



April 2, 2025

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

Re: **The Brownfield Redevelopment Plan for 20th & Michigan Avenue**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the 20th & Michigan Avenue Redevelopment Project (the "Plan") (Exhibit A) was submitted by the Detroit Brownfield Redevelopment Authority Board (the "DBRA") and to the Community Advisory Committee (the "CAC"). The Plan was considered and reviewed by the CAC at its March 12, 2025 meeting and a public hearing was held by the DBRA on March 24, 2025 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated March 12, 2025 (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 March 26, 2025, 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

402310 Holdings LLC is the project developer ("Developer"). The Project includes the asbestos abatement and demolition of the former United Community Hospital at 2401 20th St, demolition of site improvements for all parcels and preparing the entire site for future redevelopment.

It is currently anticipated that demolition will begin in August 2025, and Eligible Activities will be completed within approximately 12 months thereafter.

The total investment is estimated to be \$6.5 million. The Developer is requesting \$5,922,370.00 in TIF reimbursement.

There are approximately 30 temporary construction jobs, and no permanent jobs are expected to be created by the Developer.

#### Property Subject to the Plan

The eligible property (the "Property") consists of five (5) parcels: 2201, 2301, 2401 20<sup>th</sup> Street, 3000 Standish Street and 3050 West Fisher Freeway, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west in the Corktown neighborhood.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a "facility", as defined by Part 201.

#### 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 exempt (aka pre-approved) activities, department specific activities, demolition, lead and asbestos abatement, site preparation, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

#### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

#### **COSTS TO BE REIMBURSED WITH TIF**

<b>Eligible Activities</b>	
1. Work Plan Exempt Activities – Environmental Assessments	\$80,745.00
2. Work Plan Exempt Activities – Due Care Planning	\$51,500.00
3. Department Specific Activities	\$744,245.00
4. Lead, Asbestos, and Mold Abatement	\$500,000.00
5. Demolition	\$3,129,000.00
6. Site Preparation	\$735,000.00
7. Contingency (15%)	\$754,125.00
8. Brownfield Plan Preparation and Implementation	\$60,000.00
<b>Total Reimbursement to Developer</b>	<b>\$5,922,370.00</b>
9. Authority Administrative Costs	\$1,457,252.00
10. State Brownfield Redevelopment Fund	\$448,192.00
11. Local Brownfield Revolving Fund	\$1,887,198.00
<b>TOTAL Estimated Costs</b>	<b>\$9,715,012.00</b>

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 will be seeking additional incentives, which have yet to be determined.

#### DBRA's Request

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

- a.) April 8, 2025  
City Council adoption of the Resolution (Exhibit D), setting the 20th & Michigan Avenue Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for May 8, 2025 at a requested time of 10:45 AM.
- b.) May 8, 2025, requested time of 10:35 AM  
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) May 8, 2025, requested time of 10:45 AM  
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Arthur Murray Brownfield Redevelopment Plan.
- d.) May 13, 2025  
City Council adoption of the Resolution approving the 20th & Michigan Avenue 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 20<sup>th</sup> & MICHIGAN AVE REDEVELOPMENT PROJECT

Prepared by:

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Phone: (607) 592-0089

PM Environmental, a Pinchin Company  
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Berkley, MI 48072  
Contact Person: Sara Jo Shipley  
Phone: (248) 414-1859

March 11, 2025

**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. 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 property comprising the eligible property consists of five (5) parcels: 2201, 2301, 2401 20<sup>th</sup> Street, 3000 Standish Street and 3050 West Fisher Freeway. The parcels included within this Plan are each considered to be a “facility” in accordance with Act 381. The parcels and all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-ways, 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 Corktown Neighborhood, on the west side of Detroit, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west.

Parcel information for the Property is outlined below.

Parcel Address	Parcel ID	Owner	Qualification
2201 20th St	12007584.003L	402310 Holdings, LLC	Facility
2301 20th St	12007584.002	402310 Holdings, LLC	Facility
2401 20th St	12007584.001	402310 Holdings, LLC	Facility
3000 Standish	12000296.001	3000 Standish Holdco, LLC	Facility
3050 W Fisher	12007773-99	3000 Standish Holdco, LLC	Facility

402310 Holdings, LLC, a Michigan limited liability company, is the primary project developer (“Developer”). 402310 Holdings, LLC and 3000 Standish Holdco, LLC, a Michigan limited liability company, the respective property owners for the Property, are wholly owned subsidiaries of DCFC Holdings, LLC, a Michigan limited liability company, the parent organization of Detroit City Football Club.

As described in more detail in Attachment C (the “Project”), the Project includes demolition of the former United Community Hospital located at 2401 20<sup>th</sup> St, demolition of site improvements for all parcels, and preparing the entire site for future redevelopment. While future phases of the redevelopment of the Property may include a sports venue, the end use of the Property has not yet been determined. In the meantime, completion of the Project contemplated by this Plan will eliminate a long-standing eyesore and nuisance property in the City, address safety concerns and improve the overall aesthetic and economic potential in the Property and surrounding area.

It is currently anticipated that abatement and demolition will begin in August 2025 and all eligible activities will be completed within 12 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, without necessitating an amendment to this Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA

staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the Project and Attachment D includes letters of support for the Project.

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

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a “facility”, as defined by Part 201.

***2201 & 2401 20<sup>th</sup> Street***

A Phase I Environmental Site Assessment (“ESA”) was completed in 2024. Subsequent onsite investigation activities identified target analytes in soil and groundwater samples at concentrations exceeding the Parts 201/213 Residential and Nonresidential DWP/DW, GSIP/GSI, SVII, VSI, and Residential DC cleanup criteria/RBSLs. Additionally, soil contamination was identified exceeding the Michigan Department of Environment, Great Lakes and Energy (“EGLE”) Residential and Nonresidential VIAP screening levels. Based on the identified soil and groundwater exceedances of the Parts 201/213 cleanup criteria/RBSLs, VIAP screening levels exceedances, and the closed LUST status with land use restrictions, the subject property meets the definition of a “facility” and a “property” in accordance with Parts 201/213 of P.A. 451 of the Michigan Natural Resources Environmental Protection Act (NREPA), as amended. Based on these analytical results, a Baseline Environmental Assessment (“BEA”) was submitted to EGLE on September 26, 2024 (BEA ID: 82007510).

***2301 20<sup>th</sup> Street***

A Phase I ESA was completed in November 2024. Previous subsurface investigations were completed for entities not affiliated with the Developer. A Phase II ESA and BEA was completed by Lakeshore Engineering Services, Inc. (LES) for Detroit River Tunnel Partnership in 2003. That investigation identified PNAs and metals in concentrations above Part 201 GCC. A Phase II ESA and BEA was completed by AKT Peerless (AKT) for Byzantine Ventures, LLC in 2017. The soil samples collected from the subject property were analyzed for VOCs, PNAs, and/or Michigan Ten Metals. Chromium was identified in concentrations above Part 201 GCC but below the Statewide Default Background Levels (SDBLs) in soil collected from the southern-central portion of the property (AKT-9.) Based on these analytical results, the subject property has been classified as a “facility,” as defined by Part 201 of P.A. 451 of the NREPA.

***3000 Standish & 3050 W Fisher***

A Phase I ESA was completed in November 2024. Subsequent onsite investigation activities identified VOCs and SVOCs in soil samples at concentrations exceeding the Parts 201 Nonresidential DWP and DC cleanup criteria. Arsenic was identified at a concentration exceeding Nonresidential GSIP and DWP cleanup criteria. Based on the identified soil exceedances of the Parts 201 cleanup criteria, the subject property meets the definition of a “facility”.



DW: Drinking Water  
SVII: Soil Volatilization to Indoor Air Inhalation  
VSI: Volatile Soil Inhalation  
PNA: Polynuclear Aromatic Hydrocarbons  
S/VOC: Semi/ Volatile Organic Compounds  
LUST: Leaking Underground Storage Tank

GSI: Groundwater Surface Water Interface  
DC: Direct Contact  
VIAP: Volatilization to Indoor Air Pathway  
GCC: Generic Cleanup Criteria  
RBSL: Risk Based Screening Level

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

The “eligible activities” that 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 exempt (aka pre-approved) activities, department specific activities, demolition, lead and asbestos abatement, site preparation, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

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

Unless otherwise agreed to in writing by the DBRA, the eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and all eligible activities shall be completed within three (3) years after execution of the Reimbursement Agreement (as defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared 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 terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”). To the extent permitted by Act 381, 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”) and EGLE, as may be required pursuant to Act 381, within 270 days after the date 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 aggregate costs are not exceeded, line item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work plan and this Plan.

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

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

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

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$2,039,313	\$0		\$649,839	\$2,689,153
State Education Tax	\$339,886	\$0	\$448,192	\$108,307	\$896,384
City Operating	\$1,710,987	\$703,703		\$545,216	\$2,959,905
Library	\$397,100	\$163,321		\$126,538	\$686,959
Wayne County Operating (summer)	\$482,864	\$198,594		\$153,867	\$835,326
Wayne County Operating (winter)	\$84,883	\$34,911		\$27,048	\$146,843
Wayne County Jails	\$84,589	\$34,790		\$26,955	\$146,335
Wayne County Parks	\$21,011	\$8,642		\$6,695	\$36,348
HCMA	\$17,876	\$7,352		\$5,696	\$30,925
RESA Enhancement	\$171,096	\$70,369		\$54,521	\$295,986
Wayne County ISD (RESA)	\$8,221	\$3,381		\$2,620	\$14,223
Wayne County RESA Special Ed	\$287,820	\$118,376		\$91,716	\$497,912
Wayne County Community College	\$276,723	\$113,812		\$88,179	\$478,714
<b>TOTAL</b>	<b>\$5,922,370</b>	<b>\$1,457,252</b>	<b>\$448,192</b>	<b>\$1,887,198</b>	<b>\$9,715,012</b>
<i>In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i>					
City Debt	\$1,045,782				
School Debt	\$1,942,166				
Wayne County DIA	\$29,566				
Wayne County Zoo	\$14,760				
<b>Total</b>	<b>\$3,032,274</b>				

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2025 tax year (commencing with the Summer 2025 property taxes) with the base tax year being 2024.

**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, the applicable agency/department of the State of Michigan and subject to any other approvals required by Act 381 and applicable law, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements to the Developer under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan (i.e. \$5,922,370.00).

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

**F. Duration of Plan (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. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan.

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

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

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

Notwithstanding anything in this subsection to the contrary, this Plan (or any subsequent amendment thereto) shall not be abolished or terminated until the principal and interest on bonds, if any, issued under Section 17 of Act 381 and all other obligations to which the tax increment

revenues are pledged have been paid or funds sufficient to make the payment have been identified or segregated.

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

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

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

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared 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 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 \$1,887,198. All funds, if any, 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 and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

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

The Developer represents and warrants that a Phase I ESA and BEA, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have

been performed on the Property (collectively, the “Environmental Documents”). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Environmental Documents.

