



October 24, 2024

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

Re: **The Brownfield Redevelopment Plan for Arthur Murray**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Arthur Murray 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 September 11, 2024 meeting and a public hearing was held by the DBRA on September 23, 2024 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated September 11, 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 September 25, 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

Aria Warren Detroit, LLC is the project developer (“Developer”). The project involves the transformation of the former Arthur Murray Building into a mixed-use development which will feature approximately thirty-two (32) residential rental units (i.e. approximately fourteen (14) studio, sixteen (16) one-bedroom, and two (2) two-bedroom units) and approximately 7,900 square feet of commercial space on the ground floor (the “Project”). For the duration of the Plan, no less than twenty percent (20%) of the residential rental units (i.e. approximately three (3) of the studio units, three (3) of the one-bedroom rental units, and one (1) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the Area Median Income (AMI) (the “Affordability Commitment”). If the Plan is approved by the DBRA and adopted by Detroit City Council, the Affordability Commitment shall be a binding obligation of the Developer and the Developer’s compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by the Plan, as further described in the Reimbursement Agreement to be executed by the DBRA and the Developer after approval of the Plan (the “Reimbursement Agreement”).

It is currently anticipated that construction will begin in the fall of 2024 and the Project will be completed within approximately 20 months thereafter.

The total investment is estimated to be \$14.8 million. The Developer is requesting \$4,693,499.00 in reimbursement with tax increment financing under the Plan.

Approximately 72 temporary construction jobs are expected to be created by the Project.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, located at 16621-16653 E. Warren Avenue in the City of Detroit. The Property is bounded by Yorkshire Road to the east, East Warren Avenue to the south, a private alley to the north, and additional commercial properties and Kensington Avenue to the west in the East English Village neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2(p)(ii) because the Property includes "housing property" for which eligible activities are identified under a brownfield plan.

Section 2(y) of Act 381 defines "housing property" as (i) a property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project.

The Project to be completed at the Property includes the construction of approximately thirty-two (32) rental units in a mixed-use project and qualifies as "housing property" per Section 2(y)(ii) of 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 Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381). 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 Project is estimated to commence within 18 months of approval of the Plan and be completed within three (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 pursuant to the terms of the Reimbursement Agreement.

**COSTS TO BE REIMBURSED WITH TIF**

<b>MSHDA Housing Development Activities</b>	
1. Demolition	\$412,000.00
2. Renovation	\$1,268,659.00
3. Financing Gap (Project Rent Loss) *	\$3,012,840.00
<b>Total Reimbursement to Developer</b>	<b>\$4,693,499.00</b>
4. Authority Administrative Costs	\$863,379.00
5. State Brownfield Redevelopment Fund	\$198,980.00
6. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$5,755,858.00</b>

\* Note: Although the Project has eligible activities of approximately \$4,884,8400 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$4,693,499.00 over the life of the Plan (i.e. 30 years).

Other Incentives

The Developer has obtained local approval for a Neighborhood Enterprise Zone District (“NEZ”) under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and a Commercial Rehabilitation Exemption District (“CRE”) under the provisions of the Commercial Rehabilitation Act 210 of 2005, as amended. The NEZ and CRE tax abatements will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to the Plan. The aforementioned tax abatements have been included in the tax capture assumptions provided in Attachment F of the Plan.

DBRA's Request

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

- a.) October 29, 2024  
City Council adoption of the Resolution (Exhibit D), setting the Arthur Murray Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for November 14, 2024 at a requested time of 10:10 AM.
- b.) November 14, 2024, requested time of 10:05 AM  
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) November 14, 2024, requested time of 10:10 AM  
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Arthur Murray Brownfield Redevelopment Plan.
- d.) November 19, 2024  
City Council adoption of the Resolution approving the Arthur Murray Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos  
Authorized Agent

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

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
ARTHUR MURRAY  
REDEVELOPMENT PROJECT

Prepared by:

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September \_\_\_\_\_ 2024

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

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## **I. INTRODUCTION**

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

The primary purpose of this Brownfield Plan (this “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. Except as provided herein, a subsequent change to the identification or designation of a developer or proposed use of the eligible property after the approval of this Plan by the governing body (as defined by Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

**II. GENERAL PROVISIONS**

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

The eligible property consists of one (1) parcel located at 16621-16653 E. Warren Avenue, Detroit, Michigan and qualifies as “housing property,” as more particularly described in Section B of this Plan. The aforementioned parcel, along with all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-way, will comprise the eligible property and is collectively referred to herein as the "Property."

Attachment A includes a site map of the Property. The Property is located in Detroit’s Eastside, bounded by Yorkshire Road to the east, East Warren Avenue to the south, a private alley to the north, and additional commercial properties and Kensington Avenue to the west.

Parcel information for the Property is outlined below:

Address	Parcel ID	Ward #, Item #	Owner
16621-16653 E. Warren Avenue	21002904-6	Ward 21, Item 002904-6	16621 E Warren, LLC
<b>Legal Description</b>	<p>Land in City of Detroit, County of Wayne, State of Michigan described as follows:            Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, except that part of Lot 74, Wayne County Records, described as follows: Beginning at a point on the West line of Yorkshire Avenue North 28 degrees 55 minutes West 31.85 feet from the Southeast corner of said Lot 74; thence continuing North 28 degrees 55 minutes West 12.50 feet to the North line of said lot; thence South 59 degrees 18 minutes West 120.29 feet along said North line to the West line of said lot; thence South 28 degrees 55 minutes East 9.65 feet along said West line to a point; thence North 60 degrees 39 minutes 33 seconds East 120.23 feet to the point of beginning.</p> <p>Also described as:            Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and part of Lot 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, being described as follows: Beginning at a point of intersection of the West Right-of-Way line of Yorkshire Avenue (60' wide) with the North Right-of-Way line of East Warren Avenue (105' wide), said point also being the Southeast corner of said Lot 72; thence along said North Right-of-Way line, South 60 degrees 41 minutes 44 seconds West 179.53 feet; thence North 28 degrees 55 minutes 29 seconds West 100.00 feet to a point on the South line of a 20 feet wide public alley, said point also being the Northwest corner of said Lot 193; thence along said South line, North 60 degrees 41 minutes 44 seconds East 59.27 feet; thence North 28 degrees 56 minutes 31 seconds West 20 feet; thence North 60 degrees 46 minutes 02 seconds East 120.28 feet to the point of beginning.            Commonly known as: 16621 E. Warren Avenue, Detroit, MI 48224</p>		

Aria Warren Detroit, LLC, a Michigan limited liability company, is the project developer ("Developer") and contracted purchaser of the Property. As described in more detail in



Attachment C (the “Project”), the Project involves the transformation of the historic Arthur Murray Building into a mixed-use development which will feature approximately thirty-two (32) residential rental units (i.e. approximately fourteen (14) Studio, sixteen (16) One Bedroom, and two (2) Two Bedroom apartments) and approximately 7,900 square feet of commercial space. The development is intended to advance Detroit’s goals of equitable urban renewal and economic revitalization within the East Warren Avenue corridor.

For the duration of this Plan: no less than twenty percent (20%) of the units (i.e. approximately three (3) of the Studio units, three (3) of the One Bedroom rental units, and one (1) of the Two Bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income (AMI) for Wayne County, as defined in the 'Income and Rent Limits' documents published by the Michigan State Housing Development Authority (MSHDA) (hereinafter collectively referred to as the “Affordability Commitment”). The Affordability Commitment shall be a binding obligation of the Developer, and the Developer’s compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by this Plan, as further described in the Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”).

The Developer has obtained local approval for an Neighborhood Enterprise Zone District (“NEZ”) under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and the Developer shall endeavor to achieve deeper affordability (down to 60% AMI) for the Project during the NEZ period; however, failure to reserve units for lease by occupants earning no more than 60% AMI during the NEZ period shall not be a default by the Developer under the Reimbursement Agreement.

It is currently anticipated that construction will begin in the fall of 2024 and the Project will be completed within approximately 20 months thereafter. 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. Notwithstanding the foregoing, it is expressly understood that in no circumstances shall less than twenty percent (20%) of the apartment units contemplated for the Project be leased to occupants earning no more than 80% AMI, and such units shall be evenly distributed throughout the Project and share comparable amenities and finishes to the other apartment units. 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, including details regarding the development team, total investment amount, project uses (residential and commercial), number and type of housing units, number of temporary and permanent jobs, project renderings, and additional financing incentives. Attachment D includes letters of support

for the Project. Attachment I provides a detailed description of the affordable housing plan for the Project (the "Affordable Housing Plan").

**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(p)(ii) because the Property includes “housing property for which eligible activities are identified under a brownfield plan, including personal property located on the property, to the extent included in the brownfield plan.”

Section 2(y) of Act 381 defines “housing property” as (i) a property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project. The Project to be completed at the Property includes the construction of approximately thirty-two (32) rental units in a mixed-use project, as more particularly described in Attachment I.

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

The “eligible activities” the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include: Housing Development Activities (i.e. reimbursement to Developer to fill the financing gap associated with the development of housing units priced for Income Qualified Households (as defined by Section 2(z) of Act 381) - see Table 2, Attachment E.

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.

Unless otherwise agreed to in writing by the DBRA, the Project shall commence within eighteen (18) months after the date the governing body approves this Plan and shall be completed within three (3) years after execution of the Reimbursement Agreement. 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 and/or executed in conjunction with or pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the 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(ggg) 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"), the Michigan Department of Environment, Great Lakes, and Energy ("EGLE"), and the Michigan State Housing Development Authority ("MSHDA"), as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body (or such other date as the DBRA may agree to in writing); 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 aggregate cost of eligible activities subject to payment or reimbursement, provided that the total aggregate cost of eligible activities subject to payment or reimbursement under the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE, MSF or MSHDA work plan and this Plan.

