



May 3, 2024

Honorable City Council
City of Detroit
1340 Coleman A. Young Municipal Center
Detroit, Michigan 48226

Re: **The Brownfield Redevelopment Plan for Shop at 6 - Updated**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Shop at 6 Redevelopment Project (the “Plan”) (Exhibit A) was submitted by the Detroit Brownfield Redevelopment Authority Board (the “DBRA”) and to the Community Advisory Committee (the “CAC”). The Plan was considered and reviewed by the CAC at its March 27, 2024 meeting and a public hearing was held by the DBRA on April 15, 2024 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated March 27, 2024 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meetings pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council’s consideration.

On April 17, 2024, the DBRA adopted a resolution (Exhibit C) approving the Plan and authorizing the submission of a copy of its resolution and the Plan to the City Clerk, together with a request that the Detroit City Council call a public hearing concerning the Plan and to take all other actions to approve the Plan in accordance with Act 381.

The Plan is now presented to the City Council for approval. The Detroit City Council will, after publication of the notices, hold a public hearing on the Plan. After the public hearing, the City Council shall determine whether the Plan constitutes a public purpose and, if so, may approve or reject the Plan or approve it with modifications.

Project Introduction

7326 West McNichols, LLC is the project developer (“Developer”). The project will demolish a one-story building, built in 1946, and spans approximately 10,366 square feet that was occupied by various retail tenants, salons, and a church until the 1990s and includes the new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. It is currently anticipated construction will begin in the fall of 2024 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$6.9 million. The Developer is requesting \$521,147.00 in TIF reimbursement.

There will be approximately 30 temporary construction jobs expected and approximately 8 permanent jobs to be created by the developer.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 7326 West McNichols, bounded by an alleyway to the north, the property line to the east, West McNichols Road to the South, and Prairie Street to the west in the Bagley neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property has been determined to be "functionally obsolete" as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include work plan exempt activities, demolition, lead and asbestos abatement, site preparation, infrastructure activities, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan. 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. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. 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 after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Work Plan Exempt Activities	\$15,400.00
2. Demolition	\$99,400.00
3. Asbestos and Lead Abatement	\$77,250.00
4. Infrastructure Improvements	\$37,000.00
5. Site Preparation	\$187,000.00
6. Contingency (15%)	\$60,098.00
7. Brownfield Plan & Work Plan	\$45,000.00
Total Reimbursement to Developer	\$521,148.00
8. Authority Administrative Costs	\$101,168.00
9. State Brownfield Redevelopment Fund	\$29,899.00
10. Local Brownfield Revolving Fund	\$22,242.00
TOTAL Estimated Costs	\$674,457.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) Tax Abatement.

DBRA's Request

The DBRA is respectfully requesting the following actions from the City Council:

- a.) April 30, 2024

Honorable City Council

April 18, 2024

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City Council adoption of the Resolution (Exhibit D), setting the Shop at 6 Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for May 16, 2024 at a requested time of 10:25 AM.

- b.) May 16, 2024, requested time of 10:15 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) May 16, 2024, requested time of 10:25 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Shop at 6 Brownfield Redevelopment Plan.
- d.) May 21, 2024
City Council adoption of the Resolution approving the Shop at 6 Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c City Clerk
Marcel Todd
Irvin Corley, Jr.
David Whitaker
Derrick Headd
Marcel Hurt
Jai Singletary
Hassan Beydoun
Kevin Johnson
Raymond Scott
Rico Razo
Brian Vosburg
Malik Washington

EXHIBIT A

CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
SHOP AT 6
REDEVELOPMENT PROJECT

Prepared by:

7326 West McNichols, LLC
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Detroit, MI 48215
Contact Person: Brandon Hodges
Phone: (202) 368-9955

PM Environmental, a Pinchin Company
4080 W Eleven Mile Road
Berkley, MI 48072
Contact Person: Ginny Dougherty
Phone: (248) 414-1436

November 28, 2023

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

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I. INTRODUCTION

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. 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 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 parcel. 7326 West McNichols Road is functionally obsolete. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Bagley neighborhood, bounded by an alleyway to the north, the property line to the east, West McNichols Road to the south, and Prairie Street to the west.

Parcel information is outlined below and the legal description of the Property is included in Attachment B.

Address	7326 West McNichols Road, Detroit, Wayne County, Michigan 48221
Parcel ID	16008268-73
Owner	7326 West McNichols, LLC
Legal Description	N--W MC NICHOLS RD 24 THRU 29 STAFFORDS INTER-COLLEGE SUB L46 P82 PLATS, W C R 16/333 120 X 90

7326 West McNichols, LLC is the project developer (“Developer”) and owner of the Property. The project includes the demolition of a one story 1946 building spanning approximately 10,366 square feet that was occupied by various retail tenants, salons, and a church until the 1990s and new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an Artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. It is currently anticipated construction will begin in the fall of 2024 and eligible activities will be completed within 18 months. The project description provided herein is a summary of the proposed development at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and 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 description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

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

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

The building’s deterioration has left it dangerous and unable to be used to adequately perform the function for which it was intended due to a substantial loss in value. The requisite affidavit signed by a level 3 or level 4 assessor certifying the assessor’s expert opinion that the Property is functionally obsolete shall be provided by Developer to the DBRA. A further description of its eligibility is outlined below.

- The roof has collapsed and water intrusion is present throughout the building.
- Utilities are non-functional.
- Mechanical and electrical systems must be replaced.
- Interior finishes are damaged and in poor condition.
- Life safety systems (smoke detectors, fire alarm systems, exit signs and fire sprinklers) must be installed.

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

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381, because they include work plan exempt activities, demolition and lead and asbestos abatement, site preparation, infrastructure activities, and preparation and implementation of brownfield plan and/or work plan.

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

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after approval of the Michigan Strategic Fund work plan, if applicable, or 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. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a

Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(oo) 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 and the Michigan Department of Environmental Quality, as may be required pursuant to Act 381, or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

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

Tax increment revenues are projected to be captured and used for (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) deposits into the State Brownfield Redevelopment Fund, and (iii) deposits into the DBRA’s Local Brownfield Revolving Fund. The below table demonstrates the above uses and provides the estimate of tax increment revenues across all taxing jurisdictions.

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$205,182.51	\$0.00	\$0.00	\$6,788.74	\$211,971.25
State Education Tax	\$42,335.72	\$0.00	\$29,898.93	\$2,389.98	\$74,624.63
City Operating	\$132,478.15	\$48,980.96	\$0.00	\$6,324.68	\$187,783.80
Library	\$30,747.12	\$11,368.09	\$0.00	\$1,467.91	\$43,583.12
Wayne County Operating (summer)	\$37,248.86	\$13,771.97	\$0.00	\$1,778.31	\$52,799.13
Wayne County Operation (winter)	\$6,526.30	\$2,412.96	\$0.00	\$311.57	\$9,250.84
Wayne County Jails	\$6,213.57	\$2,297.33	\$0.00	\$296.64	\$8,807.54
Wayne County Parks	\$1,621.45	\$599.50	\$0.00	\$77.41	\$2,298.36
HCMA	\$1,374.45	\$508.17	\$0.00	\$65.62	\$1,948.24
Wayne County RESA Enhancement	\$13,197.35	\$4,879.44	\$0.00	\$630.06	\$18,706.85
Wayne County RESA (ISD)	\$634.77	\$234.69	\$0.00	\$30.30	\$899.77
Wayne County RESA Special Ed	\$22,205.63	\$8,210.06	\$0.00	\$1,060.13	\$31,475.81
Wayne County Community College	\$21,381.62	\$7,905.40	\$0.00	\$1,020.79	\$30,307.81
TOTAL	\$521,147.50	\$101,168.57	\$29,898.93	\$22,242.13	\$674,457.13
<i>In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i>					
City Debt	\$84,706.00				
School Debt	\$122,353.12				
Wayne County DIA	\$1,869.18				
Wayne County Zoo	\$933.65				
Total	\$209,861.95				

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 (3) and (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.