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

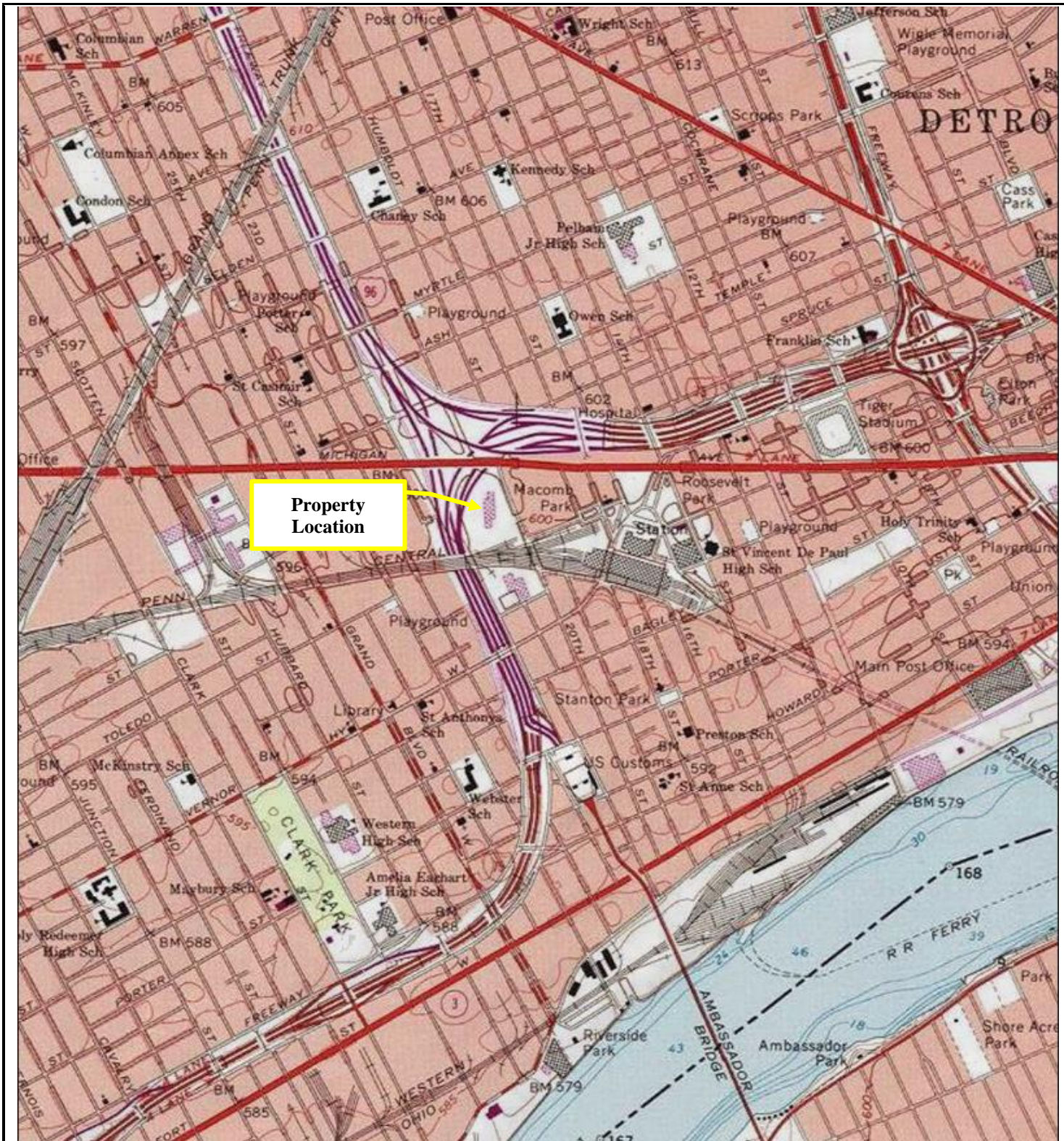
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer’s reasonable opportunity to cure as described in the Reimbursement Agreement.

### **III. ATTACHMENTS**

**ATTACHMENT A**

**Site Map**





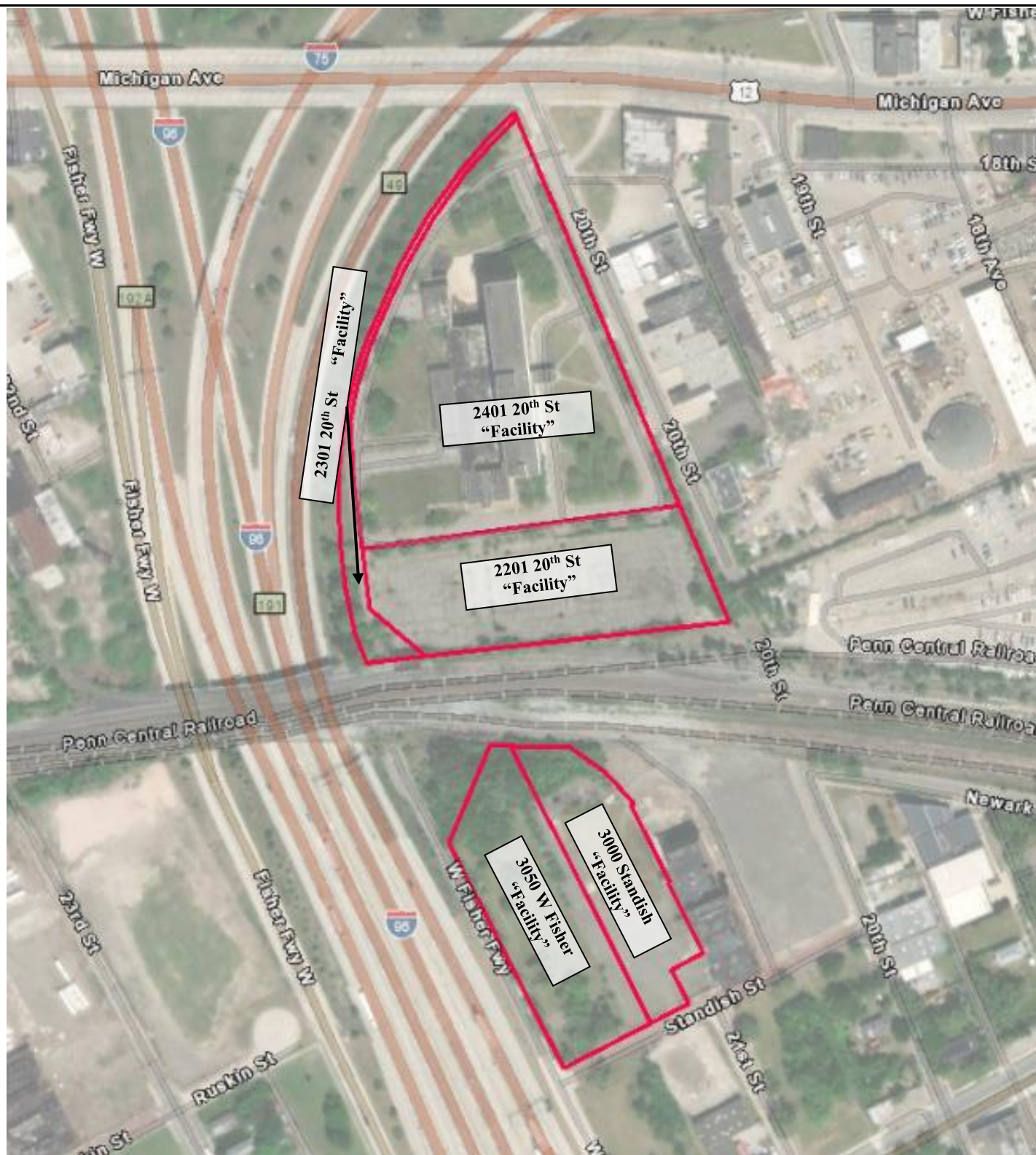
### Property Vicinity Map

2201 / 2301 / 2401 20th St  
 3000 Standish and 3050 W Fisher  
 Detroit, Michigan

United States Geological Survey Division (U.S.G.S.) 7.5-Minute  
 Topographic Map of the Royal Oak, Michigan Quadrangle







Parcel Address	Parcel ID
2201 20th St	12007584.003L
2301 20th St	12007584.002
2401 20th St	12007584.001
3000 Standish	12000296.001
3050 W Fisher	12007773-99



**ATTACHMENT B**

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

## **Legal Descriptions**

### **2201 20th Street, Detroit, Wayne County, Michigan:**

Parcel: 12007584.003L

W TWENTIETH PT OF LOTS 30 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 822.95 FT FROM S LINE MICHIGAN AVE 120 FT WD TH CONT ALG SD W LINE S 23D 56M 24S E 227.11 FT TH S 82D 29M 10S W 579.03 FT TH N 49D 40M 50S W 138.68 FT TH N 07D 11M 49S W 115.28 FT TH N 82D 30M 25S E 607.27 FT TO P O B 134,668 SQ FT OR 3.092 AC

### **2301 20th Street, Detroit, Wayne County, Michigan:**

Parcel: 12007584.002

W TWENTIETH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 25 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT SW COR MICHIGAN AVE 120 FT WD & 20TH ST 66 FT WD TH ALG W LINE SD 20TH ST S 23D 56M 24S E 10.59 FT TH S 44D 20M 12S W 64.87 FT TH S 40D 06M 42S W 78.79 FT TH ON CUR TO L 304.60 FT RAD 1030.16 FT CH BRG S 29D 15M 24S W 303.50 FT TH ON CUR TO L 164.33 FT RAD 710.16 FT CH BRG S 19D 11M 47S W 163.96 FT TH S 03D 03M 54S E 155.43 FT TH S 07D 11M 49S E 255.47 FT TH S 49D 40M 50S E 138.68 FT TH S 82D 29M 10S W 115.51 FT TO E LINE FISHER FWY TH ALG SD E LINE THE FOLLOWING 10 COURSES N 22D 53M 38S W 63.24 FT TH N 12D 52M 53S W 85.36 FT TH N 08D 11M 48S W 74.30 FT TH N 04D 02M 30S W 76.48 FT TH N 00D 04M W 67.68 FT TH N 03D 38M 25S E 66.80 FT TH ON CUR TO R 258.34 FT RAD 720 FT CH BRG N 15D 30M 43S E 256.96 FT TH ON CUR TO R 307.29 FT RAD 1040 FT CH BRG N 29D 16M 58S E 306.17 FT TH N 40D 06M 42S E 79.36 FT TH N 44D 20M 12S E 69.16 FT TO P O B 30,145 SQ FT OR 0.692 AC