**D. Estimate of Captured Taxable Value and Tax Increment Revenues (Section 13(2)(c)); 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 (SBRF), and (iii) make deposits into the DBRA's Local Brownfield Revolving Fund (LBRF), as follows:

The allocation of tax increment revenues is detailed in the following table:

School Capture	Millage Rate	Total Capture	Reimbursement	DBRA		SBRF	
				Admin Costs	Capture	LBRF Capture	
State Education Tax (SET)	6.0000	\$ 542,867	\$ 442,670	\$ -		\$ -	
School Operating Tax	16.6032	\$ 1,502,222	\$ 1,224,957	\$ -	\$ 198,980	\$ -	
<b>School Total</b>	<b>22.6032</b>						
Local Capture	Millage Rate						
WAYNE COUNTY	0.9829	\$ 88,931	\$ 72,517	\$ 20,691		\$ -	
W C JAILS	0.9358	\$ 84,669	\$ 69,042	\$ 19,700		\$ -	
W C PARKS	0.2442	\$ 22,095	\$ 18,017	\$ 5,141		\$ -	
W C HCMA	0.2070	\$ 18,729	\$ 15,272	\$ 4,358		\$ -	
W C RESA	0.0956	\$ 8,650	\$ 7,053	\$ 2,013		\$ -	
W C RESA SP ED	3.3443	\$ 302,585	\$ 246,737	\$ 70,402		\$ -	
W C COMM COLLEGE	3.2202	\$ 291,357	\$ 237,581	\$ 67,790		\$ -	
GENERAL CITY	19.8123	\$ 1,792,575	\$ 1,461,719	\$ 417,076		\$ -	
LIBRARY	4.5982	\$ 416,035	\$ 339,248	\$ 96,798		\$ -	
W COUNTY TAX	5.5913	\$ 505,889	\$ 412,517	\$ 117,704		\$ -	
WC RESA ENH	1.9812	\$ 179,255	\$ 146,170	\$ 41,707		\$ -	
<b>Local Total</b>	<b>41.0130</b>						
		\$ 5,755,858	\$ 4,693,499	\$ 863,379	\$ 198,980	\$ -	

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

<b>Non-Capturable Millages</b>	Millage Rate	
DEBT SERVICE	7.0000	\$ 711,082
SCHOOL DEBT	13.0000	\$ 1,320,581
W C ZOO	0.0992	\$ 10,077
W C DIA	0.1986	\$ 20,174
<b>Total Non-Capturable Taxes</b>	<b>20.2978</b>	<b>\$ 2,061,915</b>

**E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Note or Bond 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.

Unless agreed upon in writing by the Developer, the DBRA, and the applicable agency/department of 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 estimated total cost of eligible activities permitted under this Plan. The Developer acknowledges that any eligible activities funded by a grant or a loan that is subsequently forgiven or credited shall be ineligible for reimbursement under this Plan and will not be included in reimbursement requests to the DBRA. However, loans used to fund eligible activities that the Developer is required to repay unconditionally will be eligible for reimbursement, subject to the terms of the Reimbursement Agreement.

It is expressly understood that the reimbursement to the Developer contemplated by this Plan is conditioned upon the Developer's compliance with the terms of this Plan and the Reimbursement Agreement, including but not limited to, compliance with any and all requirements related to the Affordability Commitment contemplated therein.

The Developer has obtained local approval for a Neighborhood Enterprise Zone District ("NEZ") under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and a Commercial Rehabilitation Exemption District ("CRE") under the provisions of the Commercial Rehabilitation Act 210 of 2005, as amended. The NEZ and CRE will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to this Plan. The abatement has been included in the tax capture assumptions provided in Attachment F. Notwithstanding these projections, the DBRA is permitted to capture tax increment revenue derived from Local Taxes or Specific Taxes considered Local Taxes during the abatement period.

**F. Beginning Date of Capture and Duration of Tax Increment Revenues (Section 13)(2)(f); Abolishment or Termination of a Plan**

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 attached as Attachment F, unless otherwise requested in advance by the Developer in writing to the DBRA. 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.

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Furthermore, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The base year and beginning date of the capture of tax increment revenues is anticipated to be the 2026 tax year (commencing with the summer 2026 property taxes).

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

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

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

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

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

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

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

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared during the Project. 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 estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0.00. All funds deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

#### **J. State 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 Warranties (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”) and a Phase II ESA (collectively, the “Environmental Documents”), pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed on the Property. Attached hereto as Attachment G is the City of Detroit’s Buildings, Safety Engineering, and Environmental Department’s acknowledgment of its receipt of the Environmental Documents.

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

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

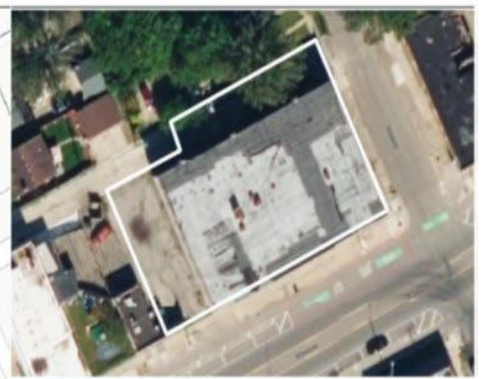
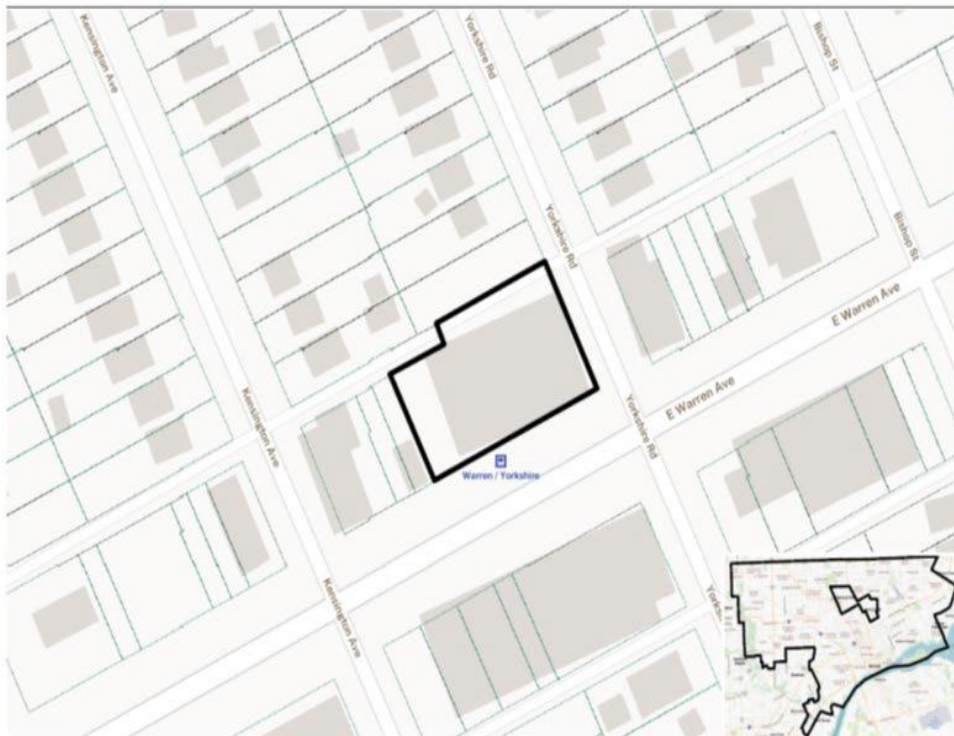
**III. ATTACHMENTS**

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# ATTACHMENT A

## Site Map



In: East English Village, 48224, Census Tract 5014, Detroit, Wayne County, Michigan

Lat/Long: 42.40464, -82.93465

## ATTACHMENT B

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

Land in City of Detroit, County of Wayne, State of Michigan described as follows:

Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, except that part of Lot 74, Wayne County Records, described as follows: Beginning at a point on the West line of Yorkshire Avenue North 28 degrees 55 minutes West 31.85 feet from the Southeast corner of said Lot 74; thence continuing North 28 degrees 55 minutes West 12.50 feet to the North line of said lot; thence South 59 degrees 18 minutes West 120.29 feet along said North line to the West line of said lot; thence South 28 degrees 55 minutes East 9.65 feet along said West line to a point; thence North 60 degrees 39 minutes 33 seconds East 120.23 feet to the point of beginning.

Also described as:

Lots 191, 192 and 193, EASTERN HEIGHTS LAND COMPANY'S SUBDIVISION, as recorded in Uber 48, Page 23, also Lots 72, 73 and part of Lot 74, GROSSE POINTE VILLAS SUBDIVISION, as recorded in Uber 36, Page 56, being described as follows: Beginning at a point of intersection of the West Right-of-Way line of Yorkshire Avenue (60' wide) with the North Right-of-Way line of East Warren Avenue (105' wide), said point also being the Southeast corner of said Lot 72; thence along said North Right-of-Way line, South 60 degrees 41 minutes 44 seconds West 179.53 feet; thence North 28 degrees 55 minutes 29 seconds West 100.00 feet to a point on the South line of a 20 feet wide public alley, said point also being the Northwest corner of said Lot 193; thence along said South line, North 60 degrees 41 minutes 44 seconds East 59.27 feet; thence North 28 degrees 56 minutes 31 seconds West 20 feet; thence North 60 degrees 46 minutes 02 seconds East 120.28 feet to the point of beginning.

Commonly known as: 16621 E. Warren Avenue, Detroit, MI 48224

Tax Item No.: Ward 21, Item No. 002904-6

## ATTACHMENT C

### Project Description

<b>Address</b>	16621 E. Warren
<b>Developer</b>	Aria Warren Detroit, LLC
<b>City Council District</b>	District 4
<b>Neighborhood</b>	East English Village
<b>Located in HRD/SNF Targeted Area</b>	East Warren / Cadieux
<b>Total Square Footage (SF)</b>	35,672
<b>Residential SF</b>	17,752
<b>Common Area SF</b>	10,020
<b>Retail SF</b>	7,900
<b>Industrial SF</b>	N/A
<b>Total Residential Units</b>	32 Units (7 Affordable)
<b>Studios</b>	14 Units (3 Affordable); 453 Avg. SF; \$1,140/Mo. Avg. Rent
<b>1-Bed</b>	16 Units (3 Affordable); 630 Avg. SF; \$1,591/Mo. Avg. Rent
<b>2-Bed</b>	2 Units (1 Affordable); 757 Avg. SF; \$1,915/Mo. Avg. Rent

By the fourth quarter of 2024, Aria Warren Detroit, LLC will begin the renovation of the existing vacant 2-story structure located at 16621 E. Warren in Detroit, Michigan, commonly known as, “The Arthur Murray.” The building was constructed sometime in the early 1950s for use as an Arthur Murray dance instruction studio. Dancing facilities were located on the 2nd floor while the four (4) dedicated suites on the ground floor were utilized for retail.

The Developer intends to convert the building into 32 residential apartments with approximately 7,900 square feet of ground floor commercial space.