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 from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

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

Unless otherwise agreed upon by the Developer, the DBRA, and the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of Eligible Activities permitted under this Plan.

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

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

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

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

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

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

There are no persons or businesses residing on the eligible property and no occupied residences 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 LSRRF, 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 \$22,242.13. 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 3 mills 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 3 mills 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 3 mills of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer’s Obligations, Representations and Warrants

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

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

The Developer represents and warrants that a Phase I Environmental Site Assessment (“ESA”), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), 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, and if appropriate, the Phase II 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.

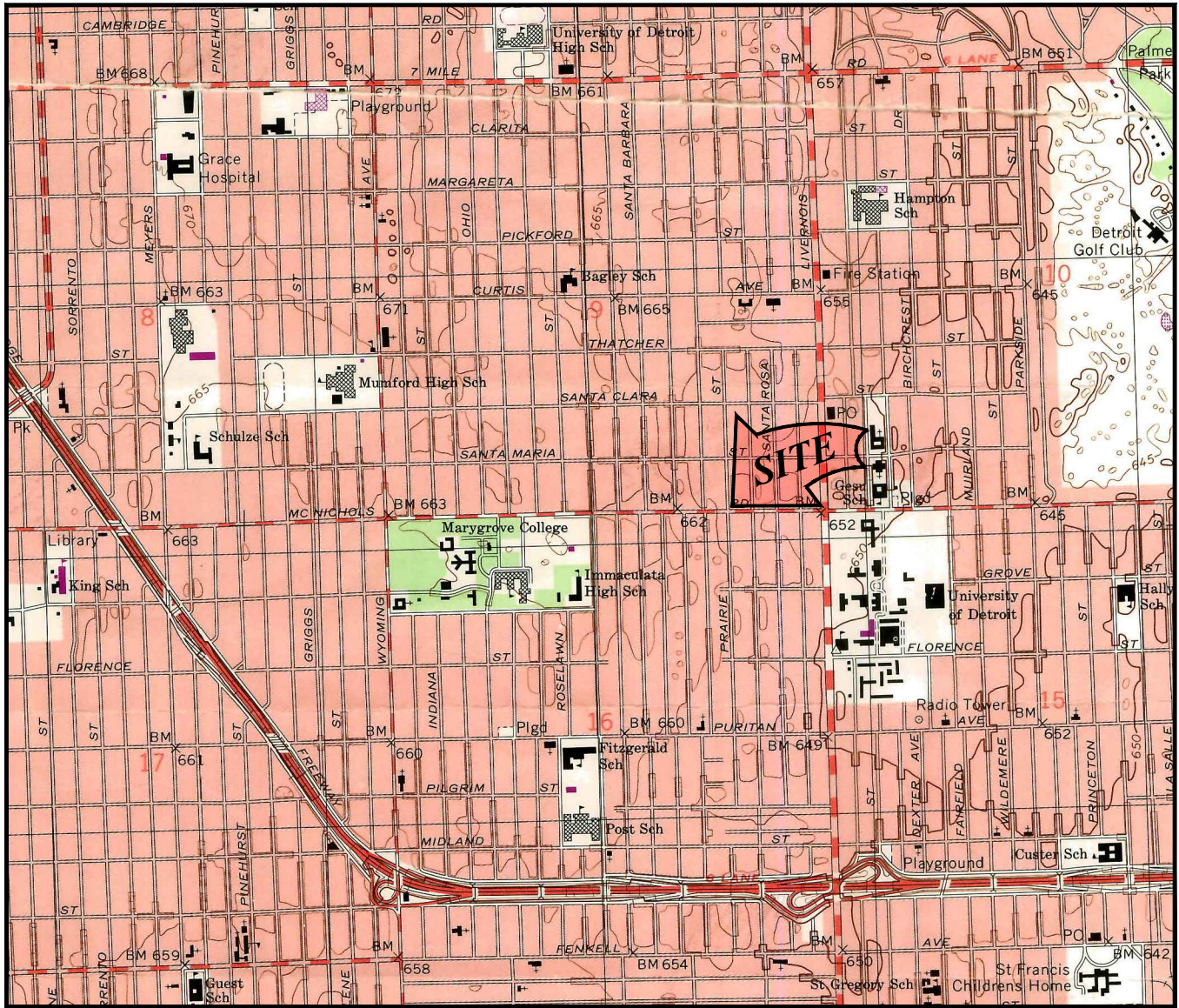
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

#3708938 v9

III. ATTACHMENTS

ATTACHMENT A

Site Map



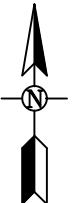
WAYNE COUNTY

SCALE 1:24,000



MICHIGAN QUADRANGLE LOCATION

FIGURE 1
 PROPERTY VICINITY MAP
 USGS, 7.5 MINUTE SERIES
 ROYAL OAK, MI QUADRANGLE, 1996.



PROJ:
 COMMERCIAL PROPERTY
 7326 WEST McNICHOLS ROAD
 DETROIT, MI

THIS IS NOT A LEGAL
 SURVEY

DRN BY: ES DATE: 9/10/2018

VERIFY SCALE

CHKD BY: RB/MS SCALE: 1" = 2,000'



0 IF NOT 1" ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

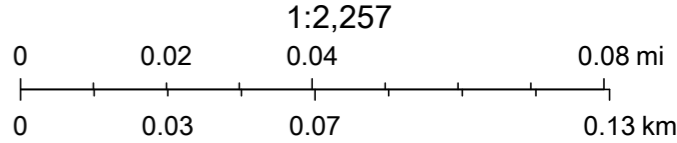
FILE NAME: 01-9396-2-002F01R00

7326 W McNichols Rd



July 20, 2023

-  Condominiums
-  Parcel Boundaries



SEMCOG, Esri, Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description

7326 W McNichols Road, Detroit, Michigan

Parcel Number 16008268-73

LOTS 24 THROUGH 29, INCLUSIVE, OF STAFFORD'S INTER-COLLEGE
SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 46 OF
PLATS, PAGE 82, WAYNE COUNTY RECORDS

ATTACHMENT C

Project Description

**Shop at 6 Development
7326 West McNichols Road**

PROJECT DESCRIPTION

Development Team and Company Synopsis

7326 West McNichols LLC (Developer) is a development partnership comprised of members Brandon Hodges, Principal of TRIBE Development, Chase Cantrell, Executive Director of Building Community Value, and Damon Dickerson, Business Development at Progressive AE; all experienced development and design professionals in the City of Detroit. The partners are all Detroit residents, and Chase Cantrell resides in the Bagley neighborhood where the project is located. Through participation in various community engagement events, the team has developed in-depth perspective and understanding of the neighborhood and its needs. Chase also recently completed the redevelopment of 7400 W. McNichols, located across the street from the subject property. Damon Dickerson was also the architectural designer for the 7400 W. McNichols project.

The team shares a passion for neighborhood scale commercial development. The partners are focused on driving long term value creation in Detroit communities by developing high quality retail and residential projects that honor the communities in which they reside. The development team has selected Nora Contracting as the General Contractor for the project and Dokes Design Architecture as the project architect, both MBE firms headquartered in Detroit.