### **2401 20th Street, Detroit, Wayne County, Michigan:**

Parcel: 12007584.001

W 20TH PT OF LOTS 27 THRU 31 & VAC ALLEY ADJ WHITWOOD & VERNORS SUB L19 P29 PLATS W C R 12/36 PT OF LOTS 27 THRU 36 WM WARNERS SUB L1 P205 PLATS W C R 12/37 & PT OF P CS 729 & 727 ALL DESC AS BEG AT A PTE ON W LINE 20TH ST 66 FT WD DIST S 23D 56M 24S E 10.59 FT FROM S LINE MICHIGAN AVE 120 FT WD TH ALG SD W LINE S 23D 56M 24S E 812.36 FT TH S 82D 30M 25S W 607.27 FT TH N 07D 11M 49S W 140.19 FT TH N 03D 03M 54S W 155.43 FT TH ON CUR TO R 164.33 FT RAD 710.16 FT CH BRG N 19D 11M 47S E 163.96 FT TH ON CUR TO R 304.60 FT RAD 1030.16 FT CH BRG N 29D 15M 54S E 303.50 FT TH N 40D 06M 42S E 78.79 FT TH N 44D 20M 12S E 64.87 FT TO P O B 304,960 SQ FT OR 7.0001 AC

**3000 Standish Street, Detroit, Wayne County, Michigan:**

Parcel: 12000296.001

N STANDISH PT OF 4 & 5 BEG AT A PT S 63D W 348.70 FT FROM INTSEC N LINE STANDISH AVE 50 FT WD & W LINE 20TH ST 50 FT WD TH S 63D W 81.36 FT TH N 26D 57M W 590.58 FT TH ON A 112.12 FT CUR TO R RAD 5628.04 FT CENT ANG 01D 08M 29S CHD BRG S 89D 09M 30S E 112.12 FT TH S 55D 09M E 86.01 FT TH S 41D 35M E 79.44 FT TH S 63D W 5.84 FT TH S 26D 34M 40S E 163.56 FT TH S 63D 03M W 3.0 FT TH S 26D 34M 40S E 148.95 FT TH S 63D W 67.21 FT TH S 27D E 73.0 FT TO POB P.C. 729 L57 P1 DEEDS, WCR 12/35 76,248 SQ FT

**3050 West Fisher Freeway, Detroit, Wayne County, Michigan:**

Parcel: 12007773-99

E FISHER FWY N 25.86 FT OF 13, 14 THRU 18; 19 EXC TH PT DESC AS BEG AT INTSEC OF ELY LINE OF FISHER FWY W (SERV DRIVE) 30 FT WD & SLY LINE OF FORMER MCRR RIGHT OF WAY TH ALG NLY LINE LOT 19 ON CUR TO R, RAD 5628.04 FT, ARC LENGTH 182.15 FT CH BRG N 88D 42M 055E TO NE COR OF SD LOT; TH S 23D 25M 51S W 209.05 FT TO APTE ON ELY LINE OF SD FISHER FWY W (SERV DRIVE) TH N 27D 48M 12S W ALG ELY LINE SD FISHER FWY (SERV DRIVE) 212.18 FT TO POB, PLAT OF PC 727 BETW FORT & MCRR L99 P411 DEEDS, WCR 12/121 E 20 FT OF PC 727 LYG BETW SLY LINE OF MCRR & NLY LINE OF S STANDISH ST 50 FT WD W 25 FT OF 4 LYG N OF STANDISH ST W 25 FT OF 5 PLAT OF PC 729 S OF MCRR L57 P1 DEEDS WCR 12/35

## **ATTACHMENT C**

### **Project Description**

<b>Project Name:</b>	20 <sup>th</sup> and Michigan Ave
<b>Project Location:</b>	2201, 2301, 2401 20th St and 3000 Standish and 3050 W Fisher, Detroit, Wayne County Michigan
<b>Type of Eligible Property:</b>	“Facility”
<b>Total Project Investment:</b>	Approximately \$6.5 Million, not including acquisition
<b>Eligible Activities:</b>	Work Plan Exempt Activities, Department Specific Activities, Demolition, Lead and Asbestos Abatement, Site Preparation, and Preparation and Implementation of a Brownfield Plan and 381 Work Plan
<b>Eligible Expenses</b>	\$5,922,370 (includes eligible activities and 15% contingency)
<b>Total Anticipated Reimbursement:</b>	Estimated \$5,922,370 over 21 years from start of capture
<b>Base TV:</b>	\$465,911
<b>Post Development TV</b>	\$5,027,900
<b>Job Creation</b>	30 FTE (temporary)
<b>Project Timeline:</b>	Eligible activities expected to commence in August 2025 and eligible activities expected to be completed in April 2026

### **Project Summary**

The Developer proposes to facilitate the removal of vacant and derelict improvements that were formerly occupied by United Community Hospital (UCH) and rehabilitate two parcels to the south that were utilized for heavy industrial purposes. The project includes asbestos abatement, demolition, removing urban fill, cut and fill, and grading the property in preparation of future redevelopment.

### **Site History**

#### 2201, 2301, 2401 20<sup>th</sup> Street

Southwest Detroit Hospital officially opened in 1974. The five-story, 250-bed hospital was the result of a merger involving Boulevard General, Burton Mercy, Delray General, and Trumbull General hospitals. Southwest Detroit Hospital operated until 1991, closed and reopened as UCH in 1997. UCH closed in 2006. The building has been vacant since that time.

The property was first developed prior to the 1880s with a Michigan Central Railroad yard (approximately 20 tracks) and a portion of a boiler works building. Several coal yards were also located in the northern and western portions by the late 1800s. Additional buildings extended onto the western portion of the property from an adjoining property by 1897 and were occupied by Mutual Electric (currently DTE) with substation and machine shop operations. The property was redeveloped with several commercial and industrial buildings along Michigan Avenue by 1918 with additional buildings constructed by 1921. Northern buildings were occupied by a lumber company, poultry shed and sausage casing operations,

machine shop, and automotive repair shop. Passenger car repair shops were constructed in the southeastern portion by 1918 with additional buildings and an oil warehouse constructed by 1921. Similar operations continued on the property through the early 1950s. Former buildings and railyard were demolished/removed between 1950s and 1960s. During the late 1960s, the vacant land was utilized for concrete batch mixing.

3050 W Fisher Street was developed in 1879 as a foundry and train car wheel manufacturer. The Griffin Wheel Company operated from that location until at least 1957. From at least 1961 until approximately 1965, the site was occupied by Fritz Steel Products Inc. All buildings were demolished at the time of the I-75 I-96 highway construction in the early 1970s.

3000 Standish was developed around 1881 as a cooperage and operated as FJ Hasty & Sons until around 1930. Between 1930 and 1950, buildings on the southern end were demolished and Hammond & Standish Co operated cattle holding area and outdoor storage at the site. In 1968, a new building was constructed for the purposes of hide curing with an addition to the building in 1971. Operations continued until at least 2005 and the building was demolished sometime after that.

#### **Description of Eligible Activities**

*Due Care Activities* will be completed to ensure compliance with due care obligations under 324.20107a and 324.21304c. These activities are specific measures to be taken to address due care requirements, including, but not limited due care investigation and planning, contaminated water management necessary during demolition, surface cover and UST removal (if discovered during demolition). This activity also includes professional costs related to engineering, design, and oversight and project management of these activities as needed.

*Demolition* activities include the removal of the existing 146,798 square foot building, site improvements, utilities, concrete and backfill.

*Asbestos Abatement Activities* include the abatement of asbestos containing materials identified within the building, oversight and air monitoring during abatement activities, and post-asbestos abatement reporting.

*Site Preparation Activities* include clearing/grubbing; grading and land balancing; survey/staking related to eligible activities; temporary soil erosion controls, temporary site control, temporary construction and access roads, temporary facilities, and temporary traffic control; and professional fees and engineering directly related to site preparation.



**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](http://www.detroitmi.gov)

March 7, 2025

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

**RE: 20<sup>th</sup> & Michigan Avenue Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 20th & Michigan Avenue Brownfield Redevelopment Plan (the "Plan") for consideration.

402310 Holdings LLC is the project developer ("Developer"). The property in the Plan consists of five (5) parcels: 2201, 2301 & 2401 20<sup>th</sup> Street, 3000 Standish Street and 3050 W. Fisher Freeway. The site is bounded by Michigan Avenue to the north, 20<sup>th</sup> Street and the property line to the east, Standish St. to the south, and W. Fisher Freeway to the west in Detroit's Corktown neighborhood.

The overall project consists primarily of the remediation and demolition of the vacant and blighted former United Community Hospital. Any future development at the site will undergo additional P&DD design review.

The project will remove a highly visible, blighted and vacant structure. Total investment is estimated at \$6.5 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

February 19, 2025

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

Dear City Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site.

I currently live less than a mile from the site in the southwest Detroit community where I was born and raised. As a neighbor and as someone who has worked steadfastly to improve and instill pride in my community among youth and residents through my 31 years of work at the Clark Park Coalition, I am pleased to support this initial phase of the project which will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support the City Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink that reads "Anthony Benavides". The signature is fluid and cursive, with the first name "Anthony" and last name "Benavides" clearly legible.

Anthony Benavides  
420 W Grand Blvd.  
Detroit, MI 48216

**Doug Graham**  
**douglashiramgraham@gmail.com**  
**March 5<sup>th</sup>, 2025**

**Detroit City Council**  
2 Woodward Ave.  
Detroit, MI 48226

**Subject: Support for Detroit City FC's Proposal to Demolish the Southwest Detroit Hospital Site**

Dear Members of the Detroit City Council,

I am writing to express my strong support for Detroit City FC's proposal to demolish the Southwest Detroit Hospital site. This site holds deep personal significance for me—my father was one of the founding physicians on staff, and I spent many years of my youth working and roaming its hallways, helping wherever I could to be useful.

When I was Economic Development Director at Detroit Renaissance Inc. I saw and reviewed many proposals to revitalize and redevelop this site. I believe Detroit City FC's proposal is the most viable project that I have seen for this site since its abandonment, nearly 40 years ago.


Southwest Detroit Hospital was more than just a medical facility; it was a powerful symbol of progress, resilience, and self-determination for the African American community in Southeast Michigan. However, the hospital's current state of abandonment and decay stands in stark contrast to the legacy of hope and service it once represented.

Detroit City FC's vision to revitalize this site offers a meaningful way to honor that legacy while providing new opportunities for the community. Approving this proposal would transform a neglected symbol of our past into a foundation for the future—one that respects the hospital's history while creating spaces that serve our community today.

I respectfully urge you to support this initiative and allow Detroit City FC's plan to move forward.

Thank you for considering this opportunity to both preserve and progress our community's legacy.

Sincerely,



**Doug Graham**  
e) [douglashiramgraham@gmail.com](mailto:douglashiramgraham@gmail.com)

m) 248-891-4211

February 27, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Ave.  
Detroit, MI 48226

Dear Council Members,

I am writing as a lifelong resident of Southwest Detroit to express my strong support for Detroit City FC's proposed demolition project to redevelop the long-abandoned and blighted Southwest Detroit Hospital site. This long-overdue step will eliminate a major eyesore and safety concern, paving the way for a development that will benefit and uplift our community.