#### **Sources and Uses of Capital Summary**

**Total Investment:** \$14,842,696

**Estimated Jobs:** (FTE/Construction) Four (4) FTE/72 Construction

**Eligible Activities:** Housing Development Activities, as described in Section C of the Plan.

#### **Additional Incentives**

The Developer has obtained local approval for a Neighborhood Enterprise Zone District (“NEZ”) under the provisions of the Neighborhood Enterprise Zone Act 147 of 1992, as amended, and a Commercial Rehabilitation Exemption District (“CRE”) under the provisions of the Commercial Rehabilitation Act 210 of 2005, as amended. The NEZ and CRE will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

#### **Project Timeline:**

**Renovation Start Date:** Q4 2024

**Expected Completion Date:** Q1 2026

Exhibit A  
The Arthur Murray  
Brownfield Redevelopment Plan



**ATTACHMENT D**

**Letters of Support**



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
www.detroitmi.gov

September 18, 2024

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

**RE: Arthur Murray - 16621 East Warren Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the Arthur Murray Brownfield Plan at 16131 East Warren Redevelopment Plan (the "Plan") for consideration.

Aria Warren Detroit, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 16621 East Warren Avenue at the corner of Yorkshire Road, bounded by an alley to the north, the property boundary to the west, East Warren Avenue to the south, and Yorkshire Road to the east in the East English Village neighborhood of Detroit.

The project consists of the redevelopment of the existing approximately 35,672 square foot, vacant three-story mixed-use building into approximately 8,000 square feet of ground-floor commercial space and thirty-two (32) upper-floor modern apartments. At least 20% of the units will be offered at or below 80% AMI with additional units available 100-120% AMI as well as market rate.

The project will reactivate and renovate to modern standards a vacant, large mixed-use corner commercial building on the East Warren Avenue corridor that has fallen into disrepair. Total investment is estimated at just over \$14.8 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



Housing and Revitalization  
Department

Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 908  
Detroit, Michigan 48226

Phone: 313.224.6380  
Fax: 313.224.1629  
[www.detroitmi.gov](http://www.detroitmi.gov)

October 5, 2024

Jennifer Kanalos

Authorized Agent

Detroit Brownfield Redevelopment Authority

500 Griswold, Suite 2200

Detroit, Michigan 48226

**RE: Arthur Murray Brownfield Redevelopment Plan**

Dear Jennifer Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the Arthur Murray Brownfield Plan (the "Plan") for consideration.

Aria Warren Detroit, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 16621 East Warren Avenue at the corner of Yorkshire Road, bounded by an alley to the north, the property boundary to the west, East Warren Avenue to the south, and Yorkshire Road to the east in the East English Village neighborhood of Detroit.

The project consists of the redevelopment of the existing approximately 35,672 square foot, vacant three-story mixed-use building into approximately 8,000 square feet of ground-floor commercial space and thirty-two (32) upper-floor mixed-income modern apartments. The project will reactivate and renovate to modern standards a vacant, large mixed-use building on the East Warren Avenue corridor that has fallen into disrepair. Total investment is estimated at just over \$14.8 million.


As part of a Brownfield Plan requesting Housing Development Activities totaling \$4,693,499 at least 20% of the units will be offered at 80% Area Median Income (AMI) with an Affordability Period of 30 years with the following unit mix:

	<u>Sqft</u>	<u>80% AMI</u>	<u>Market Rate</u>	<u>Total</u>
<b>Studio</b>	453	3	11	14
<b>One (1) Bedroom</b>	630	3	13	16
<b>Two (2) Bedroom</b>	757	1	1	2
<b>Total # of Units</b>		7	25	32

In addition to and separately, the Developer will also be committing to providing units as low as 60% AMI as part of a PA 147 of 1992 Neighborhood Enterprise Zone (NEZ) request.

The Housing & Revitalization Department (HRD) will be responsible for monitoring the affordability of the units during the term of the affordability period. HRD has reviewed this Brownfield Plan request and recommends approval of the Brownfield Plan as submitted.

Sincerely,

DocuSigned by:  
  
927E06ED6B004F9...

Rebecca Labov, Chief Development & Investment Officer  
Housing and Revitalization Department

c: B. Vosburg  
C. Capler





May 3, 2023

East English Village Association is pleased to submit a letter of support on behalf of Emery Matthews and Real Estate Interests, LLC for the proposed development referenced as "The Arthur Murray Redevelopment Project" located at 16621-16653 E. Warren, Detroit, MI. This mixed-use project consists of repurposing the existing facility into 32 residential apartments and 8,000 sf of ground floor commercial space. The project location is in East English Village and is considered to be a primary anchor in the heart of the E Warren Business Corridor.

Since the inception of this project, Mr. Matthews and his team have actively engaged the eastside community initially presenting their proposal to our EWDC Focus Group. This group is comprised of area stakeholders – residents and business owners representing EEV, Morningside and Cornerstone Village neighborhoods. Additionally, status updates via Facebook and website posts, newsletter updates and presenting rendering and plans at our general meetings have been ongoing. The concept has been very well received by residents as adding "apartments" to the area has been a high priority for potential new area businesses. Surveys have indicated that in addition to attracting new residents to the area, there is a demand to offer options to those residents who may no longer want (or be physically able) to perform the maintenance and upkeep responsibility that an older home requires but who still wish to continue living in East English Village.

The Arthur Murray Redevelopment Project definitely fits the creative vision and energy for making E Warren a destination corridor. We support Mr. Matthews and endorse his proposed plan and look forward to witnessing it coming to fruition in the not-too-distant future. If you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Ron Otto, President English Village Association

Maureen Dritsan, 1st Vice President East English Village Association

E. Warren  
Development Corp

16835 E. Warren  
Detroit, MI 48224

To Whom It May Concern,

It is with great pleasure that E. Warren Development Corp has the opportunity to share a letter of support for Emery Matthews from REI for his development at 16653 E. Warren on the corridor. E. Warren Development Corp. is a community and economic development nonprofit located on the far east side, focusing on the E. Warren corridor.

We have been a community partner involved with REI for the entirety of his project. As a community and economic development organization, it is imperative to partner with a developer dedicated to the support and success of the E. Warren Corridor. REI has intentionally engaged our neighborhoods to solicit feedback and thoughts on the process. The impact REI will make in the area is vital to the ongoing development. They are a trusted developer.

It is critical to the success and growth of the corridor that E. Warren Development Corp. develops the space at 16653 E. Warren. The E. Warren Corridor is in need of more units of housing and commercial spaces to raise the walkability of the corridor. We are in full support to have Emery Matthews and REI moving forward with their development.

Sincerely,



Joe Rashid, Executive Director  
E. Warren Development Corp



14901 East Warren  
Detroit, MI 48224  
Tel: (313) 640-1100  
Fax: (313) 640-1112  
[www.usnapbac.org](http://www.usnapbac.org)

September 5, 2024

Ms. Megan McGreal  
Senior Community Development Manager, Detroit  
Regional Prosperity  
Michigan Economic Development Corporation  
300 N. Washington Square  
Lansing, MI 48913

Dear Megan,

I am writing in support of Aria Warren Detroit, LLC's application for development assistance financing from the MEDC for The Arthur Murray rehabilitation project located at 16621-16653 E. Warren in Detroit.

The Arthur Murray is one of the flagship adaptive reuse projects along the East Warren Commercial Corridor, and the addition of the multifamily project proposed by Aria Warren Detroit would expand much-needed affordable, neighborhood-centered housing options. There are significant barriers to new housing units in this market, and the proposed development would help address serious existing demand.

Arthur Murray renovates a long vacant eyesore in the heart of a designated Strategic Neighborhood. It is exactly the type of project that MEDC development assistance is designed to facilitate.

Again, I appreciate you giving Aria Warren Detroit's request your full and fair consideration. If you have any further questions or concerns, please feel free to contact me or my staff at (313) 640-1100

Sincerely,

Linda Smith  
Executive Director



4/24/2023

Invest Detroit  
600 Renaissance Center, Suite 1710  
Detroit, MI 48243

To Whom it May Concern,

I am pleased to share this letter of support for Emery Matthews of Real Estate Interests, LLC and his project known as the Arthur Murray Building located at 16621 East Warren in Detroit, Michigan. Invest Detroit has worked with Mr. Matthews on many other projects in the City of Detroit and we hold him in high regard.

It is Invest Detroit's intention to support the development of the Arthur Murry Building with \$2,000,000 in Strategic Neighborhood Funds and additionally up to \$2,500,000 in senior or subordinate debt in the project.

We see this building's redevelopment as critical to the East Warren Neighborhood revitalization and would be happy to discuss this project in further detail if desired.

Sincerely,

*Michael S Vieregge*

Michael S. Vieregge, Senior Vice President  
Commercial Real Estate Lending, Invest Detroit

**Subject: Supporting the Arthur Murray Renovation**

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

The building has been a cornerstone of East Warren for many years, providing a space for individuals of all ages to learn, socialize, and connect. The renovation of this iconic place will not only preserve its rich history but also revitalize it as a vibrant community hub.

I believe that the completed project will have a significant positive impact on our neighborhood by:

- **Attracting visitors and boosting local businesses:** The renovated Arthur Murray will draw people to the area, increasing foot traffic and supporting local businesses.
- **Providing a public amenity:** The building's former parking lot will become a landscaped urban garden, accessible to the neighborhood.
- **Creating jobs and economic opportunities:** The renovation and ongoing operations of the Arthur Murray will generate jobs and contribute to the local economy.