Project Synopsis

The Developer intends to demolish a single-story commercial building spanning approximately 10,366 square feet. Built in 1946, the building was occupied by various retailers, salons, and a church. It has been vacant for at least 18 years. In its place, a new two-story commercial building will be constructed. The new build will span 14,500 square feet and



feature an Artisan's market for emerging small businesses and creative entrepreneurs, dedicated office space, and a community event space. The development team will provide turnkey vendor space to reduce the barriers of entry for emerging entrepreneurs looking to take brick and mortar space. The development team currently has a Letter of Acknowledgment (LOA) with Pareik Gallery to operate the event space and is in discussions with All Things Detroit and operator Jennyfer Crawford to operate the ground floor artisan's market. Both operators have years of experience in their respective fields.

In addition, the 7326 West Nicholas Development will feature courtyard improvements along McNichols Road to serve as a gathering space. The space will include artfully

crafted lighting, murals and public seating areas with raised bed landscaping. Pavers and signage will complete the alley that will be accessible to the public. Parking is anticipated to be provided off street through municipally owned lots located at Tuller, Lilac, and/or San Juan Streets adjacent to McNichols road. Larger events are anticipated to utilize valet to manage traffic and parking needs. As a design-conscious development partnership, accessibility is very important to the partners. This will ensure that all community members with varying degrees of physical abilities have access to the building and the amenities within. The Americans with Disabilities Act calls for minimum requirements which will be implemented and surpassed where possible to ensure that the visitor and vendor experiences are equitable across the spectrum of abilities.

Upon completion, this project will bring a functionally obsolete property back to productive use, addressing the growing demand for residential and retail space within Detroit’s Bagley neighborhood, and will further catalyze economic development in the area.



Rendering of the proposed building

Project Investment Estimates

Capital Cost	Total Cost
Acquisition Cost	\$ 18,120
Hard Costs	\$ 5,206,964
Soft Costs	\$ 1,733,200
Total Capital Costs	\$ 6,958,284

Additional Financing Incentives Associated with the Redevelopment

Substantial investment is necessary to rehabilitate the existing property by demolishing the building and constructing a new two-story commercial building. Proposed funding sources include sponsor equity, a senior construction loan by a local CDFI organization, SNF Funding, New Market Tax Credit equity, and grants from Motor City Match and/or ARPA funding. In efforts to grow this project into a viable, long-term redevelopment, the Developer will also apply for a Commercial Rehabilitation Act tax (PA 210) incentive for the project.

Cost/Benefit Analysis

The proposed project will help meet demand for retail in Detroit's Bagley neighborhood and bring a property back to productive use after years of vacancy and neglect. It is planned to be anchored by African American businesses to continue the City's efforts of enhancing vibrant neighborhood centers. This redevelopment is also part of a larger effort involving the Livernois/McNichols Corridor Plan to enhance the commercial corridor in ways of economic vitality and walkability by installing pedestrian-centric infrastructure. These improvements will support businesses along the corridor, creating an active, retail destination within the Bagley neighborhood-centered development. The additional retail space will contribute to new income tax for the City as a result of the private investment. The project will also create a workspace for entrepreneurs of minorities and disadvantaged groups to support themselves by creating and growing their business.

On a short-term basis, approximately 30 construction jobs will be created during the estimated 18-month construction period. On a long-term basis, the proposed redevelopment associated with the project will create approximately 8 Full-Time Equivalent jobs by the anticipated tenants.

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. This is estimated at approximately \$6,480 more than what is currently collected on an annual basis if 50% of those employed are Detroit residents. This estimate is based on an average annual salary estimate of \$45,000 for the eight tenant-created jobs.

Following the expiration of the 10-year Commercial Rehabilitation Act tax incentive and completion of reimbursement of the Brownfield Tax Increment Financing, the building will deliver a significant increase in tax revenue. Over time, successful redevelopment will have a significant impact on Detroit's Bagley neighborhood.

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

February 23, 2024

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

RE: 7326 W. McNichols Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the Shop at 6 Brownfield Redevelopment Plan (the "Plan") for consideration.

7326 West McNichols, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel bounded by an alleyway to the north, the property line to the east, West McNichols Road to the south, and Prairie Street to the west in the Bagley neighborhood of Detroit.

The project consists of the demolition of the existing one-story building spanning approximately 10,366 square feet and the new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an Artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. Built in 1946, the building was occupied by various retailers, salons, and a church. It has been vacant for at least 18 years.

The project will redevelop an underutilized and functionally obsolete property to provide new commercial and community space along the West McNichols corridor in the Bagley neighborhood of Detroit. Total investment is estimated at \$6.9 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

January 18, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407 Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221. The Live6 Alliance supports commercial corridor development and small business attraction on W. McNichols Rd, and we are delighted that the development team is planning to activate and restore this critical site in our neighborhood which will lead to catalytic growth in our district.

I support the proposed Brownfield Redevelopment Plan as it will bring vibrant new businesses and much needed jobs to the Bagley and Fitzgerald Neighborhoods.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, especially at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses.
- This project seeks to employ residents from the surrounding neighborhoods.
- There will be indoor and outdoor seating, which brings a different landscape to our neighborhood.
- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from the neighborhood.

For these reasons, I am strongly in favor of this project. This work along with other strategically aligned investments and programs ensure that our neighborhood remains a strongly connected and stewarded main street in northwest Detroit. If I can provide any additional information or statements of support, please feel free to contact me directly at caitlin@live6detroit.org or by cell phone at (313) 204-3276.

Sincerely,



Caitlin Murphy
Executive Director, Live6 Alliance

Live6 Alliance
7426 W. McNichols Rd
Detroit, MI 48221
info@live6detroit.org | (313) 578-0304





15 January 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407
Detroit, Michigan 48226

RE: Letter of support for 7326 W. McNichols Development

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I am a former resident of, property owner, and currently employed in the University District. I support the proposed Brownfield Redevelopment Plan uses because the development will contribute to the growing vibrancy and activation of the commercial corridor of our neighborhood.

The neighborhood will benefit from this type of investment along the McNichols commercial corridor, located at the NE corner of Prairie Street and McNichols, because the project addresses some key issues. The project is rehabilitating a blighted building, an area of long-term concern in the neighborhood. Additionally, the project is thoughtfully considering the food, retail, and entertainment needs of the residents, including the addition of outdoor seating. Lastly, the project is owned by Black residents, reflecting the majority population of the neighborhood and city.

As Detroit continues to see new developments and investment, it is vitally important to me that Black ownership is supported, and that beneficial investment happens directly in neighborhoods. For these reasons, it is my pleasure to offer my support for the project proposed at 7326 W. McNichols.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Sarida Scott', written over a vertical line.

Sarida Scott
Assistant Professor and Director
School of Architecture + Community Development
University of Detroit Mercy



January 16, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407, Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I support the proposed Brownfield Redevelopment Plan uses because the development will revive and activate the commercial corridor of our neighborhood, bringing vibrant new businesses and much needed jobs.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses.
- This project seeks to employ residents from the surrounding neighborhoods.

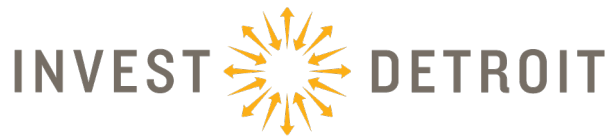


- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern, architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from my neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'RCH' with a long horizontal flourish extending to the right.