Beyond addressing blight, this project holds deep cultural significance for our neighborhood. Mexicantown and the surrounding area are home to a large Hispanic population with a deep-rooted love for soccer—a sport that connects generations. Having a professional stadium within our community will provide a space where parents, children, and families can bond over the game they cherish, all without having to travel far or stretch their budgets. Given the current political climate, creating inclusive, affordable, and accessible spaces for families to gather is more important than ever.

This stadium will not only serve as a hub for sports and community engagement, but it will also generate new economic opportunities for local businesses, further solidifying Southwest Detroit as a vibrant, desirable place to live. Our community has worked hard to preserve its cultural identity while welcoming progress, and this project aligns with that vision.

For these reasons, I strongly support Council's efforts to assist in the initial demolition phase through the brownfield program, allowing this much-needed transformation to move forward.

Thank you for your time and consideration. Please feel free to reach out if you need any further information.

Sincerely,

Bianca Cuevas

A handwritten signature in black ink, appearing to read 'Bianca Cuevas', with a stylized flourish at the end.

3945 Porter Street  
Detroit, MI 48216  
313-820-8721  
blcuevas@gmail.com



February 24<sup>th</sup>, 2025

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

Dear Honorable Members of the Detroit City Council,

The Hubbard Richard Resident Association (HRRA) is writing to express our strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

For these reasons, the HRRA supports Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Sam Butler  
President, Hubbard Richard Resident Association

February 19, 2025

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

Dear Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, **Hygrade Deli** strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Chuck Nolen

Hygrade Deli



February 27, 2025

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

Dear Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further Information.

Sincerely,

Alex Riley  
Lager House LLC  
1254 Michigan Avenue, Detroit, MI 48226  
alex@thelagerhouse.com  
(313) 949-9901





## LIVING ARTS DETROIT

440 Burroughs St. Ste. 141,  
Detroit, MI, 48202

February 28th, 2025

Detroit City Council  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, MI 48226

Dear Members of the Detroit City Council,

On behalf of Living Arts, I am writing to express my strong support for Detroit City FC's proposed redevelopment of the long-abandoned Southwest Hospital. As an organization dedicated to enriching Detroit's communities through the arts, we understand the vital role that revitalized spaces play in fostering creativity, opportunity, and neighborhood well-being.

For years, the Southwest Hospital site has remained a symbol of neglect, but with Detroit City FC's vision, it has the potential to become a beacon of positive transformation. Their commitment to community engagement and investment aligns with Living Arts' mission to empower youth and families. This redevelopment would not only bring new energy to Southwest Detroit but also create spaces that inspire collaboration, creativity, and connection among residents.

Detroit City FC has demonstrated their dedication to the people of Detroit—not just as a sports organization, but as a community partner. Their redevelopment efforts will bring economic growth, job opportunities, and community programming.

I hope the Council supports this project, as it will significantly contribute to the cultural and economic vibrancy of Southwest Detroit. Living Arts looks forward to the potential for collaboration and shared efforts in strengthening our community through this exciting redevelopment.

Thank you for your time and consideration. Please do not hesitate to reach out if you have any questions.

Sincerely,

Laura Scales | CEO

[Laura@livingartsdetroit.org](mailto:Laura@livingartsdetroit.org)

248.219.3776



## Mexicantown Community Development Corporation

### Board of Directors

Dr. Fern Espino  
Chairperson

Mr. Andy Gutierrez  
Treasurer

Mr. Raul Soto  
Secretary

Mr. Michael Kaszubski  
Board Member

Raymond Lozano  
Executive Director

February 19, 2025

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

Dear Detroit City Council Members:

This letter is to express our strong support for Detroit City Football Club's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Southwest Detroit Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the immediate Southwest Detroit community but will also address safety concerns, improve the overall aesthetic and the economic potential of the area. Subsequent phases of the project are intended to introduce a sports venue, which will serve as a major attraction for the city, enhance the cultural and economic landscape of the community and will also provide the potential for further residential and commercial development.

This site is strategically located in the Hubbard Richard neighborhood between the Corktown and Mexicantown areas and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance all the neighboring communities. For these reasons, the Mexicantown Community Development Corporation strongly supports the Council's efforts with the assistance of the brownfield program, to assist in the initial proposal for demolishing the long vacant hospital.

Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

Raymond Lozano  
Executive Director  
Mexicantown Community Development Corporation, Inc.  
2835 Bagley, Suite 895  
Detroit, Michigan 48216  
313.962.6232 o  
248.470.0588 c  
raymond.lozano@mexicantowncdc.org  
<http://www.mexicantowncdc.org/>  
Facebook: @mexicantowncdc detroit Instagram: @mexicantowncdc det

2050 15<sup>th</sup> Street  
Detroit, MI 48216

[michigancentral.com](http://michigancentral.com)

February 19, 2025

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

Dear Council Members:

Michigan Central wishes to express our support for Detroit City Football Club's (DCFC) proposed demolition of the former Community Hospital to facilitate the redevelopment of the long-abandoned and blighted site. This initial phase of the project will not only eliminate a highly visible nuisance, but it will also renew the neighborhood gateway and improve the economic potential of the area.

We understand that subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the city and enhance the cultural and economic landscape of our community. We also recognize the potential for follow-on residential and commercial development. The site is our neighbor, located near the Corktown, Southwest and Core City neighborhoods; DCFC's development vision will offer new opportunities for local businesses and create housing that will strengthen and enhance these communities. We look forward to DCFC's thoughtful engagement with communities as they continue their work.

For these reasons, Michigan Central supports DCFC's efforts to advance their project vision via this demolition action. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Josh Sirefman', written in a cursive style.

Josh Sirefman, CEO

Michigan Central

# MICHIGAN CENTRAL

February 19, 2025

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

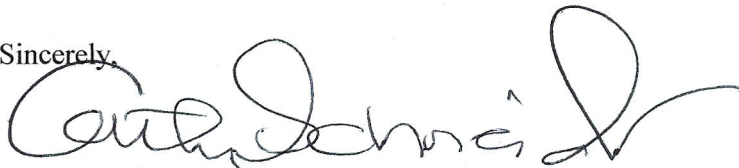
Dear Council Members:

We, Cathy Schneider, Richard Noto and Old Western Market are writing to express our strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

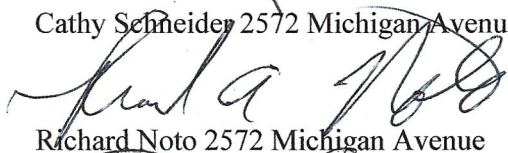
Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, we, Cathy Schneider, Richard Noto and Old Western Market strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the Brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Cathy Schneider 2572 Michigan Avenue



Richard Noto 2572 Michigan Avenue



Old Western Market 2640 Michigan Avenue

Cathy Schneider Owner





**SOUTHWEST DETROIT**  
BUSINESS ASSOCIATION

February 19, 2025

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

Council Members:

I am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,

**Laura L. Chavez Wazeerud-Din**  
**President & CEO**  
**Southwest Detroit Business Association**

# O'Connor Real Estate

February 19, 2025

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

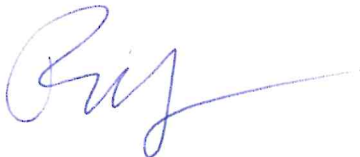
Dear Council Members:

I, Ryan Cooley am writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, I, Ryan Cooley strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Ryan Cooley

Owner of O'Connor Realty Detroit located at 2122 Michigan Avenue  
Resident of 1664 Leverette St.

March 2, 2025

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


Dear Council Members:

**WEBBERWILLIS VENTURES** is writing to express my strong support for Detroit City FC's proposed demolition project to facilitate the redevelopment of the long-abandoned and blighted former Community Hospital site. This initial phase of the project will not only eliminate one of the biggest eyesores and nuisance properties in the City, but will also address safety concerns and improve the overall aesthetic and economic potential of the area.

Subsequent phases of the project are slated to introduce a sports venue, which will serve as a major attraction for the City and enhance the cultural and economic landscape of the community, along with the potential for further residential and commercial development. The site is strategically located between the Corktown and Mexicantown neighborhoods and will offer new opportunities for local businesses and support housing needs that will strengthen and enhance both communities.

For these reasons, **WebberWillisVentures** strongly support Council's efforts to assist in the initial proposal for demolishing the long vacant hospital with the assistance of the brownfield program. Thank you for your time and consideration. Please feel free to reach out if you require any further information.

Sincerely,



Lavetta Willis  
Partner  
WebberWillisVentures

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**



<b>Table1: Eligible Activities Cost Estimates</b>	
<b>EGLE Act 381 Eligible Activities</b>	
<b>Work Plan Exempt Activities - Assessment</b>	
Phase I ESA	\$ 11,100
Phase II ESA	\$ 69,645
<b>Assessment Sub-Total</b>	<b>\$ 80,745</b>
<b>Work Plan Exempt Activities - Due Care Planning</b>	
Due Care Plan - Construction Phase Management Plan	\$ 5,000
Due Care Investigation	\$ 45,000
Health and Safety Supplement	\$ 1,500
<b>Due Care Planning Sub-Total</b>	<b>\$ 51,500</b>
<b>Department Specific Activities</b>	
Surface Cover	\$ 100,000
Contaminated Water Management	\$ 350,500
Demolition Response Activities (UST)	\$ 66,000
Oversight, Sampling and Reporting	\$ 95,500
<b>Department Specific Activities Sub-Total</b>	<b>\$ 744,245</b>
EGLE Contingency @15%	\$ 99,525
Brownfield Plan and Act 381 Work Plan Preparation	\$ 15,000
Brownfield Plan and Act 381 Work Plan Implementation	\$ 15,000
<b>EGLE Eligible Activities Total Costs</b>	<b>\$ 873,770</b>
<b>MSF Act 381 Eligible Activities</b>	
<b>Lead, Asbestos, and Mold Abatement, Universal Waste</b>	
Asbestos Abatement	\$ 460,000
Abatement Air Monitoring, Oversight, Reporting	\$ 40,000
<b>Lead, Asbestos, and Mold Abatement, Universal Waste Sub-Total</b>	<b>\$ 500,000</b>
<b>Demolition</b>	
Building Demolition	\$ 1,929,000
Site Demolition	
Removal of Abandoned Utilities	\$ 250,000
Removal of Parking Lots	\$ 350,000
Fill, Compaction & Rough Grading to Balance Site Where Improvements Were Located	\$ 550,000
Professional Fees Related to Geotechnical, Engineering & Design Work Directly Related to Building and/or Site Demolition Activities	\$ 50,000
<b>Demolition Sub-Total</b>	<b>\$ 3,129,000</b>
<b>Site Preparation</b>	<b>Total</b>
Clearing & Grubbing (including grass, shrubs, trees, roots) and Related Disposal	\$ 200,000
Temporary Construction Access/Roads	\$ 100,000
Grading (including reasonable mass grading of entire project site)	\$ 100,000
Land Balancing	\$ 50,000
Staking Related to Eligible Activities	\$ 10,000
Temporary Erosion Control	\$ 100,000
Temporary Facility	\$ 20,000
Temporary Site Control (Fencing, Posts, Gates, Locking Devices, Signage, and Lighting)	\$ 100,000
Temporary Traffic Control (Road Closure, Signage, Barricades, Lights, Guards, Flaggers)	\$ 5,000
Professional Fees Related to Engineering & Design Work Directly Related to Site Preparation	\$ 50,000
<b>Site Preparation Sub-Total</b>	<b>\$ 735,000</b>
MSF Contingency @15%	\$ 654,600
Brownfield Plan and Act 381 Work Plan Preparation	\$ 15,000
Brownfield Plan and Act 381 Work Plan Implementation	\$ 15,000
<b>MSF Eligible Activities Total Costs</b>	<b>\$ 5,048,600</b>
<b>Subtotal Developer Reimbursement</b>	<b>\$ 5,922,370</b>
TIF Capture for Local Brownfield Revolving Fund	\$ 1,887,198
Administrative Fee	\$ 1,457,252
State Brownfield Fund	\$ 448,192
<b>Subtotal</b>	<b>\$ 3,792,642</b>
<b>Total</b>	<b>\$ 9,715,012</b>