I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Alexander Stanfield  
Name

5031 Courville  
Address

AlexStanfield23@gmail.com  
Email

**Subject: Supporting the Arthur Murray Renovation**

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Joanna Dueweke-Perez  
Name

1545 W. Philadelphia, Detroit, MI 48206  
Address

jduewekeperez@prosperusdetroit.org  
Email

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

JANAE WILSON

Name

5075 Harvard Rd

Address

Email

jwilson@prosperusdetroit.org

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Melvina Johnson

Name

4166 Courville St

Address

MelvinaJohnson2014@yahoo.com

Email



**Subject: Supporting the Arthur Murray Renovation**

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

*Anthony C. Geisz*

\_\_\_\_\_  
Name

*5069 Bishop*

\_\_\_\_\_  
Address

*tonygeisz@att.net*

\_\_\_\_\_  
Email

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

GEORGE CORSETTI

Name

3512 COARVILLE

Address

G CORSETTI @ AMERITECH.NET

Email

**Subject: Supporting the Arthur Murray Renovation**

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I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

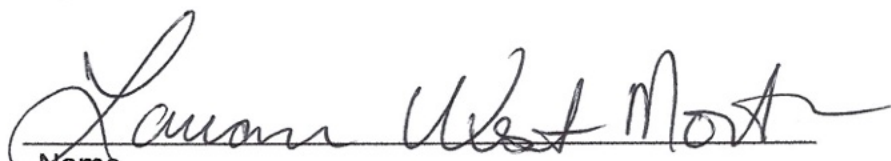
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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

  
Name

12501 E. Outer Dr.  
Address

laurenwest@hotmail.com  
Email

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Denise Moore  
Name

3532 Somerset  
Address

getmoore33@aol.com  
Email

**Subject: Supporting the Arthur Murray Renovation**

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Timyra James  
Name

10651 wayburn  
Address

Timyra James1@gmail.com  
Email

**Subject: Supporting the Arthur Murray Renovation**

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I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Karmesha Clark

Name

5000 Hillcrest Det, 48236

Address

KarmeshaClark1@gmail.com

Email

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I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

*Katy Gilmore*

Name

*4811 Bishop St*

Address

*katyjansogilmore@yahoo.com*

Email

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I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Kenneth Gilmore

Name

4811 Bishop

Address

Kennyg\_82@yahoo.com

Email



**Subject: Supporting the Arthur Murray Renovation**

To Whom It May Concern,

I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Bryan Jones  
Name

12910 E. Outer Dr, Detroit 48224  
Address

BryanJones10@Comcast.net  
Email

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Sincerely,

Twana Chandler

Name

1546 Chateaufont Pl Coop Det., MI 48207

Address

twanachandler@icloud.com

Email

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Sincerely,

Name

LADONNA CHAXTON

Address

5219 BALFOUR RD

Email

claxtonladonna@yahoo.com

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To Whom It May Concern,

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Sincerely,

*Soh Suzuki*

Name

*4224 Kensington Ave, Detroit 48224*

Address

*soh\_suzuki@hotmail.com*

Email

**Subject: Supporting the Arthur Murray Renovation**

To Whom It May Concern,

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Sincerely,

Dessa Cosma  
Name

4229 Kensington Ave 48229  
Address

dessa@dessa@gmail.com  
Email

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I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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Sincerely,

Tanya Housonberg  
Name

4890 LODZ WYKE Mich. 48224  
Address

TanyaHousonberg@gmail.com  
Email

**Subject: Supporting the Arthur Murray Renovation**

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I am writing to express my full support for the renovation of the former Arthur Murray dance studio located at 16621 E. Warren in Detroit. As a member of the community, I recognize the historical significance of this landmark building and the positive impact a restored property will have on our neighborhood.

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I urge you to support this important project and help ensure the continued success of our community.

Sincerely,

Lynsey Lane

Name

4105 Kensington Detroit, MI 48224

Address

lynsey.williams@olyent.com

Email

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Sincerely,

William Brasch

Name

4155 Audubon Rd Detroit MI 48224

Address

williambrasch@hotmail.com

Email



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Sincerely,

JEFF LANE

Name

4105 KENSINGTON AVE, DETROIT MI 48224

Address

JEFF IS ALWAYS DOING SOMETHING@Gmail.com

Email

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Sincerely,

Jenna Sakel

Name

Address

3320 Spinnaker lane 4D Detroit MI 48207

Email

jenna.sakel@gmail.com

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Sincerely,

KATRILE ROBINSON

Name

7478 PRAIRIE

Address

stylysty/kmr@gmail.com

Email

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Sincerely,

Lidi Armenta-Joy  
Name

4529 Grayton St. Detroit, MI 48224  
Address

Lidi.Armenta@gmail.com  
Email

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Sincerely,

Jesse J. Armenta-Keys  
Name

4529 Grayton St Detroit MI 48224  
Address

Jesse Keez45@gmail.com  
Email

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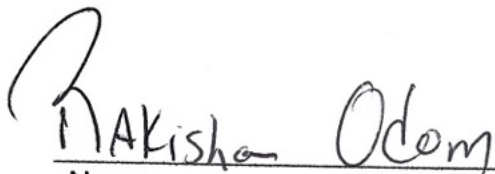
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Sincerely,

  
Name

4843 Parkshire 48224  
Address

Rodoma@BrilliantDetroit.org  
Email

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Tables  
(Table 1 & 2 on following pages)**

**Table 1**  
**Eligible Activities and Costs**

MSHDA Eligible Activities Costs		Completion Season/Year
<b>Non-Environmental Eligible Activities**</b>	Cost	
Financing Gap (Project Rent Loss)	\$3,012,840	n/a
<b>Demolition</b>	\$412,000	Spring 2025
<b>Renovation</b>	\$1,268,659	2026
<b>Non-Environmental Eligible Activities Total *</b>	<b>\$4,693,499</b>	

Other Costs	
DBRA Administrative Costs	\$863,379
Local Brownfield Revolving Fund	\$0
State Brownfield Fund	\$198,980
<b>Total Estimated Cost to be Funded Through TIF</b>	<b>\$1,062,359</b>

\* Note: Although the Project has eligible activities of approximately \$4,884,840 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$4,693,499.00 over the life of the Plan.



**Table 2**  
**Housing TIF Eligible Activities and Costs**

The Arthur Murray - 16621 E. Warren

9/11/2024

Housing TIF Duration (Years)	30
Housing TIF Type	Rehab of Existing Non-Residential Structure

A					B	C	D	E =(C - D)	F =(B - E)	G =(F x A x 12)	H =(G x TIF Duration)	I =(H / A)	
Structure Type	Unit Type	Unit AMI	Number of Units	Parking Allowance	Structure Description	MSHDA Wayne Co. Control Rent	Total Allowable Housing Costs	Utility + Parking Allowance	Maximum Allowable Rent	Project Monthly Rent Loss Per Unit	Annual Rent Loss	Project Rent Loss Cap	Per Unit
#1	Studio	80%	3	\$0	Low Rise Apartment (Less than 5 Stories)	\$2,300	\$1,344	\$81	\$1,263	\$1,037	\$37,332	\$1,119,960	\$373,320
#1	1 Bed	80%	3	\$0	Low Rise Apartment (Less than 5 Stories)	\$2,548	\$1,440	\$103	\$1,337	\$1,211	\$43,578	\$1,307,340	\$435,780
#1	2 Bed	80%	1	\$0	Low Rise Apartment (Less than 5 Stories)	\$3,228	\$1,728	\$127	\$1,601	\$1,627	\$19,518	\$585,540	\$585,540
<b>Total</b>			<b>7</b>								<b>\$100,428</b>	<b>\$3,012,840</b>	<b>\$430,406</b>

Housing TIF Eligible Activities			
Financial Gap (Project Rent Loss)		\$3,012,840	Reimbursable
Infrastructure & Safety Improvements			Reimbursable
Demolition		\$512,000	Reimbursable
Renovation		\$1,168,659	Reimbursable
Temporary Household Relocation			Non-Reimbursable
Acquisition Costs of Residential Rental Properties			Non-Reimbursable
<b>TOTAL</b>		<b>\$4,693,499</b>	

**ATTACHMENT F**

**TIF Tables**

Exhibit A  
The Arthur Murray  
Brownfield Redevelopment Plan

Attachment E: Brownfield Plan TIF Capture  
The Arthur Murray

Plan Year	3.00% Estimated Taxable Value (TV) Increase Rate												
	1	2	3	4	5	6	7	8	9	10	11	12	13
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
*Base Taxable Value	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650
Estimated New TV	\$ 1,484,590	\$ 2,293,692	\$ 2,362,502	\$ 2,433,377	\$ 2,506,379	\$ 2,581,570	\$ 2,659,017	\$ 2,738,788	\$ 2,820,951	\$ 2,905,580	\$ 2,992,747	\$ 3,082,530	\$ 3,175,006
Incremental Difference (New TV - Base TV)	\$ 1,363,940	\$ 2,173,042	\$ 2,241,852	\$ 2,312,727	\$ 2,385,729	\$ 2,460,920	\$ 2,538,367	\$ 2,618,138	\$ 2,700,301	\$ 2,784,930	\$ 2,872,097	\$ 2,961,880	\$ 3,054,356

School Capture	Millage Rate	NEZ Abatement												
State Education Tax (SET)	6.0000	\$ 5,319	\$ 8,475	\$ 8,743	\$ 9,020	\$ 9,304	\$ 9,598	\$ 9,900	\$ 10,211	\$ 10,531	\$ 10,861	\$ 11,201	\$ 11,551	\$ 15,944
School Operating Tax	16.6032	\$ 14,720	\$ 23,452	\$ 24,194	\$ 24,959	\$ 25,747	\$ 26,558	\$ 27,394	\$ 28,255	\$ 29,142	\$ 30,055	\$ 30,996	\$ 31,965	\$ 44,120
<b>School Total</b>	<b>22.6032</b>													