Roderick Hardamon
CEO, URGE Development Group
8425 W. McNichols Rd.
Madame Cadillac Ste. 239 Detroit, MI 48221



January 16, 2024

Detroit Brownfield Redevelopment Authority
Detroit Economic Growth Corporation
2 Woodward Avenue, Zoning Counter, Room 407 Detroit, Michigan 48226

To the Members of the Detroit Brownfield Redevelopment Authority:

I am writing in support of the project proposed by Detroit residents Chase Cantrell, Brandon Hodges, and Damon Dickerson of 7326 West McNichols LLC at 7326 W. McNichols Road, Detroit, MI 48221.

I support the proposed Brownfield Redevelopment Plan uses because the development will revive and activate the commercial corridor of our neighborhood, bringing vibrant new businesses and much needed jobs.

We believe that our neighborhood needs this type of investment along the McNichols commercial corridor, at the NE corner of Prairie Street and McNichols, for the following reasons:

- This project has taken into consideration the food, retail, and entertainment needs of the residents.
- This project will create opportunities for Detroit entrepreneurs to start and scale their businesses
- This project seeks to employ residents from the surrounding neighborhoods.
- There will be indoor and outdoor seating, which brings a different landscape to our neighborhood.
- The project is owned by Black residents, reflective of the majority population of the area.
- I like that the project has a modern, architectural appeal.
- The project will rehabilitate a blighted building, making our neighborhood safer and more beautiful.
- The project will provide convenient products and services in the neighborhood.
- The new businesses will bring in products and services that are currently missing from my neighborhood.

For these reasons, I am strongly in favor of project.

Kind regards,

Nate Barnes
Vice President, Invest Detroit
600 Renaissance Center #1710
Detroit, MI 48243

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1a: Eligible Activities Cost Estimates - Environmental					
EGLE Act 381 Eligible Activities					
Work Plan Exempt Activities - Assessment	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Phase I ESA	1	LS	\$ 4,000.00	\$ 4,000.00	Spring 2023
Hazardous Materials Survey	1	LS	\$ 11,400.00	\$ 11,400.00	Fall 2023
Work Plan Exempt Activities - Assessment Sub-Total				\$ 15,400.00	
Eligible Activities Sub-Total				\$ 15,400.00	
15% Contingency				\$ -	
EGLE Eligible Activities Total Costs				\$ 15,400.00	

7326 W McNichols, Detroit, MI

Table 1b: Eligible Activities Cost Estimates - Non-Environmental					
MSF Act 381 Eligible Activities					
Demolition	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Building Demolition, including Foundation removal and rough grading	1	AL	\$ 61,200.00	\$ 61,200.00	
Proper Disposal of Non-Reusable/Non-Recyclable Building Elements (for MSF, this includes transportation)	1	AL	\$ 7,500.00	\$ 7,500.00	
Dewatering During Demolition	1	AL	\$ 4,100.00	\$ 4,100.00	
Sheeting and Shoring for Demolition	1	AL	\$ 2,500.00	\$ 2,500.00	
Site Demolition					
Removal of Abandoned Utilities	1	AL	\$ 3,100.00	\$ 3,100.00	
Removal of Roads, Alleyway paving	3000	SF	\$ 2.00	\$ 6,000.00	
Removal of Curbs and Gutters, Sidewalks	1	AL	\$ 15,000.00	\$ 15,000.00	
Demolition Sub-Total				\$ 99,400.00	
Lead, Asbestos, and Mold Abatement, Universal Waste	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Abatement Activities, including Air Monitoring, Oversight, Reporting	1	AL	\$ 51,500.00	\$ 77,250.00	
Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total				\$ 77,250.00	
Infrastructure Improvements	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Public Alley Improvements	3000	SF	\$ 3.00	\$ 9,000.00	
Sidewalks, Curbs, and Gutters	1	AL	\$ 15,000.00	\$ 15,000.00	
Lighting	1	AL	\$ 13,000.00	\$ 13,000.00	
Infrastructure Improvements Sub-Total				\$ 37,000.00	
Site Preparation	Quantity	Unit	Unit Cost	Total	Completion Season/Year
Geotechnical Engineering	1	AL	\$ 15,000.00	\$ 15,000.00	
Grading, Cut and Fill, Relocation of Active Utilities, and Foundation Work to Address Special Soil Concerns	1	AL	\$131,000.00	\$131,000.00	
Temporary Erosion Control, Site Control, Facility, and Traffic Control	1	AL	\$ 23,000.00	\$ 23,000.00	
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Site Preparation	1	AL	\$ 18,000.00	\$ 18,000.00	
Site Preparation Sub-Total				\$187,000.00	
Eligible Activities Sub-Total				\$400,650.00	
15% Contingency*				\$ 60,097.50	
Brownfield Plan Preparation	1	AL	\$ 30,000.00	\$ 30,000.00	
Brownfield Plan Implementation	1	AL	\$ 15,000.00	\$ 15,000.00	
Total				\$505,747.50	

Table 1c: Total Eligible Activities Cost Summary	
Total EGLE and MSF Eligible Activities Cost Summary	
Developer Reimbursement - EGLE State and Local Eligible Activities	\$ 15,400
Developer Reimbursement - MSF State and Local Eligible Activities	\$ 505,748
Subtotal Developer Reimbursement	\$ 521,148
TIF Capture for Local Brownfield Revolving Fund	\$ 22,242
Administrative Fee	\$ 101,169
State Brownfield Fund	\$ 29,899
Subtotal	\$ 153,310
Total	\$ 674,457

ATTACHMENT F

TIF Tables

PA 210 Value and Brownfield Capture Estimates
 7326 W McNichols, Detroit
 PM Environmental Project 01-14587-0-0001

