903** | **$44,587** |
| State Tax Capture | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $7,186 | $0 | $7,186 |
| Local Tax Capture | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $5,498 | $31,903 | $37,401 |
| **Total LBRF Capture** | | | | | | | | | | | | | | | | | |

# 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: HARMONIE SOCIAL CLUB/311GRAND RIVER, LLC

DATE: February 22, 2019

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 311 Grand River LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Harmonie Social Club Development Project.

_1_ Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

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

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

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

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there are no Recognized Environmental Concerns associated with the site and no further investigation of the site is warranted. The property would qualify only as a blighted property or as functionally obsolete. The Buildings, Safety Engineering and Environmental Department has determined that the documents received for this project satisfy the DBRA Guidelines.

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

By: Paul J. Max

Its: General Manager

# ATTACHMENT H

## Incentive Information Chart

**INCENTIVE INFORMATION CHART: Harmonie Social Club**

| Project Type | Incentive Type | Investment Amount | District |
|---|---|---|---|
| Commercial | Brownfield/Obsolete Property Rehabilitation Tax Abatement | $12,130,000 (hard and soft costs) | CBD |

| Jobs Available | | | | | | | |
|---|---|---|---|---|---|---|---|
| Construction | | | | Post Construction | | | |
| Professional | Non-Professional | Skilled Labor | Non-Skilled Labor | Professional | Non-Professional | Skilled Labor | Non-Skilled Labor |
| | | | | | | | |
| 20 | 20 | 32 | 25 | 1* | 0 | 0 | 0 |

*Additional new permanent full time equivalent (FTE) jobs have also been created by the tenant, with 7 full time (3 held by Detroit residents) and 32 part time (21 held by Detroit residents) jobs currently.

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

The development team presented at a skilled trades task force meeting and utilized the Michigan Minority Contractors Association to solicit bidders and garner opportunities to employ Detroit residents.

Detroit based firms were hired to provide building restoration services, welding services, and electric services on the project. The developer also utilized Detroit based MIG as the general contractor and Detroit based Hamilton Anderson as the architect.

311 Grand River, LLC has a policy of non-discrimination in its hiring practices, as is required by prevailing non-discrimination laws. As long as we remain in compliance with these policies and laws, we encourage local, Detroit-based workers, both permanent and temporary. The same requirement was communicated to our contractors.

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

Available construction jobs included plaster restoration, demolition, concrete, masonry, and steel work, architectural woodwork, roofing, window glass and glazing, painting, flooring, plumbing and HVAC and electrical. Additional jobs were required for installation and engineering of production equipment for the tenant.

The Developer created one full time equivalent permanent job related to property management.

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

The project is anticipated to encourage Detroit residents to work and thus likely live within the City through the new tenant created jobs.

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

Yes. The developer engaged with local, Detroit-based businesses, including Hamilton Anderson Associates, Real Times Media & the Michigan Chronicle, Michigan Opera Theater, and the Music Hall that have roots in the area and other businesses making similar investment in the area.

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

Construction commenced in Summer of 2019.

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

Project completion was in the Spring of 2022; final basement tenant renovations are anticipated over the next year.