Local Capture	Millage Rate	NEZ Abatement												
WAYNE COUNTY	0.9829	\$ 871	\$ 1,388	\$ 1,432	\$ 1,478	\$ 1,524	\$ 1,572	\$ 1,622	\$ 1,673	\$ 1,725	\$ 1,779	\$ 1,835	\$ 1,892	\$ 2,612
W C JAILS	0.9358	\$ 830	\$ 1,322	\$ 1,364	\$ 1,407	\$ 1,451	\$ 1,497	\$ 1,544	\$ 1,593	\$ 1,643	\$ 1,694	\$ 1,747	\$ 1,802	\$ 2,487
W C PARKS	0.2442	\$ 216	\$ 345	\$ 356	\$ 367	\$ 379	\$ 391	\$ 403	\$ 416	\$ 429	\$ 442	\$ 456	\$ 470	\$ 649
W C HCMA	0.2070	\$ 184	\$ 292	\$ 302	\$ 311	\$ 321	\$ 331	\$ 342	\$ 352	\$ 363	\$ 375	\$ 386	\$ 399	\$ 550
W C RESA	0.0956	\$ 85	\$ 135	\$ 139	\$ 144	\$ 148	\$ 153	\$ 158	\$ 163	\$ 168	\$ 173	\$ 178	\$ 184	\$ 254
W C RESA SPED	3.3443	\$ 2,965	\$ 4,724	\$ 4,873	\$ 5,027	\$ 5,186	\$ 5,350	\$ 5,518	\$ 5,691	\$ 5,870	\$ 6,054	\$ 6,243	\$ 6,439	\$ 8,887
W C COMM COLLEGE	3.2202	\$ 2,855	\$ 4,548	\$ 4,692	\$ 4,841	\$ 4,994	\$ 5,151	\$ 5,313	\$ 5,480	\$ 5,652	\$ 5,829	\$ 6,012	\$ 6,200	\$ 8,557
GENERAL CITY	19.8123	\$ 17,565	\$ 27,984	\$ 28,871	\$ 29,783	\$ 30,723	\$ 31,692	\$ 32,689	\$ 33,716	\$ 34,774	\$ 35,864	\$ 36,987	\$ 38,143	\$ 52,647
LIBRARY	4.5982	\$ 4,077	\$ 6,495	\$ 6,701	\$ 6,912	\$ 7,131	\$ 7,355	\$ 7,587	\$ 7,825	\$ 8,071	\$ 8,324	\$ 8,584	\$ 8,853	\$ 12,219
W COUNTY TAX	5.5913	\$ 4,957	\$ 7,898	\$ 8,148	\$ 8,405	\$ 8,671	\$ 8,944	\$ 9,225	\$ 9,515	\$ 9,814	\$ 10,121	\$ 10,438	\$ 10,764	\$ 14,858
W C RESA ENH	1.9812	\$ 1,756	\$ 2,798	\$ 2,887	\$ 2,978	\$ 3,072	\$ 3,169	\$ 3,269	\$ 3,372	\$ 3,477	\$ 3,586	\$ 3,699	\$ 3,814	\$ 5,265
<b>Local Total</b>	<b>41.0130</b>													

Non-Capturable Millages	Millage Rate													
DEBT SERVICE	7.0000	\$ 9,548	\$ 15,211	\$ 15,693	\$ 16,189	\$ 16,700	\$ 17,226	\$ 17,769	\$ 18,327	\$ 18,902	\$ 19,495	\$ 20,105	\$ 20,733	\$ 21,380
SCHOOL DEBT	13.0000	\$ 17,731	\$ 28,250	\$ 29,144	\$ 30,065	\$ 31,014	\$ 31,992	\$ 32,999	\$ 34,036	\$ 35,104	\$ 36,204	\$ 37,337	\$ 38,504	\$ 39,707
W C ZOO	0.0992	\$ 135	\$ 216	\$ 222	\$ 229	\$ 237	\$ 244	\$ 252	\$ 260	\$ 268	\$ 276	\$ 285	\$ 294	\$ 303
W C DIA	0.1986	\$ 271	\$ 432	\$ 445	\$ 459	\$ 474	\$ 489	\$ 504	\$ 520	\$ 536	\$ 553	\$ 570	\$ 588	\$ 607
<b>Total Non-Capturable Taxes</b>	<b>20.2978</b>													

Total Tax Increment Revenue (TIR) Available for Capture	\$ 56,400	\$ 89,856	\$ 92,702	\$ 95,633	\$ 98,651	\$ 101,760	\$ 104,963	\$ 108,261	\$ 111,659	\$ 115,158	\$ 118,763	\$ 122,475	\$ 169,047
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**Footnotes:**  
The above consist of tax projections only and actual capture amounts may differ.

Exhibit A  
The Arthur Murray  
Brownfield Redevelopment Plan

Attachment E: Brownfield Plan TIF Capture  
The Arthur Murray

Plan Year	14	15	16	17	18	19	20	21	22	23	24	25	26
Calendar Year	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051
*Base Taxable Value	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650
Estimated New TV	\$ 3,270,256	\$ 3,368,363	\$ 3,469,414	\$ 3,573,497	\$ 3,680,702	\$ 3,791,123	\$ 3,904,856	\$ 4,022,002	\$ 4,142,662	\$ 4,266,942	\$ 4,394,950	\$ 4,526,799	\$ 4,662,603
Incremental Difference (New TV - Base TV)	\$ 3,149,606	\$ 3,247,713	\$ 3,348,764	\$ 3,452,847	\$ 3,560,052	\$ 3,670,473	\$ 3,784,206	\$ 3,901,352	\$ 4,022,012	\$ 4,146,292	\$ 4,274,300	\$ 4,406,149	\$ 4,541,953

School Capture	Millage Rate	NEZ Phaseout												
State Education Tax (SET)	6.0000	\$ 17,197	\$ 18,707	\$ 20,093	\$ 20,717	\$ 21,360	\$ 22,023	\$ 22,705	\$ 23,408	\$ 24,132	\$ 24,878	\$ 25,646	\$ 26,437	\$ 27,252
School Operating Tax	16.6032	\$ 47,587	\$ 51,766	\$ 55,600	\$ 57,328	\$ 59,108	\$ 60,942	\$ 62,830	\$ 64,775	\$ 66,778	\$ 68,842	\$ 70,967	\$ 73,156	\$ 75,411
<b>School Total</b>	<b>22.6032</b>													

Local Capture	Millage Rate													
WAYNE COUNTY	0.9829	\$ 2,817	\$ 3,064	\$ 3,292	\$ 3,394	\$ 3,499	\$ 3,608	\$ 3,719	\$ 3,835	\$ 3,953	\$ 4,075	\$ 4,201	\$ 4,331	\$ 4,464
W C JAILS	0.9358	\$ 2,682	\$ 2,918	\$ 3,134	\$ 3,231	\$ 3,331	\$ 3,435	\$ 3,541	\$ 3,651	\$ 3,764	\$ 3,880	\$ 4,000	\$ 4,123	\$ 4,250
W C PARKS	0.2442	\$ 700	\$ 761	\$ 818	\$ 843	\$ 869	\$ 896	\$ 924	\$ 953	\$ 982	\$ 1,013	\$ 1,044	\$ 1,076	\$ 1,109
W C HCMA	0.2070	\$ 593	\$ 645	\$ 693	\$ 715	\$ 737	\$ 760	\$ 783	\$ 808	\$ 833	\$ 858	\$ 885	\$ 912	\$ 940
W C RESA	0.0956	\$ 274	\$ 298	\$ 320	\$ 330	\$ 340	\$ 351	\$ 362	\$ 373	\$ 385	\$ 396	\$ 409	\$ 421	\$ 434
W C RESA SP ED	3.3443	\$ 9,585	\$ 10,427	\$ 11,199	\$ 11,547	\$ 11,906	\$ 12,275	\$ 12,656	\$ 13,047	\$ 13,451	\$ 13,866	\$ 14,295	\$ 14,735	\$ 15,190
W C COMM COLLEGE	3.2202	\$ 9,230	\$ 10,040	\$ 10,784	\$ 11,119	\$ 11,464	\$ 11,820	\$ 12,186	\$ 12,563	\$ 12,952	\$ 13,352	\$ 13,764	\$ 14,189	\$ 14,626
GENERAL CITY	19.8123	\$ 56,785	\$ 61,771	\$ 66,347	\$ 68,409	\$ 70,533	\$ 72,721	\$ 74,974	\$ 77,295	\$ 79,685	\$ 82,148	\$ 84,684	\$ 87,296	\$ 89,987
LIBRARY	4.5982	\$ 13,179	\$ 14,336	\$ 15,398	\$ 15,877	\$ 16,370	\$ 16,878	\$ 17,401	\$ 17,939	\$ 18,494	\$ 19,065	\$ 19,654	\$ 20,260	\$ 20,885
W COUNTY TAX	5.5913	\$ 16,025	\$ 17,433	\$ 18,724	\$ 19,306	\$ 19,905	\$ 20,523	\$ 21,159	\$ 21,814	\$ 22,488	\$ 23,183	\$ 23,899	\$ 24,636	\$ 25,395
W C RESA ENH	1.9812	\$ 5,678	\$ 6,177	\$ 6,635	\$ 6,841	\$ 7,053	\$ 7,272	\$ 7,497	\$ 7,729	\$ 7,968	\$ 8,215	\$ 8,468	\$ 8,729	\$ 8,999
<b>Local Total</b>	<b>41.0130</b>													

Non-Capturable Millages	Millage Rate													
DEBT SERVICE	7.0000	\$ 22,047	\$ 22,734	\$ 23,441	\$ 24,170	\$ 24,920	\$ 25,693	\$ 26,489	\$ 27,309	\$ 28,154	\$ 29,024	\$ 29,920	\$ 30,843	\$ 31,794
SCHOOL DEBT	13.0000	\$ 40,945	\$ 42,220	\$ 43,534	\$ 44,887	\$ 46,281	\$ 47,716	\$ 49,195	\$ 50,718	\$ 52,286	\$ 53,902	\$ 55,566	\$ 57,280	\$ 59,045
W C ZOO	0.0992	\$ 312	\$ 322	\$ 332	\$ 343	\$ 353	\$ 364	\$ 375	\$ 387	\$ 399	\$ 411	\$ 424	\$ 437	\$ 451
W C DIA	0.1986	\$ 626	\$ 645	\$ 665	\$ 686	\$ 707	\$ 729	\$ 752	\$ 775	\$ 799	\$ 823	\$ 849	\$ 875	\$ 902
<b>Total Non-Capturable Taxes</b>	<b>20.2978</b>													

<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	<b>\$ 182,333</b>	<b>\$ 198,343</b>	<b>\$ 213,036</b>	<b>\$ 219,657</b>	<b>\$ 226,477</b>	<b>\$ 233,502</b>	<b>\$ 240,737</b>	<b>\$ 248,189</b>	<b>\$ 255,865</b>	<b>\$ 263,771</b>	<b>\$ 271,915</b>	<b>\$ 280,302</b>	<b>\$ 288,942</b>
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**Footnotes:**  
The above consist of tax projections only and actual capture amounts may differ.