PA210 DETROIT		Inflation Rate: 1.50%		Multiplier 1.015															
PA210 Year		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
Brownfield Plan Year		2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Parent Parcel																			
Ad Valorem																			
Base Taxable Value		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ 8,500	\$ 8,628	\$ 8,757	\$ 8,888	\$ 9,022	\$ 9,157	\$ 9,294	\$ 9,434	\$ 9,575	\$ 9,719	\$ 383,624	\$ 389,379	\$ 395,220	\$ 401,148	\$ 407,165	\$ 413,273	\$ 419,472	
Incremental Difference (New TV - Base TV)		\$ 8,500	\$ 8,628	\$ 8,757	\$ 8,888	\$ 9,022	\$ 9,157	\$ 9,294	\$ 9,434	\$ 9,575	\$ 9,719	\$ 383,624	\$ 389,379	\$ 395,220	\$ 401,148	\$ 407,165	\$ 413,273	\$ 419,472	
Frozen Parcel																			
(Frozen Value of Building through Abatement)																			
Base TV		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	
Incremental Difference		\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	
Non-Frozen Parcel																			
(Value of Building Improvements through Abatement)																			
Base TV		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV		\$ 282,700	\$ 286,941	\$ 291,245	\$ 295,613	\$ 300,047	\$ 304,548	\$ 309,116	\$ 313,753	\$ 318,459	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236
Incremental Difference		\$ 282,700	\$ 286,941	\$ 291,245	\$ 295,613	\$ 300,047	\$ 304,548	\$ 309,116	\$ 313,753	\$ 318,459	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236	\$ 323,236
Total Base Value Brownfield		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Incremental Difference		\$ 336,200	\$ 340,568	\$ 345,002	\$ 349,502	\$ 354,069	\$ 358,705	\$ 363,411	\$ 368,187	\$ 373,035	\$ 377,955	\$ 383,624	\$ 389,379	\$ 395,220	\$ 401,148	\$ 407,165	\$ 413,273	\$ 419,472	
Post Development Taxable Value		\$ 336,200	\$ 340,568	\$ 345,002	\$ 349,502	\$ 354,069	\$ 358,705	\$ 363,411	\$ 368,187	\$ 373,035	\$ 377,955	\$ 383,624	\$ 389,379	\$ 395,220	\$ 401,148	\$ 407,165	\$ 413,273	\$ 419,472	
School Capture		Millage Rate																	
State Education Tax (SET)		PA 210 Abatement																	
School Operating Tax		\$ 2,017	\$ 2,043	\$ 2,070	\$ 2,097	\$ 2,124	\$ 2,152	\$ 2,180	\$ 2,209	\$ 2,238	\$ 2,268	\$ 2,302	\$ 2,336	\$ 2,371	\$ 2,407	\$ 2,443	\$ 2,480	\$ 2,517	
School Brownfield Capturable Total		\$ 7,747	\$ 7,848	\$ 7,950	\$ 8,054	\$ 8,159	\$ 8,266	\$ 8,374	\$ 8,484	\$ 8,596	\$ 8,709	\$ 8,840	\$ 8,972	\$ 9,107	\$ 9,244	\$ 9,382	\$ 9,523	\$ 9,666	
Local Capture																			
City Operating		\$ 1,067	\$ 1,070	\$ 1,073	\$ 1,075	\$ 1,078	\$ 1,081	\$ 1,083	\$ 1,086	\$ 1,089	\$ 1,092	\$ 7,654	\$ 7,769	\$ 7,885	\$ 8,004	\$ 8,124	\$ 8,246	\$ 8,369	
Library		\$ 248	\$ 248	\$ 249	\$ 250	\$ 250	\$ 251	\$ 251	\$ 252	\$ 253	\$ 253	\$ 1,776	\$ 1,803	\$ 1,830	\$ 1,858	\$ 1,885	\$ 1,914	\$ 1,942	
Wayne County Operating (summer)		\$ 300	\$ 301	\$ 302	\$ 302	\$ 303	\$ 304	\$ 305	\$ 305	\$ 306	\$ 307	\$ 2,152	\$ 2,184	\$ 2,217	\$ 2,250	\$ 2,284	\$ 2,318	\$ 2,353	
Wayne County Operation (winter)		\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 53	\$ 54	\$ 54	\$ 54	\$ 377	\$ 383	\$ 388	\$ 394	\$ 400	\$ 406	\$ 412	
Wayne County Jails		\$ 50	\$ 50	\$ 50	\$ 50	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 51	\$ 359	\$ 364	\$ 370	\$ 375	\$ 381	\$ 387	\$ 393	
Wayne County Parks		\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 13	\$ 94	\$ 95	\$ 97	\$ 98	\$ 99	\$ 101	\$ 102	
HCMA		\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 79	\$ 81	\$ 82	\$ 83	\$ 84	\$ 86	\$ 87	
Wayne County RESA Enhancement		\$ 106	\$ 107	\$ 107	\$ 107	\$ 107	\$ 108	\$ 108	\$ 108	\$ 108	\$ 109	\$ 762	\$ 774	\$ 786	\$ 797	\$ 809	\$ 821	\$ 834	
Wayne County RESA (ISD)		\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 37	\$ 37	\$ 38	\$ 38	\$ 39	\$ 40	\$ 40	
Wayne County RESA Special Ed		\$ 179	\$ 179	\$ 180	\$ 180	\$ 181	\$ 181	\$ 182	\$ 182	\$ 183	\$ 183	\$ 1,283	\$ 1,302	\$ 1,322	\$ 1,342	\$ 1,362	\$ 1,382	\$ 1,403	
Wayne County Community College		\$ 172	\$ 173	\$ 173	\$ 174	\$ 174	\$ 174	\$ 175	\$ 175	\$ 176	\$ 176	\$ 1,235	\$ 1,254	\$ 1,273	\$ 1,292	\$ 1,311	\$ 1,331	\$ 1,351	
Local Brownfield Capturable Total		\$ 2,205	\$ 2,210	\$ 2,215	\$ 2,221	\$ 2,226	\$ 2,232	\$ 2,237	\$ 2,243	\$ 2,249	\$ 2,255	\$ 15,809	\$ 16,046	\$ 16,287	\$ 16,531	\$ 16,779	\$ 17,031	\$ 17,287	
Non-Capturable Millages																			
City Debt		\$ 482	\$ 483	\$ 484	\$ 485	\$ 486	\$ 487	\$ 489	\$ 490	\$ 491	\$ 492	\$ 3,453	\$ 3,504	\$ 3,557	\$ 3,610	\$ 3,664	\$ 3,719	\$ 3,775	
School Debt		\$ 696	\$ 697	\$ 699	\$ 701	\$ 702	\$ 704	\$ 706	\$ 708	\$ 709	\$ 711	\$ 4,987	\$ 5,062	\$ 5,138	\$ 5,215	\$ 5,293	\$ 5,373	\$ 5,453	
Wayne County DIA		\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 11	\$ 76	\$ 77	\$ 78	\$ 80	\$ 81	\$ 82	\$ 83	
Wayne County Zoo		\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 5	\$ 38	\$ 39	\$ 39	\$ 40	\$ 40	\$ 41	\$ 42	
Total Non-Capturable Taxes		\$ 1,193	\$ 1,196	\$ 1,199	\$ 1,202	\$ 1,205	\$ 1,208	\$ 1,211	\$ 1,214	\$ 1,217	\$ 1,220	\$ 8,554	\$ 8,682	\$ 8,813	\$ 8,945	\$ 9,079	\$ 9,215	\$ 9,353	
Total		\$ 86,510	\$ 11,145	\$ 11,253	\$ 11,364	\$ 11,476	\$ 11,590	\$ 11,705	\$ 11,822	\$ 11,941	\$ 12,062	\$ 12,184	\$ 33,203	\$ 33,701	\$ 34,207	\$ 34,720	\$ 35,241	\$ 35,769	\$ 36,306
Total Tax Increment Revenue (TIR) Available for Capture		\$ 9,952	\$ 10,058	\$ 10,165	\$ 10,274	\$ 10,385	\$ 10,497	\$ 10,612	\$ 10,727	\$ 10,845	\$ 10,964	\$ 24,649	\$ 25,019	\$ 25,394	\$ 25,775	\$ 26,162	\$ 26,554	\$ 26,952	

PA 210 Value and Brownfield Capture Estimates
 7326 W McNichols, Detroit
 PM Environmental Project 01-14587-0-0001

PA210
DETROIT

Inflation Rate:

PA210 Year

Parent Parcel Ad Valorem	Brownfield Plan Year Calendar Year		18	19	20	21	22	23	24	25	26	27	28	29	30	Total
			2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
	Base Taxable Value	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Estimated New TV	\$	425,764	432,150	438,632	445,212	451,890	458,668	465,548	472,532	479,620	486,814	494,116	501,528	509,051	
	Incremental Difference (New TV - Base TV)	\$	425,764	432,150	438,632	445,212	451,890	458,668	465,548	472,532	479,620	486,814	494,116	501,528	509,051	

Frozen Parcel (Frozen Value of Building through Abatement)	Base TV Estimated New TV Incremental Difference
--	--

Non-Frozen Parcel (Value of Building Improvements through Abatement)	Base TV Estimated New TV Incremental Difference
--	--

Total Base Value Brownfield	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Incremental Difference	\$	425,764	432,150	438,632	445,212	451,890	458,668	465,548	472,532	479,620	486,814	494,116	501,528	509,051		
Post Development Taxable Value	\$	425,764	432,150	438,632	445,212	451,890	458,668	465,548	472,532	479,620	486,814	494,116	501,528	509,051		

