



March 19, 2025

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

Re: **The Brownfield Redevelopment Plan for 20201 Livernois**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the 20201 Livernois 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 January 22, 2025 meeting and a public hearing was held by the DBRA on February 10, 2025 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated January 22, 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 12, 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

20201 Development LLC is the project developer (“Developer”). The Project includes the demolition of the existing commercial structure and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of approximately 50 residential apartments which will include studio, one-bedroom, and two-bedroom units. For the duration of the Plan, no less than twenty percent (20%) of the units (i.e. approximately six (6) of the studio units, three (3) of the one-bedroom units, and two (2) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income (“AMI”). Included in the site redevelopment is partially covered secured parking for approximately 45 vehicles.

	60% AMI	70% AMI	80% AMI	Market Rate	Total
Studio			6	6	12
One (1) Bedroom	3			31	34
Two (2) Bedroom		2		2	4

Total # of Units	3	2	6	39	50
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It is currently anticipated that construction will begin in the summer of 2025, and the Project will be completed within approximately 24 months thereafter.

The total investment is estimated to be \$14 million. The Developer is requesting \$2,547,786.00 in TIF reimbursement.

There are approximately 46 temporary construction jobs, and one permanent job are expected to be created by the Developer. Additional permanent jobs are expected to be created by the future commercial tenant(s).

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, located at 20201 Livernois Avenue, bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Garden Homes neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) is located within the City of Detroit, a qualified local governmental unit; and (b) the Property will be developed as Housing Property.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Project Rent Loss for attainable housing. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

MSHDA Housing Development Activities	
1. Financing Gap (Project Rent Loss) *	\$2,547,786.00
Total Reimbursement to Developer	\$2,547,786.00
2. Authority Administrative Costs	\$469,125.00
3. State Brownfield Redevelopment Fund	\$110,588.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$3,127,499.00

** Note: Although the Project has eligible activities of approximately \$5,780,700.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786.00 over the life of the Plan.*

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

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) and a Neighborhood Enterprise Zone (PA 147) tax abatement.

DBRA's Request

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

- a.) March 25, 2025
City Council adoption of the Resolution (Exhibit D), setting the 20201 Livernois 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 10:25 AM.
- b.) May 8, 2025, requested time of 10:15 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) May 8, 2025, requested time of 10:25 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 20201 Livernois 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 20201 LIVERNOIS REDEVELOPMENT PROJECT

Prepared by:

20201 Development LLC
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Warren, MI 48309
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PM Environmental, a Pinchin Company
4080 W Eleven Mile Road
Berkley, MI 48072
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Phone: (248) 414-1859

January 17, 2025

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

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I. INTRODUCTION

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. Except as provided herein, a subsequent change to the identification or designation of a developer or proposed use of the eligible property after the approval of this Plan by the governing body (as defined by Act 381) shall not necessitate an amendment to this Plan, affect the application of this Plan to the eligible property or impair the rights available to the DBRA under this Plan. The applicable sections of Act 381 are noted throughout the Plan for reference purposes.

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of one parcel. 20201 Livernois Avenue is a housing project. 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 Green Acres Neighborhood, on the northwest side of Detroit, bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west.

Parcel information for the Property is outlined below.

Address	20201 Livernois Avenue, Detroit
Parcel ID	16017473-81
Owner	20201 Development, LLC
Legal Description	W LIVERNOIS S 11.5 FT 232 233 THRU 237 EXC LIVERNOIS AVE AS WD KENILWORTH PARK SUB L31 P82 PLATS, W C R 16/277 1 THRU 3 EXC LIVERNOIS AVE AS WD ZEIGENS WARWICK PARK SUB L37 P47 PLATS, W C R 16/280 260.50 X 97.49A

20201 Development LLC, a Michigan limited liability company, is the project developer (“Developer”) and owner of the Property. As described in more detail in Attachment C (the “Project”), the Project includes the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of residential apartments which will include studio, one-bedroom, and two-bedroom units.

For the duration of this Plan, no less than twenty percent (20%) of the units (i.e. approximately six (6) of the studio units, three (3) of the one bedroom units, and two (2) of the two bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income (“AMI”) for Wayne County, as defined in the 'Income and Rent Limits' documents published by the Michigan State Housing Development Authority (MSHDA) (hereinafter collectively referred to as the “Affordability Commitment”). The Affordability Commitment shall be a binding obligation of the Developer, and the Developer’s compliance with the Affordability Commitment shall be a condition to the reimbursement of eligible activities contemplated by this Plan, as further described in the Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”).