Exhibit A  
The Arthur Murray  
Brownfield Redevelopment Plan

Attachment E: Brownfield Plan TIF Capture  
The Arthur Murray

As of: 8/22/2024

Plan Year	27	28	29	30	TOTAL
Calendar Year	2052	2053	2054	2055	
*Base Taxable Value	\$ 120,650	\$ 120,650	\$ 120,650	\$ 120,650	\$ 3,619,500
Estimated New TV	\$ 4,802,481	\$ 4,946,555	\$ 5,094,952	\$ 5,247,800	\$ 19,091,788
Incremental Difference (New TV - Base TV)	\$ 4,681,831	\$ 4,825,905	\$ 4,974,302	\$ 5,127,150	\$ 19,619,188

School Capture	Millage Rate					
State Education Tax (SET)	6.0000	\$ 28,091	\$ 28,955	\$ 29,846	\$ 30,763	\$ 542,867
School Operating Tax	16.6032	\$ 77,733	\$ 80,125	\$ 82,589	\$ 85,127	\$ 1,502,222
<b>School Total</b>	<b>22.6032</b>					

Local Capture	Millage Rate					
WAYNE COUNTY	0.9829	\$ 4,602	\$ 4,743	\$ 4,889	\$ 5,039	\$ 88,931
W C JAILS	0.9358	\$ 4,381	\$ 4,516	\$ 4,655	\$ 4,798	\$ 84,669
W C PARKS	0.2442	\$ 1,143	\$ 1,178	\$ 1,215	\$ 1,252	\$ 22,095
W C HCMA	0.2070	\$ 969	\$ 999	\$ 1,030	\$ 1,061	\$ 18,729
W C RESA	0.0956	\$ 448	\$ 461	\$ 476	\$ 490	\$ 8,650
W C RESA SP ED	3.3443	\$ 15,657	\$ 16,139	\$ 16,636	\$ 17,147	\$ 302,585
W C COMM COLLEGE	3.2202	\$ 15,076	\$ 15,540	\$ 16,018	\$ 16,510	\$ 291,357
GENERAL CITY	19.8123	\$ 92,758	\$ 95,612	\$ 98,552	\$ 101,581	\$ 1,792,575
LIBRARY	4.5982	\$ 21,528	\$ 22,190	\$ 22,873	\$ 23,576	\$ 416,035
W COUNTY TAX	5.5913	\$ 26,178	\$ 26,983	\$ 27,813	\$ 28,667	\$ 505,889
WC RESA ENH	1.9812	\$ 9,276	\$ 9,561	\$ 9,855	\$ 10,158	\$ 179,255
<b>Local Total</b>	<b>41.0130</b>					

Non-Capturable Millages	Millage Rate					
DEBT SERVICE	7.0000	\$ 32,773	\$ 33,781	\$ 34,820	\$ 35,890	\$ 711,082
SCHOOL DEBT	13.0000	\$ 60,864	\$ 62,737	\$ 64,666	\$ 66,653	\$ 1,320,581
W C ZOO	0.0992	\$ 464	\$ 479	\$ 493	\$ 509	\$ 10,077
W C DLA	0.1986	\$ 930	\$ 958	\$ 988	\$ 1,018	\$ 20,174
<b>Total Non-Capturable Taxes</b>	<b>20.2978</b>					

<b>Total Tax Increment Revenue (TIR) Available for Capture</b>	<b>\$ 297,840</b>	<b>\$ 307,006</b>	<b>\$ 316,446</b>	<b>\$ 326,170</b>	<b>\$ 5,755,858</b>
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**Footnotes:**  
The above consist of tax projections only and actual capture amounts may differ.

Tax Increment Revenue Reimbursement Allocation Table

Attachment E: Brownfield Plan Reimbursement  
The Arthur Murray

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	38.38%	\$ 1,801,465		\$ 1,801,465
Local	61.62%	\$ 2,892,034		\$ 2,892,034
<b>TOTAL</b>				
EGLE	0.00%	\$ -		\$ -
MSHDA	100.00%	\$ 4,693,499		\$ 4,693,499

Estimated Total  
Years of Plan: 30

Plan Year	1	2	3	4	5	6	7	8	9	10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Total State Incremental Revenue	\$ 20,039	\$ 31,927	\$ 32,937	\$ 33,979	\$ 35,051	\$ 36,156	\$ 37,294	\$ 38,466	\$ 39,673	\$ 40,916
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 2,660	\$ 4,237	\$ 4,372	\$ 4,510	\$ 4,652	\$ 4,799	\$ 4,950	\$ 5,105	\$ 5,266	\$ 5,431
State TIR Available for Reimbursement	\$ 17,379	\$ 27,689	\$ 28,566	\$ 29,469	\$ 30,399	\$ 31,357	\$ 32,344	\$ 33,361	\$ 34,407	\$ 35,486
Total Local Incremental Revenue	\$ 36,361	\$ 57,930	\$ 59,764	\$ 61,654	\$ 63,600	\$ 65,604	\$ 67,669	\$ 69,795	\$ 71,986	\$ 74,242
BRA Administrative Fee 15.0%	\$ 8,460	\$ 13,478	\$ 13,905	\$ 14,345	\$ 14,798	\$ 15,264	\$ 15,744	\$ 16,239	\$ 16,749	\$ 17,274
Local TIR Available for Reimbursement	\$ 27,901	\$ 44,451	\$ 45,859	\$ 47,309	\$ 48,802	\$ 50,340	\$ 51,925	\$ 53,556	\$ 55,237	\$ 56,968
<b>Total State &amp; Local TIR Available</b>	<b>\$ 45,280</b>	<b>\$ 72,141</b>	<b>\$ 74,425</b>	<b>\$ 76,778</b>	<b>\$ 79,201</b>	<b>\$ 81,698</b>	<b>\$ 84,269</b>	<b>\$ 86,917</b>	<b>\$ 89,644</b>	<b>\$ 92,454</b>

DEVELOPER	Beginning Balance	1	2	3	4	5	6	7	8	9	10
DEVELOPER Reimbursement Balance	\$ 4,693,499	\$ 4,648,219	\$ 4,576,078	\$ 4,501,654	\$ 4,424,876	\$ 4,345,674	\$ 4,263,977	\$ 4,179,708	\$ 4,092,792	\$ 4,003,147	\$ 3,910,693

MSHDA Non-Environmental Costs	\$ 4,693,499	\$ 45,280	\$ 72,141	\$ 74,425	\$ 76,778	\$ 79,201	\$ 81,698	\$ 84,269	\$ 86,917	\$ 89,644	\$ 92,454
State Tax Reimbursement		\$ 17,379	\$ 27,689	\$ 28,566	\$ 29,469	\$ 30,399	\$ 31,357	\$ 32,344	\$ 33,361	\$ 34,407	\$ 35,486
Local Tax Reimbursement		\$ 27,901	\$ 44,451	\$ 45,859	\$ 47,309	\$ 48,802	\$ 50,340	\$ 51,925	\$ 53,556	\$ 55,237	\$ 56,968
<b>Total MSHDA Reimbursement Balance</b>	<b>\$ 4,648,219</b>	<b>\$ 4,576,078</b>	<b>\$ 4,501,654</b>	<b>\$ 4,424,876</b>	<b>\$ 4,345,674</b>	<b>\$ 4,263,977</b>	<b>\$ 4,179,708</b>	<b>\$ 4,092,792</b>	<b>\$ 4,003,147</b>	<b>\$ 3,910,693</b>	

EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total EGLE Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Only Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

<b>Total Annual Developer Reimbursement</b>	<b>\$ 45,280</b>	<b>\$ 72,141</b>	<b>\$ 74,425</b>	<b>\$ 76,778</b>	<b>\$ 79,201</b>	<b>\$ 81,698</b>	<b>\$ 84,269</b>	<b>\$ 86,917</b>	<b>\$ 89,644</b>	<b>\$ 92,454</b>
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LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

\* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from DEQ & Local TIR only.

**Tax Increment Revenue Reimbursement Allocation Table**

<b>Attachment E: Brownfield Plan Reimbursement</b> <b>The Arthur Murray</b>	Estimated Capture	\$ 4,693,499
	Administrative Fees	\$ 863,379
	State Brownfield Redevelopment Fund	\$ 198,980
	Local Brownfield Revolving Fund	\$ -

	11	12	13	14	15	16	17	18	19	20	21
	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046
<b>Total State Incremental Revenue</b>	\$ 42,197	\$ 43,516	\$ 60,063	\$ 64,784	\$ 70,472	\$ 75,693	\$ 78,045	\$ 80,469	\$ 82,964	\$ 85,535	\$ 88,183
<b>State Brownfield Redevelopment Fund (3 mills of SET)</b>	\$ 5,601	\$ 5,776	\$ 7,972	\$ 8,598	\$ 9,353	\$ 10,046	\$ 10,359	\$ 10,680	\$ 11,011	\$ 11,353	\$ 11,704
<b>State TIR Available for Reimbursement</b>	\$ 36,596	\$ 37,741	\$ 52,091	\$ 56,186	\$ 61,119	\$ 65,646	\$ 67,687	\$ 69,788	\$ 71,953	\$ 74,183	\$ 76,479
<b>Total Local Incremental Revenue</b>	\$ 76,566	\$ 78,959	\$ 108,983	\$ 117,549	\$ 127,871	\$ 137,343	\$ 141,612	\$ 146,008	\$ 150,537	\$ 155,202	\$ 160,006
<b>BRA Administrative Fee</b>	\$ 17,814	\$ 18,371	\$ 25,357	\$ 27,350	\$ 29,751	\$ 31,955	\$ 32,949	\$ 33,972	\$ 35,025	\$ 36,111	\$ 37,228
<b>Local TIR Available for Reimbursement</b>	\$ 58,751	\$ 60,588	\$ 83,626	\$ 90,199	\$ 98,119	\$ 105,388	\$ 108,663	\$ 112,037	\$ 115,512	\$ 119,091	\$ 122,778
<b>Total State &amp; Local TIR Available</b>	\$ 95,348	\$ 98,328	\$ 135,718	\$ 146,385	\$ 169,238	\$ 171,034	\$ 176,360	\$ 181,825	\$ 187,465	\$ 193,274	\$ 199,257

**DEVELOPER**

<b>DEVELOPER Reimbursement Balance</b>	\$ 3,815,345	\$ 3,717,017	\$ 3,581,299	\$ 3,434,915	\$ 3,275,677	\$ 3,104,643	\$ 2,928,293	\$ 2,746,467	\$ 2,559,003	\$ 2,365,729	\$ 2,166,472
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<b>MSHDA Non-Environmental Costs</b>	\$ 95,348	\$ 98,328	\$ 135,718	\$ 146,385	\$ 159,238	\$ 171,034	\$ 176,350	\$ 181,825	\$ 187,465	\$ 193,274	\$ 199,257
State Tax Reimbursement	\$ 36,596	\$ 37,741	\$ 52,091	\$ 56,186	\$ 61,119	\$ 65,646	\$ 67,687	\$ 69,788	\$ 71,953	\$ 74,183	\$ 76,479
Local Tax Reimbursement	\$ 58,751	\$ 60,588	\$ 83,626	\$ 90,199	\$ 98,119	\$ 105,388	\$ 108,663	\$ 112,037	\$ 115,512	\$ 119,091	\$ 122,778
<b>Total MSHDA Reimbursement Balance</b>	\$ 3,815,345	\$ 3,717,017	\$ 3,581,299	\$ 3,434,915	\$ 3,275,677	\$ 3,104,643	\$ 2,928,293	\$ 2,746,467	\$ 2,559,003	\$ 2,365,729	\$ 2,166,472