School Capture	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	30	Total
State Education Tax (SET)	6.0000	\$ 2,555	\$ 2,593	\$ 2,632	\$ 2,671	\$ 2,711	\$ 2,752	\$ 2,793	\$ 2,835	\$ 2,878	\$ 2,921	\$ 2,965	\$ 3,009	\$ 3,054	\$ 74,625
School Operating Tax	17.0430	\$ 7,256	\$ 7,365	\$ 7,476	\$ 7,588	\$ 7,702	\$ 7,817	\$ 7,934	\$ 8,053	\$ 8,174	\$ 8,297	\$ 8,421	\$ 8,548	\$ 8,676	\$ 211,971
School Brownfield Capturable Total	23.0430	\$ 9,811	\$ 9,958	\$ 10,107	\$ 10,259	\$ 10,413	\$ 10,569	\$ 10,728	\$ 10,889	\$ 11,052	\$ 11,218	\$ 11,386	\$ 11,557	\$ 11,730	\$ 286,596

Local Capture	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	30	Total
City Operating	19.9520	\$ 8,495	\$ 8,622	\$ 8,752	\$ 8,883	\$ 9,016	\$ 9,151	\$ 9,289	\$ 9,428	\$ 9,569	\$ 9,713	\$ 9,859	\$ 10,006	\$ 10,157	\$ 187,784
Library	4.6307	\$ 1,972	\$ 2,001	\$ 2,031	\$ 2,062	\$ 2,093	\$ 2,124	\$ 2,156	\$ 2,188	\$ 2,221	\$ 2,254	\$ 2,288	\$ 2,322	\$ 2,357	\$ 43,583
Wayne County Operating (summer)	5.6099	\$ 2,388	\$ 2,424	\$ 2,461	\$ 2,498	\$ 2,535	\$ 2,573	\$ 2,612	\$ 2,651	\$ 2,691	\$ 2,731	\$ 2,772	\$ 2,814	\$ 2,856	\$ 52,799
Wayne County Operation (winter)	0.9829	\$ 418	\$ 425	\$ 431	\$ 438	\$ 444	\$ 451	\$ 458	\$ 464	\$ 471	\$ 478	\$ 486	\$ 493	\$ 500	\$ 9,251
Wayne County Jails	0.9358	\$ 398	\$ 404	\$ 410	\$ 417	\$ 423	\$ 429	\$ 436	\$ 442	\$ 449	\$ 456	\$ 462	\$ 469	\$ 476	\$ 8,808
Wayne County Parks	0.2442	\$ 104	\$ 106	\$ 107	\$ 109	\$ 110	\$ 112	\$ 114	\$ 115	\$ 117	\$ 119	\$ 121	\$ 122	\$ 124	\$ 2,298
HCMA	0.2070	\$ 88	\$ 89	\$ 91	\$ 92	\$ 94	\$ 95	\$ 96	\$ 98	\$ 99	\$ 101	\$ 102	\$ 104	\$ 105	\$ 1,948
Wayne County RESA Enhancement	1.9876	\$ 846	\$ 859	\$ 872	\$ 885	\$ 898	\$ 912	\$ 925	\$ 939	\$ 953	\$ 968	\$ 982	\$ 997	\$ 1,012	\$ 18,707
Wayne County RESA (ISD)	0.0956	\$ 41	\$ 41	\$ 42	\$ 43	\$ 43	\$ 44	\$ 45	\$ 45	\$ 46	\$ 47	\$ 47	\$ 48	\$ 49	\$ 900
Wayne County RESA Special Ed	3.3443	\$ 1,424	\$ 1,445	\$ 1,467	\$ 1,489	\$ 1,511	\$ 1,534	\$ 1,557	\$ 1,580	\$ 1,604	\$ 1,628	\$ 1,652	\$ 1,677	\$ 1,702	\$ 31,476
Wayne County Community College	3.22020	\$ 1,371	\$ 1,392	\$ 1,412	\$ 1,434	\$ 1,455	\$ 1,477	\$ 1,499	\$ 1,522	\$ 1,544	\$ 1,568	\$ 1,591	\$ 1,615	\$ 1,639	\$ 30,308
Local Brownfield Capturable Total	41.2102	\$ 17,546	\$ 17,809	\$ 18,076	\$ 18,347	\$ 18,622	\$ 18,902	\$ 19,185	\$ 19,473	\$ 19,765	\$ 20,062	\$ 20,363	\$ 20,668	\$ 20,978	\$ 387,861

Non-Capturable Millages	Millage Rate	18	19	20	21	22	23	24	25	26	27	28	29	30	Total
City Debt	9.0000	\$ 3,832	\$ 3,889	\$ 3,948	\$ 4,007	\$ 4,067	\$ 4,128	\$ 4,190	\$ 4,253	\$ 4,317	\$ 4,381	\$ 4,447	\$ 4,514	\$ 4,581	\$ 84,706
School Debt	13.0000	\$ 5,535	\$ 5,618	\$ 5,702	\$ 5,788	\$ 5,875	\$ 5,963	\$ 6,052	\$ 6,143	\$ 6,235	\$ 6,329	\$ 6,424	\$ 6,520	\$ 6,618	\$ 122,353
Wayne County DIA	0.1986	\$ 85	\$ 86	\$ 87	\$ 88	\$ 90	\$ 91	\$ 92	\$ 94	\$ 95	\$ 97	\$ 98	\$ 100	\$ 101	\$ 1,869
Wayne County Zoo	0.0992	\$ 42	\$ 43	\$ 44	\$ 44	\$ 45	\$ 45	\$ 46	\$ 47	\$ 48	\$ 48	\$ 49	\$ 50	\$ 50	\$ 934
Total Non-Capturable Taxes	22.2978	\$ 9,494	\$ 9,636	\$ 9,781	\$ 9,927	\$ 10,076	\$ 10,227	\$ 10,381	\$ 10,536	\$ 10,694	\$ 10,855	\$ 11,018	\$ 11,183	\$ 11,351	\$ 209,862

Total	86.5510	\$ 36,850	\$ 37,403	\$ 37,964	\$ 38,534	\$ 39,112	\$ 39,698	\$ 40,294	\$ 40,898	\$ 41,512	\$ 42,134	\$ 42,766	\$ 43,408	\$ 44,059	\$ 884,319
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Total Tax Increment Revenue (TIR) Available for Capture	\$	27,357	27,767	28,184	28,606	29,035	29,471	29,913	30,362	30,817	31,279	31,749	32,225	32,708	\$ 674,457
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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: 7326 W McNichols

DATE: 1/18/2024

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental on behalf of 7326 West McNichols LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 7326 W McNichols redevelopment project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- 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 has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA Guidelines

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

By: Anita Harrington
Its: Environmental Specialist III

ATTACHMENT H

Incentive Chart

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Commercial	PA 210, Brownfield TIF	\$5.2 Million (hard cost) \$6.3 Million (total investment)	Bagley Neighborhood

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
4	0	26	0	2	6	0	0

1. What is the plan for hiring Detroiters?

The Developer has selected Nora Contracting, a Detroit-based commercial general contractor and construction management company as the General Contractor for the project. Nora Contracting is a certified Minority-owned and Service-Disabled Veteran-Owned Small Business.

Nora has built relationships with all trades since their founding in 2009 and has existing relationships with Detroit-based trades in electrical, flooring, painting, mechanical, plumbing, carpentry, roofing, concrete panels, and steel industries. Subcontracts are vetted for experience, capability, quality control, and safe work practices in their commitment to delivering quality projects.

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

On a short-term basis, approximately 30 construction jobs will be created during the estimated 18-month construction period. Professional positions will include a project manager, site supervisor, accountant, and engineer.