**ATTACHMENT F**  
**TIF Tables**

BROWNFIELD ONLY		Estimated Taxable Value	2.00%	Multiplier	1.020													
Detroit		(TV) Increase Rate:																
Brownfield Plan Year			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Calendar Year		2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Total Base Value Brownfield		\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	
Total Incremental Difference			\$ 4,561,989	\$ 4,662,547	\$ 4,765,116	\$ 4,869,737	\$ 4,976,450	\$ 5,085,297	\$ 5,196,321	\$ 5,309,566	\$ 5,425,075	\$ 5,542,895	\$ 5,663,071	\$ 5,785,651	\$ 5,910,682	\$ 6,038,214	\$ 6,168,296	
Post Development Taxable Value			\$ 5,027,900	\$ 5,128,458	\$ 5,231,027	\$ 5,335,648	\$ 5,442,361	\$ 5,551,208	\$ 5,662,232	\$ 5,775,477	\$ 5,890,986	\$ 6,008,806	\$ 6,128,982	\$ 6,251,562	\$ 6,376,593	\$ 6,504,125	\$ 6,634,207	
School Capture		Millage Rate																
State Education Tax (SET)		6.0000	\$ 27,372	\$ 27,975	\$ 28,591	\$ 29,218	\$ 29,859	\$ 30,512	\$ 31,178	\$ 31,857	\$ 32,550	\$ 33,257	\$ 33,978	\$ 34,714	\$ 35,464	\$ 36,229	\$ 37,010	
School Operating Tax		18.0000	\$ 82,116	\$ 83,926	\$ 85,772	\$ 87,655	\$ 89,576	\$ 91,535	\$ 93,534	\$ 95,572	\$ 97,651	\$ 99,772	\$ 101,935	\$ 104,142	\$ 106,392	\$ 108,688	\$ 111,029	
School Brownfield Capturable Total		24.0000	\$ 109,488	\$ 111,901	\$ 114,363	\$ 116,874	\$ 119,435	\$ 122,047	\$ 124,712	\$ 127,430	\$ 130,202	\$ 133,029	\$ 135,914	\$ 138,856	\$ 141,856	\$ 144,917	\$ 148,039	
Local Capture																		
City Operating		19.8123	\$ 90,383	\$ 92,376	\$ 94,408	\$ 96,481	\$ 98,595	\$ 100,751	\$ 102,951	\$ 105,195	\$ 107,483	\$ 109,817	\$ 112,198	\$ 114,627	\$ 117,104	\$ 119,631	\$ 122,208	
Library		4.5982	\$ 20,977	\$ 21,439	\$ 21,911	\$ 22,392	\$ 22,883	\$ 23,383	\$ 23,894	\$ 24,414	\$ 24,946	\$ 25,487	\$ 26,040	\$ 26,604	\$ 27,178	\$ 27,765	\$ 28,363	
Wayne County Operating (summer)		5.5913	\$ 25,507	\$ 26,070	\$ 26,643	\$ 27,228	\$ 27,825	\$ 28,433	\$ 29,054	\$ 29,687	\$ 30,333	\$ 30,992	\$ 31,664	\$ 32,349	\$ 33,048	\$ 33,761	\$ 34,489	
Wayne County Operating (winter)		0.9829	\$ 4,484	\$ 4,583	\$ 4,684	\$ 4,786	\$ 4,891	\$ 4,998	\$ 5,107	\$ 5,219	\$ 5,332	\$ 5,448	\$ 5,566	\$ 5,687	\$ 5,810	\$ 5,935	\$ 6,063	
Wayne County Jails		0.9795	\$ 4,468	\$ 4,567	\$ 4,667	\$ 4,770	\$ 4,874	\$ 4,981	\$ 5,090	\$ 5,201	\$ 5,314	\$ 5,429	\$ 5,547	\$ 5,667	\$ 5,790	\$ 5,914	\$ 6,042	
Wayne County Parks		0.2433	\$ 1,110	\$ 1,134	\$ 1,159	\$ 1,185	\$ 1,211	\$ 1,237	\$ 1,264	\$ 1,292	\$ 1,320	\$ 1,349	\$ 1,378	\$ 1,408	\$ 1,438	\$ 1,469	\$ 1,501	
HCMA		0.2070	\$ 944	\$ 965	\$ 986	\$ 1,008	\$ 1,030	\$ 1,053	\$ 1,076	\$ 1,099	\$ 1,123	\$ 1,147	\$ 1,172	\$ 1,198	\$ 1,224	\$ 1,250	\$ 1,277	
RESA Enhancement		1.9812	\$ 9,038	\$ 9,237	\$ 9,441	\$ 9,648	\$ 9,859	\$ 10,075	\$ 10,295	\$ 10,519	\$ 10,748	\$ 10,982	\$ 11,220	\$ 11,463	\$ 11,710	\$ 11,963	\$ 12,221	
Wayne County ISD (RESA)		0.0952	\$ 434	\$ 444	\$ 454	\$ 464	\$ 474	\$ 484	\$ 495	\$ 505	\$ 516	\$ 528	\$ 539	\$ 551	\$ 563	\$ 575	\$ 587	
Wayne County RESA Special Ed		3.3328	\$ 15,204	\$ 15,539	\$ 15,881	\$ 16,230	\$ 16,586	\$ 16,948	\$ 17,318	\$ 17,696	\$ 18,081	\$ 18,473	\$ 18,874	\$ 19,282	\$ 19,699	\$ 20,124	\$ 20,558	
Wayne County Community College		3.20430	\$ 14,618	\$ 14,940	\$ 15,269	\$ 15,604	\$ 15,946	\$ 16,295	\$ 16,651	\$ 17,013	\$ 17,384	\$ 17,761	\$ 18,146	\$ 18,539	\$ 18,940	\$ 19,348	\$ 19,765	
Local Brownfield Capturable Total		41.0280	\$ 187,169	\$ 191,295	\$ 195,503	\$ 199,796	\$ 204,174	\$ 208,640	\$ 213,195	\$ 217,841	\$ 222,580	\$ 227,414	\$ 232,344	\$ 237,374	\$ 242,503	\$ 247,736	\$ 253,073	
Non-Capturable Millages																		
City Debt		7.0000	\$ 31,934	\$ 32,638	\$ 33,356	\$ 34,088	\$ 34,835	\$ 35,597	\$ 36,374	\$ 37,167	\$ 37,976	\$ 38,800	\$ 39,641	\$ 40,500	\$ 41,375	\$ 42,267	\$ 43,178	
School Debt		13.0000	\$ 59,306	\$ 60,613	\$ 61,947	\$ 63,307	\$ 64,694	\$ 66,109	\$ 67,552	\$ 69,024	\$ 70,526	\$ 72,058	\$ 73,620	\$ 75,213	\$ 76,839	\$ 78,497	\$ 80,188	
Wayne County DIA		0.1979	\$ 903	\$ 923	\$ 943	\$ 964	\$ 985	\$ 1,006	\$ 1,028	\$ 1,051	\$ 1,074	\$ 1,097	\$ 1,121	\$ 1,145	\$ 1,170	\$ 1,195	\$ 1,221	
Wayne County Zoo		0.0988	\$ 451	\$ 461	\$ 471	\$ 481	\$ 492	\$ 502	\$ 513	\$ 525	\$ 536	\$ 548	\$ 560	\$ 572	\$ 584	\$ 597	\$ 609	
Total Non-Capturable Taxes		20.2967	\$ 92,593	\$ 94,634	\$ 96,716	\$ 98,840	\$ 101,006	\$ 103,215	\$ 105,468	\$ 107,767	\$ 110,111	\$ 112,502	\$ 114,942	\$ 117,430	\$ 119,967	\$ 122,556	\$ 125,196	
State and Local Total		85.3247	\$ 389,250	\$ 397,830	\$ 406,582	\$ 415,509	\$ 424,614	\$ 433,901	\$ 443,375	\$ 453,037	\$ 462,893	\$ 472,946	\$ 483,200	\$ 493,659	\$ 504,327	\$ 515,209	\$ 526,308	
State and Local Total Capturable		65.0280	\$ 296,657	\$ 303,196	\$ 309,866	\$ 316,669	\$ 323,609	\$ 330,687	\$ 337,906	\$ 345,270	\$ 352,782	\$ 360,443	\$ 368,258	\$ 376,229	\$ 384,360	\$ 392,653	\$ 401,112	