<b>EGLE Environmental Costs</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total EGLE Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Local Only Costs</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Only Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

<b>Total Annual Developer Reimbursement</b>	\$ 95,348	\$ 98,328	\$ 135,718	\$ 146,385	\$ 159,238	\$ 171,034	\$ 176,350	\$ 181,825	\$ 187,465	\$ 193,274	\$ 199,257
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**LOCAL BROWNFIELD REVOLVING FUND**

<b>LBRF Deposits *</b>											
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\* Up to five years of capture for LBRF Deposits after e

Tax Increment Revenue Reimbursement Allocation Table

Attachment E: Brownfield Plan Reimbursement  
The Arthur Murray

As of: 9/1/2024

	22	23	24	25	26	27	28	29	30	TOTAL
	2047	2048	2049	2050	2051	2052	2053	2054	2055	
<b>Total State Incremental Revenue</b>	\$ 90,910	\$ 93,719	\$ 96,613	\$ 99,593	\$ 102,663	\$ 105,824	\$ 109,081	\$ 112,435	\$ 115,890	\$ 2,045,089
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 12,066	\$ 12,439	\$ 12,823	\$ 13,218	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 198,980
<b>State TIR Available for Reimbursement</b>	\$ 78,844	\$ 81,281	\$ 83,790	\$ 86,375	\$ 102,663	\$ 105,824	\$ 109,081	\$ 112,435	\$ 115,890	\$ 1,846,109
<b>Total Local Incremental Revenue</b>	\$ 164,955	\$ 170,052	\$ 175,302	\$ 180,709	\$ 186,279	\$ 192,016	\$ 197,925	\$ 204,011	\$ 210,280	\$ 3,710,769
BRA Administrative Fee	\$ 38,380	\$ 39,566	\$ 40,787	\$ 42,045	\$ 43,341	\$ 44,676	\$ 46,051	\$ 47,467	\$ 48,925	\$ 863,379
<b>Local TIR Available for Reimbursement</b>	\$ 126,575	\$ 130,486	\$ 134,515	\$ 138,664	\$ 142,938	\$ 147,340	\$ 151,874	\$ 156,544	\$ 161,354	\$ 2,847,390
<b>Total State &amp; Local TIR Available</b>	\$ 205,419	\$ 211,767	\$ 218,305	\$ 225,039	\$ 245,601	\$ 253,164	\$ 260,955	\$ 268,979	\$ 277,244	\$ 4,693,499
<b>DEVELOPER</b>										
<b>DEVELOPER Reimbursement Balance</b>	\$ 1,961,053	\$ 1,749,286	\$ 1,530,981	\$ 1,305,943	\$ 1,060,342	\$ 807,178	\$ 546,223	\$ 277,244	\$ (0)	
<b>MSHDA Non-Environmental Costs</b>										
MSHDA Non-Environmental Costs	\$ 205,419	\$ 211,767	\$ 218,305	\$ 225,039	\$ 245,601	\$ 253,164	\$ 260,955	\$ 268,979	\$ 277,244	\$ 4,693,499
State Tax Reimbursement	\$ 78,844	\$ 81,281	\$ 83,790	\$ 86,375	\$ 102,663	\$ 105,824	\$ 109,081	\$ 112,435	\$ 115,890	\$ 1,846,109
Local Tax Reimbursement	\$ 126,575	\$ 130,486	\$ 134,515	\$ 138,664	\$ 142,938	\$ 147,340	\$ 151,874	\$ 156,544	\$ 161,354	\$ 2,847,390
<b>Total MSHDA Reimbursement Balance</b>	\$ 1,961,053	\$ 1,749,286	\$ 1,530,981	\$ 1,305,943	\$ 1,060,342	\$ 807,178	\$ 546,223	\$ 277,244	\$ (0)	\$ -
<b>EGLE Environmental Costs</b>										
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total EGLE Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Only Costs</b>										
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Only Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Developer Reimbursement</b>	\$ 205,419	\$ 211,767	\$ 218,305	\$ 225,039	\$ 245,601	\$ 253,164	\$ 260,955	\$ 268,979	\$ 277,244	\$ 4,693,499
<b>LOCAL BROWNFIELD REVOLVING FUND</b>										
<b>LBRF Deposits *</b>										
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

\* Up to five years of capture for LBRF Deposits after e



**ATTACHMENT G**

**BSEED Acknowledgement of Receipt of Environmental Documents**

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: Arthur Murray Renovation, 16621 E Warren Ave

DATE: September 20, 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 ASTI Environmental on behalf of Real Estate Interests, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at 16621 E Warren Ave.

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

  1   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: *Rickella Winton*  
Its: Environmental Specialist II

**ATTACHMENT H**

**Incentive Information Chart for Detroit City Council**

**INCENTIVE INFORMATION CHART:**

<b>Project Type</b>	<b>Incentive Type</b>	<b>Investment Amount</b>	<b>District</b>
Commercial/Residential	PA 210, NEZ, Brownfield TIF	\$14.8 Million (total investment)	District 4 - East Warren Commercial Corridor

<b>Jobs Available</b>							
<b>Construction</b>				<b>Post Construction</b>			
<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>	<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>
0	0	42	30	0	4	0	0

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

Aria Warren Detroit, LLC (the “Developer”) is required to comply with City Executive Order 2021-02 (the “Executive Order”) because the Project will receive tax increment financing in excess of \$3,000,000.00. The Developer, with cooperation from its general contractor (GC) and guidance from the City of Detroit’s Civil Rights, Inclusion and Opportunity Department (“CRIO”), shall meet the Work Force Target (i.e. 51% of the workforce be bona-fide City of Detroit residents) as prescribed by the Executive Order or, if the Developer is unable to meet the Work Force Target, the Developer shall help strengthen the City’s workforce by making a monetary contribution to the City’s CRIO-administered Workforce Training Fund in accordance with the Executive Order.

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

It is anticipated that four (4) full-time equivalent (FTE) direct permanent jobs will be created by tenants in the ground floor commercial space. The anticipated tenant employment will be non-professional service sector employment in either service-oriented retail or administrative office support.

To comply with the Executive Order, during the construction phase, the GC will endeavor to utilize subcontractors who employ bona-fide Detroit residents for the following trades:

- DIV 1 - Testing
- DIV 2 - Building Demolition
- DIV 2 - Abatement
- DIV 3 - Concrete Coring/Sawcut/Infill
- DIV 4 - Masonry
- DIV 6 - Rough Carpentry
- DIV 6 - Finish Carpentry
- DIV 7 - Roofing
- DIV 7 - Metal Panel/Thermal Insulation/Waterproofing
- DIV 8 - Glass and Glazing
- DIV 8 - Doors/Frames/Hardware
- DIV 9 - Gyp Board Assemblies
- DIV 9 - Resilient Flooring
- DIV 9 - Tile
- DIV 9 - Painting and Coatings
- DIV 10 - Specialties - Toilet and Bath Acc. / Partitions
- DIV 11 - Equipment
- DIV 12 - Millwork and Casework
- DIV 13 - Fire Protection
- DIV 15 - Plumbing
- DIV 15 - HVAC
- DIV 16 - Electrical

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

No.

**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 for the Project from the following local organizations:

- East English Village Neighborhood Association
- Morningside Neighborhood Association
- East Warren Development Corporation
- U Snap Bac Corporation

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

Construction is slated to commence in the fourth (4<sup>th</sup>) quarter of 2024.

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

Construction completion is anticipated to be completed by the end of the first quarter of 2026.

## ATTACHMENT I

### Affordable Housing Plan

- A. **Name of Developer:** Aria Warren Detroit, LLC, a Michigan limited liability company
- B. **Name of Project:** The Arthur Murray
- C. **Address of Project:** 16621 E. Warren, Detroit, MI 48224
- D. **Housing Development Costs:** \$14,842,696
- E. **Total # of Units:** 32
- F. **Total # of Affordable Units:** 7
- G. **Types of Units:**

	<b><u>Sqft</u></b>	<b><u>80% AMI</u></b>	<b><u>120%AMI</u></b>	<b><u>Market Rate</u></b>
<b>Studio</b>	453	3	-	11
<b>One (1) Bedroom</b>	630	3	-	13
<b>Two (2) Bedroom</b>	757	1	-	1
<b>Total # of Units</b>		7	-	25

- H. **For Sale or Rental:** Rental
- I. **New Construction or Rehabilitation:** Rehabilitation
- J. **Mixed Use Project:** Yes
- K. **Public Benefit:**
1. **Affordable Housing:** This project addresses Detroit's pressing need for affordable housing by offering approximately 32 residential units, with approximately seven (7) units set aside for families earning 80% or less of the area median income (AMI). This effort aligns with city-wide initiatives to reduce housing insecurity and ensure that all residents have access to safe, quality housing.
  2. **Economic Revitalization:** The redevelopment of the Arthur Murray building will stimulate economic growth within the East Warren Avenue corridor. The inclusion of approximately 7,900 square feet of commercial space on the ground floor will attract businesses, create jobs, and increase foot traffic, contributing to the overall

- economic health of the neighborhood. The project will also generate construction jobs during the development phase, further supporting local employment.
3. **Community Enhancement:** The transformation of a long-vacant, blighted property into a vibrant mixed-use development will enhance the neighborhood's appearance and safety. The project will eliminate a source of potential danger (due to its current state of disrepair) and replace it with a community asset that contributes positively to the area's vitality. The presence of new residents and businesses will increase the neighborhood's activity, fostering a sense of community and safety.
  4. **Historic Preservation:** The Arthur Murray building is a piece of Detroit's architectural history, and its redevelopment preserves this historical asset. By maintaining the building's original structure and repurposing it for modern use, the project honors Detroit's rich cultural heritage while adapting to contemporary needs. This preservation effort supports the city's broader goals of maintaining its historical identity while fostering growth and innovation.

See attached Letters of Support in Attachment D to the Brownfield Plan for the Project.