During the construction phase, the contractor will have employees and/or subcontractors for the following trades:

Demolition, Abatement, Sitework, Foundations, Superstructure, Enclosures and Roofing, Interior construction and framing, Interior Finishing, Conveyance Systems, Plumbing, HVAC, Fire Protection, and Electrical.

On a long-term basis, the proposed redevelopment associated with the project will create approximately 8 Full-Time Equivalent jobs by tenants.

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

There are no current residents at the subject property that will need to be relocated as a result of this development.

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

The developer has received and garnered strong support from local organizations including Invest Detroit and Liv 6 Alliance. The Developer will be presenting in a District 2 community meeting as soon as one is rescheduled. A robust community engagement process is planned and will include dedicated meetings with neighboring residents, adjacent small businesses, and community organizations.

5. When is construction slated to begin?

Construction is slated to commence in fall 2024.

6. What is the expected completion date of construction?

Construction completion is anticipated to take 18 months and be complete by Spring 2026.

ATTACHMENT I
Eligibility Documentation



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

March 26, 2024

Ms. Jennifer Kanalos
Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22nd Floor
Detroit, Michigan 48226

RE: 7326 W McNichols, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Chief Financial Officer – Office of the Assessor has reviewed the proposed project for the property located at 7326 W McNichols, Detroit, Michigan (the “Property”) in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act (“Act 381”) requires that a level III or IV assessor make a finding that the Property is “functionally obsolete”, as defined by Act 381, and provide the underlying basis for that opinion.

Section 2(s) of Act 381 defines “functionally obsolete” as property that is “unable to be used to adequately perform the function for which it was intended due to a substantial loss in value resulting from factors such as overcapacity, changes in technology, deficiencies or superadequacies in design, or other similar factors that affect the property itself or the property’s relationship with other surrounding property.” MCL 125.2652(s).

The Assessors Manual defines functional obsolescence as “a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy.” Michigan Assessors Manual, Vol. I Glossary, p. 239.

The Property was originally intended for a commercial use one-story store-retail, and without substantial updates and renovations, the property is not able to meet market demand for several reasons including, but not limited to: lack of modern electrical, plumbing, mechanical and fiber optic systems, poor condition of the floors, ceilings, walls, roof, and fenestration, lack of energy efficiency in antiquated materials and equipment, obsolete building materials through the presence of lead and asbestos, and failure of the masonry façade.

The Office of the Chief Financial Officer, Office of the Assessor, finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors



March 27, 2024

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

City of Detroit Brownfield Redevelopment Authority
Board of Directors
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

Re: Recommendation for Approval of the Shop at 6 Brownfield Redevelopment Plan

Honorable Members of the Detroit City Council and the City of Detroit Brownfield Redevelopment Authority Board of Directors:

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of March 27, 2024, adopted a resolution approving the proposed Brownfield Plan for Shop at 6 and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for Shop at 6.

Very truly yours,

By: _____


Rico Razo, Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, MARCH 27, 2024, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Abir Ali
Jeffrey Evans
Dr. Regina Randall
Rico Razo
Marloshawn Franklin

COMMITTEE MEMBERS ABSENT: Omar Hasan
Byron Osbern
George Etheridge
Ponce Clay

OTHERS PRESENT: Byron Osbern (DBRA-CAC)*
Brian Vosburg (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Anne Jamieson (Jamieson Consulting)
Brandon Hodges (Tribe Development)
George Roberts (Civic Companies)
Ginny Dougherty (PM Environmental)
Kevin Kovachevich (District Capital)
Chase Cantrell (Building Community Value)
Justin Fiema (SmithGroup)
Paul Codreanu (SmithGroup)
Sandy Laux (SmithGroup)

*Attended via Zoom and was not counted toward quorum.



Call to Order

Chairperson, Mr. Razo, called the meeting to order at 5:30 p.m.

Ms. Kanalos took a roll call of the CAC Members present.

General

Approval of Minutes

Mr. Razo called for approval of the minutes of the December 13, 2023 DBRA-CAC meeting, as presented.

The Committee took the following action:

Dr. Randall made a motion approving the minutes of the December 13, 2023, meeting, as presented. Mr. Evans seconded the motion.
DBRA-CAC Resolution Code 24-03-02-180 was approved.

Projects

Shop at 6 Brownfield Redevelopment Plan

Ms. Capler presented the Shop at 6 Brownfield Redevelopment Plan.

Project Introduction

7326 West McNichols, LLC is the project developer ("Developer"). The project will demolish a one-story building, built in 1946, and spans approximately 10,366 square feet that was occupied by various retail tenants, salons, and a church until the 1990s and includes the new construction of a two-story, 14,500 square foot building. Following construction, the commercial building will feature an artisan market for emerging small businesses and creative entrepreneurs, dedicated office and co-working space, and a community event space. It is currently anticipated construction will begin in the fall of 2024 and eligible activities will be completed within 18 months.

The total investment is estimated to be \$6.9 million. The Developer is requesting \$521,147.00 in TIF reimbursement.

There will be approximately 30 temporary construction jobs expected and approximately 8 permanent jobs to be created by the developer.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, 7326 West McNichols, bounded by an alleyway to the north, the property line to the east, West McNichols Road to the South, and Prairie Street to the west in the Bagley neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property has been determined to be "functionally obsolete" as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include work plan exempt activities, demolition, lead and asbestos abatement, site preparation, infrastructure activities, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan. 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. The eligible



activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. 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 after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Work Plan Exempt Activities	\$15,400.00
2. Demolition	\$99,400.00
3. Asbestos and Lead Abatement	\$77,250.00
4. Infrastructure Improvements	\$37,000.00
5. Site Preparation	\$187,000.00
6. Contingency (15%)	\$60,098.00
7. Brownfield Plan & Work Plan	\$45,000.00
Total Reimbursement to Developer	\$521,148.00
8. Authority Administrative Costs	\$100,606.00
9. State Brownfield Redevelopment Fund	\$29,899.00
10. Local Brownfield Revolving Fund	\$19,055.00
TOTAL Estimated Costs	\$820,268.00

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) Tax Abatement.

Attached for the CAC's review and approval were three (3) resolutions: 1.) a resolution supporting the Plan in the event the Committee does not deem it necessary to conduct a CAC public hearing and 2.) a resolution authorizing a public hearing in the project area and 3.) a resolution authorizing a public hearing in the project area and to appoint up to two special CAC members. The public hearing may be held jointly with any public hearing conducted by the Detroit Brownfield Redevelopment Authority.

Mr. Hodges introduced himself and Mr. Chase Cantrell and their work for Building Community Value, their ties to the community and development experience, and provided more information about the project including the project location, and the plans for retail spaces included in the project in response to the needs of the community.

Mr. Evans asked if there are any retail tenants confirmed for the retail spaces. Mr. Hodges stated that they have been working with Jennifer Crawford from All Things Detroit on curating the small businesses that would work well together within the space with enough retail spaces for 25-35 different small businesses that need physical retail space but also need a sustainable and cost-effective option, and that they are looking into some arts and culture programming for the community. Mr. Cantrell added that Jennifer Crawford has experience in programming retail events in the City and is well connected with small businesses in the area that would work well in the retail spaces included in the project.



Ms. Ali asked for more information on the structure of the retail spaces, community event space, and office space and how the Developer expects to structure those arrangements. Mr. Hodges stated that ideally All Things Detroit would have a master lease for the ground-floor retail space with a separate lease for the retail space adjacent to the artisan market and another tenant with a lease for the office space on the second floor.