Tax Increment Financing  
Capture Estimates

Exhibit A  
20th and Michigan Ave  
Brownfield Redevelopment Plan

BROWNFIELD ONLY		Estimated Taxable Value		2.00%											
Detroit		(TV) Increase Rate:													
Brownfield Plan Year		16	17	18	19	20	21	22	23	24	25	TOTAL			
Calendar Year		2024	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049			
Total Base Value Brownfield		\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911	\$ 465,911			
Total Incremental Difference			\$ 6,300,980	\$ 6,436,318	\$ 6,574,363	\$ 6,715,168	\$ 6,858,790	\$ 7,005,284	\$ 7,154,708	\$ 7,307,120	\$ 7,462,581	\$ 7,621,151			
Post Development Taxable Value			\$ 6,766,891	\$ 6,902,229	\$ 7,040,274	\$ 7,181,079	\$ 7,324,701	\$ 7,471,195	\$ 7,620,619	\$ 7,773,031	\$ 7,928,492	\$ 8,087,062			
School Capture		Millage Rate													
State Education Tax (SET)		6.0000	\$ 37,806	\$ 38,618	\$ 39,446	\$ 40,291	\$ 41,153	\$ 42,032	\$ 42,928	\$ 43,843	\$ 44,775	\$ 45,727	\$ 896,384		
School Operating Tax		18.0000	\$ 113,418	\$ 115,854	\$ 118,339	\$ 120,873	\$ 123,458	\$ 126,095	\$ 128,785	\$ 131,528	\$ 134,326	\$ 137,181	\$ 2,689,153		
School Brownfield Capturable Total		24.0000	\$ 151,224	\$ 154,472	\$ 157,785	\$ 161,164	\$ 164,611	\$ 168,127	\$ 171,713	\$ 175,371	\$ 179,102	\$ 182,908	\$ 3,585,537		
Local Capture															
City Operating		19.8123	\$ 124,837	\$ 127,518	\$ 130,253	\$ 133,043	\$ 135,888	\$ 138,791	\$ 141,751	\$ 144,771	\$ 147,851	\$ 150,993	\$ 2,959,905		
Library		4.5982	\$ 28,973	\$ 29,595	\$ 30,230	\$ 30,878	\$ 31,538	\$ 32,212	\$ 32,899	\$ 33,600	\$ 34,314	\$ 35,044	\$ 686,959		
Wayne County Operating (summer)		5.5913	\$ 35,231	\$ 35,987	\$ 36,759	\$ 37,547	\$ 38,350	\$ 39,169	\$ 40,004	\$ 40,856	\$ 41,726	\$ 42,612	\$ 835,326		
Wayne County Operating (winter)		0.9829	\$ 6,193	\$ 6,326	\$ 6,462	\$ 6,600	\$ 6,742	\$ 6,885	\$ 7,032	\$ 7,182	\$ 7,335	\$ 7,491	\$ 146,843		
Wayne County Jails		0.9795	\$ 6,172	\$ 6,304	\$ 6,440	\$ 6,578	\$ 6,718	\$ 6,862	\$ 7,008	\$ 7,157	\$ 7,310	\$ 7,465	\$ 146,335		
Wayne County Parks		0.2433	\$ 1,533	\$ 1,566	\$ 1,600	\$ 1,634	\$ 1,669	\$ 1,704	\$ 1,741	\$ 1,778	\$ 1,816	\$ 1,854	\$ 36,348		
HCMA		0.2070	\$ 1,304	\$ 1,332	\$ 1,361	\$ 1,390	\$ 1,420	\$ 1,450	\$ 1,481	\$ 1,513	\$ 1,545	\$ 1,578	\$ 30,925		
RESA Enhancement		1.9812	\$ 12,484	\$ 12,752	\$ 13,025	\$ 13,304	\$ 13,589	\$ 13,879	\$ 14,175	\$ 14,477	\$ 14,785	\$ 15,099	\$ 295,986		
Wayne County ISD (RESA)		0.0952	\$ 600	\$ 613	\$ 626	\$ 639	\$ 653	\$ 667	\$ 681	\$ 696	\$ 710	\$ 726	\$ 14,223		
Wayne County RESA Special Ed		3.3328	\$ 21,000	\$ 21,451	\$ 21,911	\$ 22,380	\$ 22,859	\$ 23,347	\$ 23,845	\$ 24,353	\$ 24,871	\$ 25,400	\$ 497,912		
Wayne County Community College		3.20430	\$ 20,190	\$ 20,624	\$ 21,066	\$ 21,517	\$ 21,978	\$ 22,447	\$ 22,926	\$ 23,414	\$ 23,912	\$ 24,420	\$ 478,714		
Local Brownfield Capturable Total		41.0280	\$ 258,517	\$ 264,069	\$ 269,733	\$ 275,510	\$ 281,402	\$ 287,413	\$ 293,543	\$ 299,797	\$ 306,175	\$ 312,681	\$ 6,129,475		
Non-Capturable Millages															
City Debt		7.0000	\$ 44,107	\$ 45,054	\$ 46,021	\$ 47,006	\$ 48,012	\$ 49,037	\$ 50,083	\$ 51,150	\$ 52,238	\$ 53,348	\$ 1,045,782		
School Debt		13.0000	\$ 81,913	\$ 83,672	\$ 85,467	\$ 87,297	\$ 89,164	\$ 91,069	\$ 93,011	\$ 94,993	\$ 97,014	\$ 99,075	\$ 1,942,166		
Wayne County DIA		0.1979	\$ 1,247	\$ 1,274	\$ 1,301	\$ 1,329	\$ 1,357	\$ 1,386	\$ 1,416	\$ 1,446	\$ 1,477	\$ 1,508	\$ 29,566		
Wayne County Zoo		0.0988	\$ 623	\$ 636	\$ 650	\$ 663	\$ 678	\$ 692	\$ 707	\$ 722	\$ 737	\$ 753	\$ 14,760		
Total Non-Capturable Taxes		20.2967	\$ 127,889	\$ 130,636	\$ 133,438	\$ 136,296	\$ 139,211	\$ 142,184	\$ 145,217	\$ 148,310	\$ 151,466	\$ 154,684	\$ 3,032,274		
State and Local Total		85.3247	\$ 537,629	\$ 549,177	\$ 560,956	\$ 572,970	\$ 585,224	\$ 597,724	\$ 610,473	\$ 623,478	\$ 636,742	\$ 650,272	\$ 12,747,286		
State and Local Total Capturable		65.0280	\$ 409,740	\$ 418,541	\$ 427,518	\$ 436,674	\$ 446,013	\$ 455,540	\$ 465,256	\$ 475,167	\$ 485,277	\$ 495,588	\$ 9,715,012		



Tax Increment Financing  
Reimbursement Estimates

Exhibit A  
20th and Michigan Ave  
Brownfield Redevelopment Plan

Developer Maximum Reimbursement	Total Proportionality	Taxes	Local-Only Taxes	Total
TOTAL	100.00%	\$ 5,922,370	\$ 0	\$ 5,922,370
State	36.91%	\$ 2,185,780	\$ -	\$ 2,185,780
Local	63.09%	\$ 3,736,590	\$ 0	\$ 3,736,590
TOTAL	100.00%	\$ 5,922,370	\$ -	\$ 5,922,370
EGLE	14.75%	\$ 873,770	\$ -	\$ 873,770
MSF	85.25%	\$ 5,048,600	\$ -	\$ 5,048,600

Estimated Total  
Years of Plan: 25

Estimated Capture	
Administrative Fees	\$ 1,457,252
State Revolving Fund	\$ 448,192
LBRF	\$ 1,887,198
Developer Capture	\$ 5,922,370
Total	\$ 9,715,012

Brownfield		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Total State Incremental Revenue		\$109,488	\$111,901	\$114,363	\$116,874	\$119,435	\$122,047	\$124,712	\$127,430	\$130,202	\$133,029	\$135,914	\$138,856	\$141,856	\$144,917	\$148,039
State Brownfield Revolving Fund (50% of SET)		\$13,686	\$13,988	\$14,295	\$14,609	\$14,929	\$15,256	\$15,589	\$15,929	\$16,275	\$16,629	\$16,989	\$17,357	\$17,732	\$18,115	\$18,505
State TIR Available for Reimbursement		\$95,802	\$97,913	\$100,067	\$102,264	\$104,505	\$106,791	\$109,123	\$111,501	\$113,927	\$116,401	\$118,924	\$121,499	\$124,124	\$126,802	\$129,534
Total Local Incremental Revenue		\$187,169	\$191,295	\$195,503	\$199,796	\$204,174	\$208,640	\$213,195	\$217,841	\$222,580	\$227,414	\$232,344	\$237,374	\$242,503	\$247,736	\$253,073
BRA Administrative Fee (15% or max \$100,000)		\$44,499	\$45,479	\$46,480	\$47,500	\$48,541	\$49,603	\$50,686	\$51,791	\$52,917	\$54,067	\$55,239	\$56,434	\$57,654	\$58,898	\$60,167
Local TIR Available for Reimbursement		\$142,671	\$145,816	\$149,023	\$152,295	\$155,632	\$159,037	\$162,509	\$166,050	\$169,663	\$173,347	\$177,106	\$180,939	\$184,849	\$188,838	\$192,906
Total State & Local TIR Available		\$238,473	\$243,729	\$249,091	\$254,560	\$260,138	\$265,828	\$271,631	\$277,551	\$283,589	\$289,748	\$296,030	\$302,438	\$308,974	\$315,640	\$322,440
DEVELOPER	Beginning Balance															
DEVELOPER Reimbursement Balance		\$5,922,370	\$5,683,897	\$5,440,168	\$5,191,078	\$4,936,518	\$4,676,380	\$4,410,552	\$4,138,921	\$3,861,370	\$3,577,780	\$3,288,032	\$2,992,002	\$2,689,564	\$2,380,590	\$2,064,950

MSF Non-Environmental Costs	\$5,048,600															
State Tax Reimbursement		\$81,667	\$83,468	\$85,304	\$87,177	\$89,087	\$91,036	\$93,023	\$95,050	\$97,118	\$99,227	\$101,379	\$103,573	\$105,811	\$108,094	\$110,423
Local Tax Reimbursement		\$121,621	\$124,302	\$127,037	\$129,826	\$132,671	\$135,573	\$138,533	\$141,552	\$144,631	\$147,772	\$150,976	\$154,244	\$157,577	\$160,977	\$164,445
Developer Reimbursement Balance		\$4,845,311	\$4,637,541	\$4,425,201	\$4,208,198	\$3,986,440	\$3,759,832	\$3,528,276	\$3,291,674	\$3,049,925	\$2,802,925	\$2,550,570	\$2,292,753	\$2,029,365	\$1,760,293	\$1,485,425
EGLE Environmental Costs	\$873,770															
State Tax Reimbursement		\$14,134	\$14,446	\$14,764	\$15,088	\$15,418	\$15,756	\$16,100	\$16,451	\$16,808	\$17,173	\$17,546	\$17,926	\$18,313	\$18,708	\$19,111
Local Tax Reimbursement		\$21,049	\$21,513	\$21,986	\$22,469	\$22,962	\$23,464	\$23,976	\$24,499	\$25,032	\$25,575	\$26,130	\$26,695	\$27,272	\$27,861	\$28,461
Developer Reimbursement Balance		\$838,586	\$802,627	\$765,877	\$728,320	\$689,940	\$650,721	\$610,645	\$569,696	\$527,856	\$485,107	\$441,432	\$396,811	\$351,226	\$304,657	\$257,085
Total Annual Developer Reimbursement		\$238,473	\$243,729	\$249,091	\$254,560	\$260,138	\$265,828	\$271,631	\$277,551	\$283,589	\$289,748	\$296,030	\$302,438	\$308,974	\$315,640	\$322,440