L. **Evidence of Commitment by Developer to Maintain Affordability:**

Per the Reimbursement Agreement, the Developer shall be required to maintain the Affordability Commitment for the duration of the life of the Brownfield Plan for the Project (i.e., **30 years**). Failure to do so will result in (i) ineligibility for reimbursement, in whole or in part, of eligible activities; and/or (ii) abolishment or termination of the Brownfield Plan for the Project.

M. **Description of how the Project meets the specific housing needs of the community:**

The Project addresses a critical need for affordable housing in the East English Village neighborhood by providing approximately seven (7) affordable units, including approximately three (3) studio apartments at 80% AMI, approximately three (3) one-bedroom apartments at 80% AMI and approximately one (1) two-bedroom apartment at 80% AMI. The Project also supports the City's broader goals of neighborhood revitalization and increased access to affordable housing, especially in areas targeted for redevelopment.

A market study commissioned by the City of Detroit and performed by 4Ward Planning for the East Warren-Cadieux Neighborhood Framework Plan ("Market Study") and the Michigan Statewide Housing Plan commissioned by MSHDA ("State Housing Plan") has been submitted to the DBRA and will be forwarded to MSHDA, along with a copy of the approved Brownfield Plan for the Project. A copy of the Market Study and State Housing Plan may be made available for review by members of the public upon written request to the DBRA in accordance with the Michigan Freedom of Information Act. The need for additional multi-family housing is specifically identified on page 43 of the Market Study and page \_\_\_\_ of the State Housing Plan.



**N. Absorption data:**

Absorption data can be found on page(s) \_\_\_\_\_ and \_\_\_\_\_ of the Market Study and State Housing Plan, respectively.

**O. Phasing timeline and site plans for Affordable Dwelling units and market rate Dwelling units:**

There are approximately 25 market rate units contemplated for the Project. It is currently anticipated that construction of the Project will begin in Q4 2024 and will be completed 20 months thereafter. Site plans for the Project are included in Attachment C of the Brownfield Plan.

**P. Price and Income Monitoring of the Units:**

The price and income monitoring of the units shall be conducted by the City of Detroit, by and through its Housing and Revitalization Department. The duration of such monitoring shall be for the life of the Brownfield Plan for the Project (i.e., **30 years**).

**Q. Additional Considerations/Miscellaneous:**

Developer represents and warrants that the fit & finish of all residential units in the Project shall be comparable to each other regardless of the income level of the occupant.



September 11, 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 Arthur Murray 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 September 11, 2024, adopted a resolution approving the proposed Brownfield Plan for Arthur Murray 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 Arthur Murray.

Very truly yours,

By: 

Dr. Regina Randall, Secretary  
Community Advisory Committee to the City of Detroit  
Brownfield Redevelopment Authority



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, SEPTEMBER 11, 2024, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Omar Hasan  
Dr. Regina Randall  
Marloshawn Franklin  
George Etheridge  
Ponce Clay

COMMITTEE MEMBERS ABSENT: Rico Razo  
Abir Ali  
Jeffrey Evans

OTHERS PRESENT: Byron Osbern (DBRA-CAC)\*  
Brian Vosburg (DEGC/DBRA)  
Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Sidni Smith (DEGC/DBRA)  
Tom Wackerman (ASTI Environmental)  
Nathan Keup (Ginosko Development Company)  
Emery Matthews (Real Estate Interests)  
Kya Robertson  
Corey Levin  
Danielle Hall  
Riann Conner  
Paul

\*Attended via Zoom and was not counted toward quorum.



### **Call to Order**

Chairperson, Mr. Razo, called the meeting to order at 5:17 p.m.

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

### **General**

#### **Approval of Minutes**

Mr. Hasan called for approval of the minutes of the May 22, 2024 DBRA-CAC meeting, as presented.

The Committee took the following action:

Mr. Etheridge made a motion approving the minutes of the May 22, 2024, meeting, as presented.

Mr. Franklin seconded the motion.

DBRA-CAC Resolution Code 24-09-02-182 was approved.

### **Projects**

#### **Arthur Murray Brownfield Redevelopment Plan**

Mr. Vosburg presented the Arthur Murray Brownfield Redevelopment Plan.

#### **Project Introduction**

Aria Warren Detroit, LLC is the project developer ("Developer"). The Project involves the transformation of the current Arthur Murray Building into a mixed-use development which will feature approximately thirty-two (32) residential rental units (approximately fourteen (14) studio, sixteen (16) one-bedroom, and two (2) two-bedroom units). For the duration of the Plan, no less than twenty percent (20%) of the units (approximately three (3) of the studio units, three (3) of the one-bedroom rental units, and one (1) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the Area Median Income (AMI). There will also be approximately 7,900 square feet of commercial space on the first floor.

It is currently anticipated that construction will begin in the fall of 2024, and the Project will be completed within approximately 20 months thereafter.

The total investment is estimated to be \$14.8 million. The Developer is requesting \$4,693,499.00 in TIF reimbursement.

There are approximately 72 temporary construction jobs and no permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the "Property") consists of one (1) parcel, located at 16621-16653 E. Warren Avenue, bounded by Yorkshire Road to the east, East Warren Avenue to the south, a private alley to the north, and additional commercial properties and Kensington Avenue to the west in the East English Village 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 will be developed as Housing Property.

#### **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 Project Rent Loss for attainable housing. 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**

<b>MSHDA Housing Development Activities</b>	
1. Demolition	\$412,000.00
2. Renovation	\$1,268,659.00
3. Financing Gap (Project Rent Loss) *	\$3,012,840.00
<b>Total Reimbursement to Developer</b>	
	<b>\$4,693,499.00</b>
4. Authority Administrative Costs	\$863,379.00
5. State Brownfield Redevelopment Fund	\$198,980.00
6. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	
	<b>\$5,755,858.00</b>

*\* Note: Although the Project has eligible activities of approximately \$4,884,8400 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$4,693,499.00 over the life of the Plan.*

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) and a Neighborhood Enterprise Zone (PA 147) 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. Etheridge stated that he will be abstaining from the discussion and vote on this Plan and disclosed that his firm has a financial interest in the project.

Mr. Matthews provided more information about the project including the history of the Property, the goals of the project to restore the Property and help to strengthen the East Warren Avenue commercial corridor, the future tenant of the commercial space included in the project, the various levels of affordability that will be available for the residential units, and the construction timelines for the project.

Mr. Clay asked for more information on the Developer's experience in the City. Mr. Matthews stated that the most recent project that the Developer has worked on is The Murray located in Southwest Detroit, and



also has worked as advisors on The Mid in the Midtown area, a master plan effort going on in Core City, and that his very first project that he was involved in was the riverfront plaza that is part of the Renaissance Center downtown.

Mr. Hasan called for a motion regarding the Arthur Murray Brownfield Redevelopment Plan.

Dr. Randall made a motion to recommend approval of the Arthur Murray Brownfield Redevelopment Plan to the DBRA Board with the request for 3-5 additional support letters from the community for the Plan within 30 days. Mr. Franklin seconded the motion. Mr. Etheridge abstained. DBRA-CAC Resolution Code 24-09-330-01 was approved.

Mr. Matthews stated that he did not believe the number of support letters included in the Plan are not representative of the support they have received from the surrounding community for the project and will be happy to secure additional support letters for the project.



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
ARTHUR MURRAY  
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, September 23, 2024  
Next Chapter Books  
16555 East Warren Avenue  
Detroit, MI 48224  
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Eric Dueweke (DBRA Board, Morningside Community Organization)  
Aftan Malone (DEGC)  
W. Emery Matthews (Real Estate Interests)  
John Cox (Real Estate Interests)  
Stanley Edwards (Real Estate Interests)  
Carolyn Williams (Real Estate Interests)  
Jay Williams (Next Chapter Books)  
Michael Kelling (Home BBQ)

Mr. Vosburg called the meeting to order at 5:15 PM.

Mr. Vosburg 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. Matthews provided details regarding the history of the Property, the maintenance of the Property since it has been unoccupied, the construction timeline for the project, the parking plans for the project, the anticipated future tenant of the commercial space on the first floor of the project, and the commitment to providing the residential units at various affordable rental rates.

**Public Comment**

Mr. Dueweke stated that he has lived in the Morningside neighborhood for 32 years and remembers when the property was originally in use and that his parents took dance lessons at the Arthur Murray School of Dance, and that it is great that someone is redeveloping the property and hopes that it will build upon the other development happening on the East Warren Avenue corridor.

A resident stated that she has lived in the area for over 30 years having grown up there and now raising her own family in the neighborhood, and that she is happy to see development happening along the East Warren corridor and it will benefit the strong resident community that exists there by increasing the population and commercial activity.

Mr. Kelling stated that he is in support of the new developments happening in the area, but wishes there were more resources and assistance available to the residents and business owners who have long lived and operated in the City and have put in efforts to keep the area cleaned up as much as possible.



Mr. Williams stated that he had heard about the Arthur Murray project before opening Next Chapter Books a block away from the Property and that the plans for the Arthur Murray project influenced his decision to open a business nearby and that he is looking forward to the commercial space included in the project to bring more commercial activity along the East Warren corridor in addition to adding residents to the neighborhood.

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

Six attendees indicated their support for the project on the sign-in sheet.

Citing no further questions or public comments, Mr. Vosburg closed the public hearing at 5:49 PM.





**CODE DBRA 24-09-330-02**

**BROWNFIELD PLAN FOR THE ARTHUR MURRAY REDEVELOPMENT PROJECT**

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 **Arthur Murray 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 **Arthur Murray 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.

September 25, 2024

**EXHIBIT D**

**RESOLUTION CALLING A PUBLIC HEARING REGARDING  
APPROVAL OF THE BROWNFIELD PLAN OF THE  
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR Arthur Murray REDEVELOPMENT**

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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 Arthur Murray 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 14<sup>th</sup> day of November, 2024 at 10:10 AM, prevailing Eastern Time, to be held in-person in the Council Chambers, 13<sup>th</sup> 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 ARTHUR MURRAY REDEVELOPMENT PROJECT**

City of Detroit  
County of Wayne, Michigan

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**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 Arthur Murray Redevelopment Project (the “Plan”); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on September 11, 2024, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on September 23, 2024 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on September 11, 2024; and

**WHEREAS**, the Authority approved the Plan on September 25, 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 November 14, 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

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NAYS: Members

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RESOLUTION DECLARED ADOPTED.

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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.

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