Mr. Razo asked if the Developer has received any pushback from the community about demolishing the existing structure on the Property. Mr. Hodges stated that there was a healthy debate with the community about demolishing the structure on the Property, but that there are so many unknowns when redeveloping an existing structure that has fallen into disrepair, especially when you are looking to build a second floor, and that the new structure will adhere to strict design guidelines that will blend into the existing architecture on the corridor.

Mr. Evans asked if the general contractor for the project has been determined. Mr. Hodges stated that they have selected Nora Contracting which is a Detroit-based, minority owned construction company that has experience in the City mostly with schools and municipal work.

Mr. Razo called for a motion regarding the Shop at 6 Brownfield Redevelopment Plan.

Mr. Evans made a motion to recommend approval of the Shop at 6 Brownfield Redevelopment Plan to the DBRA Board. Dr. Randall seconded the motion. DBRA-CAC Resolution Code 24-03-325-01 was approved.



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
SHOP AT 6
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, April 15, 2024
Live 6 Alliance – Neighborhood HomeBase
7346 W. McNichols Road
Detroit, MI 48221
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Nicole Scott (DEGC)
Brandon Hodges (7326 W. McNichols)
Chase Cantrell (7326 W. McNichols)
Damon Dickerson (7326 W. McNichols)
Ginny Dougherty (PM Environmental)
Sara Jo Shipley (PM Environmental)
Jacob Lumps (University of Detroit Mercy)
Naomi Smith (Invest Detroit)

Ms. Capler called the meeting to order at 5:10 PM.

Ms. Capler informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, and answered questions regarding the activities to be reimbursed through tax increment financing.

Mr. Hodges, Mr. Cantrell, and Mr. Dickerson provided details regarding the prior uses of the Properties and the plans for demolition of the existing structure, the plans for the redevelopment including the future retail spaces, office space, and community event space to be included in the project, the design for the project, and the potential exterior construction materials, and answered questions regarding the future operator(s) of the retail space(s) and event space, the ownership structure of the property, potential hours of operation, if there are any code issues with the separate operations on the property, the desire to have a variety of events during the week as well as on the weekends, and the flexibility of the spaces to respond to the needs and trends of the neighborhood.

Public Comment

No public comment was received.

Paper copies of the presentation including renderings for the project were provided.

One attendee indicated their support for the project on the sign-in sheet.

Citing no further questions or public comments, Ms. Capler closed the public hearing at 5:34 PM.



CODE DBRA 24-04-326-02

SHOP AT 6 BROWNFIELD REDEVELOPMENT PLAN

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Shop at 6 Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Shop at 6 Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

5. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

6. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

April 17, 2024

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR SHOP AT 6 REDEVELOPMENT**

The following preamble and resolution were offered by Member _____ and supported by Member _____:

WHEREAS, the City of Detroit, County of Wayne, Michigan (the “City”) is authorized by the provisions of Act 381, Public Acts of Michigan, 1996 (“Act 381”), to create a brownfield redevelopment authority; and

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the “Authority”): and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the Shop at 6 Redevelopment (the “Plan”) and submitted the Plan to the Community Advisory Committee for review and comment; and

WHEREAS, after receipt of the recommendation of the Community Advisory Committee to approve the, the Authority has approved the Plan and forwarded it to City Council with a request for its approval; and

WHEREAS, prior to approval of the Plan, the City Council is required to hold a public hearing in connection with consideration of the Plan pursuant to Act 381.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 16th day of May, 2024 at 10:25 AM, prevailing Eastern Time, to be held in-person in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City and via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

4. The City Clerk is requested to submit three (3) certified copies of this resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226.

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE SHOP AT 6 REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (“Authority”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of eligible properties in the City; and

WHEREAS, under Act 381 the Authority is authorized to develop and propose for adoption by City Council a brownfield plan for one (1) or more parcels of eligible property; and

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the Shop at 6 Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on March 27, 2024, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on April 15, 2024 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on March 27, 2024; and

WHEREAS, the Authority approved the Plan on April 17, 2024 and forwarded it to the City Council with a request for its approval of the Plan; and

WHEREAS, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

WHEREAS, the City Council held a public hearing on the proposed Plan on May 9, 2024.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. Definitions. Where used in this Resolution the terms set forth below shall have the following meaning unless the context clearly requires otherwise:

“Eligible Activities” or “eligible activity” shall have the meaning described in Act 381.

“Eligible Property” means the property designated in the Plan as the Eligible Property, as described in Act 381.

“Plan” means the Plan prepared by the Authority, as transmitted to the City Council by the Authority for approval, copies of which Plan are on file in the office of the City Clerk.

“Taxing Jurisdiction” shall mean each unit of government levying an ad valorem property tax on the Eligible Property.

2. Public Purpose. The City Council hereby determines that the Plan constitutes a public purpose.

3. Best Interest of the Public. The City Council hereby determines that it is in the best interests of the public to promote the revitalization of environmentally distressed areas in the City to proceed with the Plan.

4. Review Considerations. As required by Act 381, the City Council has in reviewing the Plan taken into account the following considerations:

(a) Portions of the property designated in the Plan meets the definition of Eligible Property, as described in Act 381.

(b) The Plan meets the requirements set forth in section 13 of Act 381.

(c) The proposed method of financing the costs of eligible activities is feasible and the Authority has the ability to arrange the financing.

(d) The costs of eligible activities proposed are reasonable and necessary to carry out the purposes of Act 381.

(e) The amount of captured taxable value estimated to result from adoption of the Plan is reasonable.

5. Approval and Adoption of Plan. The Plan as submitted by the Authority is hereby approved and adopted. A copy of the Plan and all amendments thereto shall be maintained on file in the City Clerk’s office.

6. Preparation of Base Year Assessment Roll for the Eligible Property.

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan. The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property,

excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

(b) The City Assessor shall transmit copies of the initial Base Year Assessment Roll to the City Treasurer, County Treasurer, Authority and each Taxing Jurisdiction which will have Tax Increment Revenues captured by the Authority, together with a notice that the Base Year Assessment Roll has been prepared in accordance with this Resolution and the Plan approved by this Resolution.

7. Preparation of Annual Base Year Assessment Roll. Each year within 15 days following the final equalization of the Eligible Property, the City Assessor shall prepare an updated Base Year Assessment Roll. The updated Base Year Assessment Roll shall show the information required in the initial Base Year Assessment Roll and, in addition, the Tax Increment Revenues for each Eligible Property for that year. Copies of the annual Base Year Assessment Roll shall be transmitted by the Assessor to the same persons as the initial Base Year Assessment Roll, together with a notice that it has been prepared in accordance with the Plan.

8. Establishment of Project Fund; Approval of Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

9. Use of Moneys in the Project Fund. The moneys credited to the Project Fund and on hand therein from time to time shall be used annually to first make those payments authorized by and in accordance with the Plan and any development agreement governing such payments and then to the Local Brownfield Revolving Fund, as authorized by Act 381:

10. Return of Surplus Funds to Taxing Jurisdictions. The Authority shall return all surplus funds not deposited in the Local Brownfield Revolving Fund proportionately to the Taxing Jurisdictions.

11. Payment of Tax Increment Revenues to Authority. The municipal and the county treasurers shall, as ad valorem and specific local taxes are collected on the Eligible Property, pay the Tax Increment Revenues to the Authority for deposit in the Project Fund. The payments shall be made not more than 30 days after the Tax Increment Revenues are collected.

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the

ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

13. Repealer. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

14. The City Clerk is requested to submit four (4) certified copies of this Resolution to the DBRA, 500 Griswold Street, Suite 2200, Detroit, MI 48226

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2024, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

Janice Winfrey, City Clerk
City of Detroit
County of Wayne, Michigan