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Local Tax Capture		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total LBRF Capture																



Tax Increment Financing  
Reimbursement Estimates

Brownfield		16	17	18	19	20	21	22	23	24	25	
		2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	TOTAL
Total State Incremental Revenue		\$151,224	\$154,472	\$157,785	\$161,164	\$164,611	\$168,127	\$171,713	\$175,371	\$179,102	\$182,908	\$3,585,537
State Brownfield Revolving Fund (50% of SET)		\$18,903	\$19,309	\$19,723	\$20,146	\$20,576	\$21,016	\$21,464	\$21,921	\$22,388	\$22,863	\$448,192
State TIR Available for Reimbursement		\$132,321	\$135,163	\$138,062	\$141,019	\$144,035	\$147,111	\$150,249	\$153,450	\$156,714	\$160,044	\$3,137,345
Total Local Incremental Revenue		\$258,517	\$264,069	\$269,733	\$275,510	\$281,402	\$287,413	\$293,543	\$299,797	\$306,175	\$312,681	\$6,129,475
BRA Administrative Fee (15% or max \$100,000)		\$61,461	\$62,781	\$64,128	\$65,501	\$66,902	\$68,331	\$69,788	\$71,275	\$72,792	\$74,338	\$1,457,252
Local TIR Available for Reimbursement		\$197,056	\$201,288	\$205,605	\$210,009	\$214,500	\$219,082	\$223,755	\$228,521	\$233,383	\$238,342	\$4,672,223
Total State & Local TIR Available		\$329,376	\$336,451	\$343,667	\$351,027	\$358,535	\$366,193	\$374,004	\$381,971	\$390,097	\$398,387	\$ 7,809,568
DEVELOPER	Beginning Balance											
DEVELOPER Reimbursement Balance	\$5,922,370	\$1,413,133	\$1,076,683	\$733,016	\$381,988	\$23,453	\$0	\$0	\$0	\$0	\$0	
MSF Non-Environmental Costs	\$5,048,600											
State Tax Reimbursement		\$112,798	\$115,221	\$117,692	\$120,213	\$122,784	\$8,032	\$0	\$0	\$0	\$0	\$2,028,179
Local Tax Reimbursement		\$167,983	\$171,591	\$175,271	\$179,025	\$182,854	\$11,961	\$0	\$0	\$0	\$0	\$3,020,421
Developer Reimbursement Balance		\$1,204,644	\$917,832	\$624,869	\$325,631	\$19,993	\$0	\$0	\$0	\$0	\$0	
EGLE Environmental Costs	\$873,770											
State Tax Reimbursement		\$19,522	\$19,942	\$20,369	\$20,805	\$21,250	\$1,390	\$0	\$0	\$0	\$0	\$351,020
Local Tax Reimbursement		\$29,073	\$29,697	\$30,334	\$30,984	\$31,647	\$2,070	\$0	\$0	\$0	\$0	\$522,750
Developer Reimbursement Balance		\$208,490	\$158,851	\$108,147	\$56,357	\$3,460	\$0	\$0	\$0	\$0	\$0	
Total Annual Developer Reimbursement		\$329,376	\$336,451	\$343,667	\$351,027	\$358,535	\$23,453	\$0	\$0	\$0	\$0	\$5,922,370
LOCAL BROWNFIELD REVOLVING FUND												
LBRF Deposits		\$0	\$0	\$0	\$0	\$0	\$342,740	\$374,004	\$381,971	\$390,097	\$398,387	\$1,887,198
State Tax Capture		\$0	\$0	\$0	\$0	\$0	\$137,689	\$150,249	\$153,450	\$156,714	\$160,044	\$758,146
Local Tax Capture		\$0	\$0	\$0	\$0	\$0	\$205,050	\$223,755	\$228,521	\$233,383	\$238,342	\$1,129,052
Total LBRF Capture												

**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: 2201 and 2401 20<sup>th</sup> street project

DATE: 7/5/2024

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental (a Pinchin company) on behalf of 20<sup>th</sup> Street Holdco LLC as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at the 2201 and 2401 20<sup>th</sup>.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA guidelines.

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

By: Anita Harrington  
Its: Environmental Specialist III



## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 2301 20<sup>th</sup> street project

DATE: 3/10/2025

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental (a Pinchin company) on behalf of 20<sup>th</sup> Street Holdco LLC as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at the 2301 20<sup>th</sup>.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA guidelines.

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

By: Anita Harrington  
Its: Environmental Specialist III

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: 3000 Standish Street and 3050 W Fisher Freeway

DATE: 3/10/2025

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental (a Pinchin company) on behalf of 20<sup>th</sup> Street Holdco LLC as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the property located at the 3000 Standish and 3050 W Fisher Freeway.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-21
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department has determined that the documents received for this project satisfy the "Environmental Disclosure and Acknowledgement" section of the DBRA guidelines.

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

By: Anita Harrington  
Its: Environmental Specialist III

**ATTACHMENT H**

**Incentive Information Chart for City Council**

**INCENTIVE INFORMATION CHART:**

Project Type	Incentive Type	Investment Amount	District
Demolition	Brownfield TIF	\$6,500,000	District 6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled
5		15	10	N/A			

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

The Developer is required to comply with City Executive Order 2021-02 (the “EO”) because the Project will receive tax increment financing in excess of \$3,000,000. The Developer, with cooperation from its general contractor 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 EO 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 EO.

**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 the Project will utilize subcontractors for:

- Environmental Assessment and Testing
- Geotechnical
- Engineering
- Abatement
- Demolition
- Excavation and Earthwork

**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 construction manager for this project is Ideal Construction, a certified minority-owned, woman-owned, and veteran-owned, Detroit headquartered business located in southwest Detroit. In addition to adhering to the City’s Executive Orders, Ideal construction has a thorough and robust Trade Partner program, allowing for any interested contractor to fill out required paperwork to become a subcontractor. Further information and support can be provided by emailing support@idealcontracting.com.

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

Abatement and demolition are expected to begin between July 2025 and October 2025

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

The Project is expected to be completed by April 2026



March 12, 2025

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 20th & Michigan Avenue Brownfield Redevelopment Plan

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

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of March 12, 2025, adopted a resolution approving the proposed Brownfield Plan for 20<sup>th</sup> & Michigan Avenue 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 20<sup>th</sup> & Michigan Avenue.

Very truly yours,

By: \_\_\_\_\_

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



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, MARCH 12, 2025, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Omar Hasan  
Rico Razo  
Dr. Regina Randall  
Marloshaw Franklin  
George Etheridge  
Byron Osborn

COMMITTEE MEMBERS ABSENT: Jeffrey Evans  
Abir Ali  
Ponce Clay

OTHERS PRESENT:  
Brian Vosburg (DEGC/DBRA)  
Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Sidni Smith (DEGC/DBRA)  
Derrick Headd (DEGC)  
Medvis Jackson (DEGC)  
Yolanda Lockett  
Jose Lemus (DBRA Board)  
Adam Patton (PM Environmental)  
Sean Mann (DCFC)  
Ed Siegel (JacobsStreet)  
Cathy Schneider  
Raymond Lozano  
Jon Wylie  
Amadd



## **Call to Order**

Chairperson, Mr. Razo, called the meeting to order at 5:00 p.m.

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

## **General**

### **Approval of Minutes**

Mr. Razo called for approval of the minutes of the January 22, 2025 DBRA-CAC meeting, as presented.

Mr. Razo noted that the agenda references the minutes as January 22, 2024, instead of January 22, 2025.

DBRA-CAC staff noted the error and stated that corrections would be made.

The Committee took the following action:

Mr. Etheridge made a motion approving the minutes of the January 22, 2025, meeting, as amended. Mr. Osbern seconded the motion.

DBRA-CAC Resolution Code 25-03-02-184 was approved.

## **Public Comment**

Cathy Schneider introduced herself as the Vice President of the Western Corktown Association and stated that she has two properties along Michigan Avenue, one where she has lived for twenty-five (25) years and the other where she is launching Old Western Market. Ms. Schneider stated that the business is directly across the street and one (1) block over from the former Southwest Hospital. Ms. Schneider continued that the abandoned hospital has been an eyesore for twenty (20) years and feels like a crime waiting to happen. Ms. Schneider concluded that she fully supports the hospital's demolition for the safety of the surrounding community and future development.

Raymond Lozano introduced himself as the Executive Director of the Mexican Town Community Development Corporation in Southwest Detroit and stated that he also supported the demolition of the former Southwest Hospital. Mr. Lozano stated his organization supports the demolition of the hospital as it is a dangerous eyesore which should be cleaned up and redeveloped into a space that supports Detroiters.

Richard Noto introduced himself as Cathy Schneider's partner, noting the personal residence along Michigan Avenue and the location of Old Western Market across from the former Southwest Hospital. Mr. Noto continued that the hospital has been blighted for many years and definitely needs to come down. Mr. Noto stated that he supported the new industry to come with what is planned and can't wait to see it move forward. Mr. Noto added that he is the President of the Western Corktown Association and stated that its members support the demolition.

## **Projects**

### **20th & Michigan Avenue Brownfield Plan Redevelopment Project**

Mr. Vosburg presented the 20th & Michigan Avenue Brownfield Plan Redevelopment Project.

The enclosed Brownfield Plan ("Plan") (Exhibit A), for the 20th & Michigan Avenue project, is being submitted for review and consideration.



### Project Introduction

402310 Holdings LLC is the project developer (“Developer”). The Project includes the asbestos abatement and demolition of the former United Community Hospital at 2401 20th St, demolition of site improvements for all parcels and preparing the entire site for future redevelopment.

It is currently anticipated that demolition will begin in August 2025, and Eligible Activities will be completed within approximately 12 months thereafter.

The total investment is estimated to be \$6.5 million. The Developer is requesting \$5,922,370.00 in TIF reimbursement.

There are approximately 30 temporary construction jobs, and no permanent jobs are expected to be created by the Developer.

### Property Subject to the Plan

The eligible property (the “Property”) consists of five (5) parcels: 2201, 2301, 2401 20<sup>th</sup> Street, 3000 Standish Street and 3050 West Fisher Freeway, bounded by Fisher Freeway/Michigan Avenue to the north, 20th Street and the property boundary to the east, Standish Street to the south, and Fisher Freeway to the west in the Corktown neighborhood.

### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial and/or industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are determined to be a “facility”, as defined by Part 201.

### 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 exempt (aka pre-approved) activities, department specific activities, demolition, lead and asbestos abatement, site preparation, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

### **COSTS TO BE REIMBURSED WITH TIF**

<b>Eligible Activities</b>	
1. Work Plan Exempt Activities – Environmental Assessments	\$80,745.00
2. Work Plan Exempt Activities – Due Care Planning	\$51,500.00
3. Department Specific Activities	\$744,245.00
4. Lead, Asbestos, and Mold Abatement	\$500,000.00
5. Demolition	\$3,129,000.00





6. Site Preparation	\$735,000.00
7. Contingency (15%)	\$754,125.00
8. Brownfield Plan Preparation and Implementation	\$60,000.00
<b>Total Reimbursement to Developer</b>	<b>\$5,922,370.00</b>
9. Authority Administrative Costs	\$1,457,252.00
10. State Brownfield Redevelopment Fund	\$448,192.00
11. Local Brownfield Revolving Fund	\$1,887,198.00
<b>TOTAL Estimated Costs</b>	<b>\$9,715,012.00</b>

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 will be seeking additional incentives, which have yet to be determined.

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. Mann introduced himself as CEO of the Detroit City Football Club (DCFC) and stated that he and his team had acquired the parcels being discussed the year prior. Mr. Mann continued that the intent is to build a professional soccer stadium, but that piece is still under development. Mr. Mann added that the approach to the project is representative of the DCFC as it is a unique group in American sports created by a group of individuals around the City of Detroit. Mr. Mann stated that it is important to him and his team to continue progressing with the project, which begins with addressing the blighted hospital.

Mr. Siegel stated that the development team is applying for six million dollars (\$6,000,000.00) of tax increment financing (TIF) and stated there are a few reasons why the project must proceed now. Mr. Siegel explained that there is a desire to show progress while completing the development plans for the larger project for the property. Mr. Siegel stated the team is engaging with Ideal Contracting LLC for general contracting, a minority-based company in Detroit.

Mr. Etheridge recalled that the Brownfield plan includes five (5) parcels that appear to be contiguous, but there is a rail line that runs through the parcels and asked how this may impact the Brownfield district or any future development. Mr. Vosburg explained that the Brownfield Act does not require parcels to be adjacent or contiguous to each other. Mr. Vosburg added that a transportation line separated the parcels but would be considered adjacent.

Mr. Etheridge noted that the Committee materials state significant levels of lead and asbestos in the soil and groundwater. Mr. Etheridge asked if the development team had identified a firm for the asbestos remediation. Mr. Siegel stated that no firm has been determined yet but will be a part of the bidding process beginning in April 2025.

Mr. Etheridge asked how the bid process was being promoted or advertised. Mr. Siegel stated that Ideal Contracting LLC would attend the public hearing on March 24, 2025, to provide information to interested parties.



Mr. Etheridge noted the projected costs in the Brownfield plan application and noted the lack of specifics about fugitive dust. Mr. Etheridge stated that there are concerns within the Corktown community due to the recent demolition of the former Greyhound garage. Mr. Etheridge concluded that he was curious as to when there would be further details about the demolition plan and the fugitive dust.

Mr. Siegel stated that there are several protocols on both the state and federal levels, including baseline air monitoring prior to any work being done and ongoing testing throughout the period of demolition and abatement. Mr. Siegel added that all protocols regarding demolition should be followed to keep particulates out of the air.

Mr. Etheridge expressed his appreciation for the community members who provided public comments. Mr. Etheridge asked for confirmation that a contentious community meeting had been held the night prior, where many environmental concerns had been discussed, and asked how Mr. Siegel and his team would respond to those concerns. Mr. Siegel stated that he could not attend the meeting but that many of the concerns seem to come from the adherence to protocols and notification of the community by the development team. Mr. Siegel stated that he and his team would adhere to demolition protocols and keep the community notified.

Dr. Randall stated that she was able to find letters of support from local businesses, but she would like to see support from community groups, such as block clubs and churches. Dr. Randall asked how the community would benefit from the proposed project. Mr. Mann responded that the Hubbard Richard neighborhood gave one letter of support. Mr. Mann stated that the importance of this landmark is not lost on his team, and as the final plan develops, far more in-depth community outreach will occur.

Dr. Randall stated that she was anticipating some response about how the community would benefit from the future facility and, specifically, if the community would be able to use it. Mr. Mann stated that this Plan only addresses the demolition of the former hospital, and another plan is expected to be created for the soccer stadium. Mr. Mann added that the DCFC has very affordable tickets, and thousands of tickets are given away to Detroit Public Schools.

Mr. Frankin asked if the development team had a list of contractors who had been approached about the demolition of the site. Mr. Siegel stated that Ideal Contracting LLC had been secured early on in the project's development, and as for the subcontractor, the development team would ensure that there is a diverse base of potential bidders who have an equal chance at the work.

Mr. Etheridge asked for the time, date, and location for potential bidders to get information on the demolition. Mr. Siegel stated that potential bidders could visit the Ideal Contracting website and submit their information there. Also, there would be a Brownfield public hearing on March 24, 2025, at 5:00 p.m., where information would be provided.

Ms. Kanalos clarified that the meeting on March 24, 2025, is a public hearing for the Brownfield plan rather than a community meeting, noting that the public would still be welcomed to attend.

Mr. Razo stated that this project had the potential to be great. Hearing that their team will be working with Ideal Contracting, a staple in the Southwest Detroit community that has invested millions of dollars, makes the project an exciting endeavor.

Mr. Razo called for a motion regarding the 20th & Michigan Avenue Brownfield Plan Redevelopment Project.

Mr. Osbern made a motion to recommend approval of the 20th & Michigan Avenue Brownfield Plan Redevelopment Project to the DBRA Board. Mr. Franklin seconded the motion.



Mr. Etheridge and Dr. Randall opposed the vote.

DBRA-CAC Resolution Code 25-03-332-01 was approved.

Mr. Etheridge stated that his motion would have been to wait until after the public hearing to vote on the Plan because of the concerns that had been brought by community members regarding the project at the community meeting.

Dr. Randall stated that she opposed the project because there were no plans for the public.

**Other**

None.

**Adjournment**

Citing no further business, on a motion by Mr. Etheridge, seconded by Mr. Osbern, Mr. Razo adjourned the meeting at 5:30 p.m.



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
20<sup>TH</sup> AND MICHIGAN AVENUE  
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, March 24, 2025  
The Mercado  
2826 Bagley  
Detroit, MI 48216  
6:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)  
Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sean Mann (DCFC)  
Ed Siegel (JacobsStreet)  
Sara Jo Shipley (PM Environmental)  
Jose Lemus (DBRA Board, Mayor's Office)  
Byron Osbern (DBRA-CAC)  
Brittney Hoszkiw (Mayor's Office)  
Jim Muer (Ideal Contracting)  
Jason Dyer (Ideal Contracting)  
Jesse Venegas (Ideal Contracting)  
Todd Kropp (DCFC)  
Alex Wright (DCFC)  
Colleen Robar (Robar PR)  
Katrenia Moncrief (MWV Environmental)  
Larry Thomas (MWV Environmental)  
Ana Sandoval (HRRRA Board)  
Cynthia Casillas (Hubbard Richard Resident Assoc.)

Jason Werner  
Cathy Schneider (Old Western Market)  
Cory Coffey (Corktown Neighborhood Assoc.)  
Dorothy Bennick (Corktown Neighborhood Assoc.)  
Danielle Marley  
Jeff Lewis (Pipefitters 636)  
James Silley  
Ray Lozano (Mexicantown CDC)  
Gloria Rocha (Plaza del Sol)  
Nicole Rittenour (TSN Block Club)  
Marc Grassi (Corktown Neighborhood Assoc.)  
Tammy Alfano-Koehler  
Terry Holman (Detroit Welcome Center)  
Sam Butler (Hubbard Richard Resident Assoc.)  
Vanessa McCartney (Mexicantown CDC)  
Fred Hunter (Detroit PAL)  
Chan Vayhour  
Thomas Gilchrist

Mr. Vosburg called the meeting to order at 6:07 PM.

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, the brownfield approval process, and how tax increment financing works.

Mr. Mann, Mr. Siegel, Mr. Muer and Mr. Venegas provided further information about the development team and about the project including the current conditions of the property, the demolition timeline for the project, and the future plans for a soccer stadium on the property.

**Question and Answer**

Attendees of the public hearing asked questions regarding who the previous owner of the property was, clarification on the requirements of the Executive Orders applicable to the project around the hiring of Detroit-based subcontractors and Detroit residents on the construction of the project, the amount and types



of contamination present on the property, what the “cap” will be on the property for the containment of contaminants, the fugitive dust plan for the demolition of the former hospital on the property including air quality testing and the selective demolition method as opposed to an implosion, and dust monitoring, whether rodents will be an issue in the surrounding area during and after the demolition, and the remediation and proposed future use(s) of the additional parcels located south of the railroad tracks that are included in the Plan.

### **Public Comment**

Ms. Cathy Schneider stated that she is a resident and property owner in the Corktown community and is working to open the Old Western Market on Michigan Avenue and stated that she is in full support of the demolition of the former hospital because it is a source of blight and potential danger to the neighborhood.

Ms. Cory Coffey asked why the City of Detroit does not pursue the former owner of the property for the blighted conditions that increased while they were responsible for the maintenance of the property. Mr. Vosburg stated that while the developer is now taking on the demolition and remediation work on the property, that would not preclude the City of Detroit from seeking legal action against the former property owner for the blight and contamination issues on the property.

Mr. Sam Butler stated that he is a board member of the Hubbard Richard Neighbor Association. The association supports the project and the demolition of the former hospital, and he personally is happy to see a local, minority-owned contractor working on the project.

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

24 attendees indicated their support for the project and 2 attendees indicated they did not support the project on the sign-in sheet.

Citing no further questions or public comments, Mr. Vosburg provided information on ways to provide written public comment and closed the public hearing at 6:53 PM.



CODE DBRA 25-03-332-02

**20TH & MICHIGAN AVENUE BROWNFIELD REDEVELOPMENT PLAN**

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

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

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **20<sup>th</sup> & Michigan Avenue 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 **20<sup>th</sup> & Michigan Avenue 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.

March 26, 2025

## EXHIBIT D

### RESOLUTION CALLING A PUBLIC HEARING REGARDING APPROVAL OF THE BROWNFIELD PLAN OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR 20<sup>th</sup> AND MICHIGAN AVENUE REDEVELOPMENT

---

The following preamble and resolution were offered by Member \_\_\_\_\_ and supported by Member \_\_\_\_\_:

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

WHEREAS, pursuant to Act 381, the City Council of the City duly established the City of Detroit Brownfield Redevelopment Authority (the "Authority"); and

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the 20<sup>th</sup> and Michigan Avenue 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 8<sup>th</sup> day of May, 2025 at 10:45 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 20TH AND MICHIGAN AVENUE 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 20th and Michigan Avenue Redevelopment Project (the “Plan”); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on March 12, 2025, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on March 24, 2025 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on March 12, 2025; and

**WHEREAS**, the Authority approved the Plan on March 26, 2025 and forwarded it to the City Council with a request for its approval of the Plan; and

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

**WHEREAS**, the City Council held a public hearing on the proposed Plan on May 8, 2025.

**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 Depositary. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depositary 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 \_\_\_\_\_, 2025, 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