It is currently anticipated that construction will begin in March 2025 and the Project will be completed within twenty-four (24) months thereafter. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of this Plan. The

actual development may vary from the project description provided herein (including, without limitation, any references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the Project. Notwithstanding the foregoing, it is expressly understood that in no circumstances shall less than twenty percent (20%) of the apartment units contemplated for the Project be leased to occupants earning no more than 80% AMI, and such units shall be evenly distributed throughout the Project and share comparable amenities and finishes to the other apartment units. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the Project, including details regarding the development team, total investment amount, project uses (residential and commercial), number and type of housing units, number of temporary and permanent jobs, project renderings, and additional financing incentives. Attachment D includes letters of support for the Project. Attachment I provides a detailed description of the affordable housing plan for the Project (the “Affordable Housing Plan”).

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

The Property is considered “eligible property” as defined by Act 381, Section 2(p)(ii) because the Property includes “housing property for which eligible activities are identified under a brownfield plan, including personal property located on the property, to the extent included in the brownfield plan.”

Section 2(y) of Act 381 defines “housing property” as (i) a property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project. The Property qualifies as “housing property” pursuant to Section 2(y)(ii) of Act 381 because the Project to be completed at the Property includes the construction of approximately fifty (50) residential units (for rental) in a mixed-use project, as more particularly described in Attachment I.

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

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

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

activities are permitted by Act 381 and the cost of such eligible activities do not exceed the total costs stated in Attachment E.

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

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

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

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

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

Tax increments are projected to be captured and applied to (i) the reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, 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	\$903,499				\$903,499
State Education Tax	\$190,578		\$110,588		\$301,166
City Operating	\$702,248	\$218,427			\$920,675
Library	\$162,984	\$56,027			\$219,011
Wayne County Operating (summer)	\$198,184	\$61,643			\$259,827
Wayne County Operation (winter)	\$34,839	\$10,836			\$45,675
Wayne County Jails	\$33,169	\$11,402			\$44,572
Wayne County Parks	\$8,656	\$2,975			\$11,631
HCMA	\$7,337	\$2,522			\$9,859
RESA Enhancement	\$70,224	\$24,140			\$94,364
Wayne County ISD (RESA)	\$3,389	\$1,165			\$4,553
Wayne County RESA Special Ed	\$118,539	\$40,749			\$159,288
Wayne County Community College	\$114,140	\$39,237			\$153,377
TOTAL	\$2,547,786	\$469,125	\$110,588		\$3,127,498
<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	\$333,408				
School Debt	\$619,186				
Wayne County DIA	\$9,459				
Wayne County Zoo	\$4,725				
Total	\$966,778				

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

The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan.

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

Unless agreed upon in writing by the Developer, the DBRA, and the applicable agency/department of the State of Michigan, the DBRA shall not incur any note or bonded indebtedness to finance the purposes of this Plan.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan.

The Developer acknowledges 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.

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

The Developer is also seeking tax abatements for the Project pursuant to the following public acts: Neighborhood Enterprise Zone Act, P.A. 147 of 1992, as amended ("NEZ"), Commercial Rehabilitation Act, PA 210 of 2005, as amended ("CRA"). If approved, the tax abatements will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan in Attachment F. Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

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

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

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

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

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

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

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

G. Effective Date of Inclusion in Brownfield Plan

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

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

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

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

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

The estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. 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 shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

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

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA") and a Phase II ESA, 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 Buildings, Safety Engineering and Environmental Department's acknowledgement of its receipt of the Environmental Documents.

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

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

III. ATTACHMENTS

ATTACHMENT A

Site Map



Parcel Map

**Parcel No: 16017473
Housing Property**

20201 Livernois Avenue, Detroit, Michigan



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Legal Description

20201 Livernois Avenue, Detroit, Wayne County, Michigan:

Parcel: 16017473-81

W LIVERNOIS S 11.5 FT 232 233 THRU 237 EXC LIVERNOIS AVE AS WD KENILWORTH
PARK SUB L31 P82 PLATS, W C R 16/277 1 THRU 3 EXC LIVERNOIS AVE AS WD
ZEIGENS WARWICK PARK SUB L37 P47 PLATS, W C R 16/280 260.50 X 97.49A

ATTACHMENT C

Project Description

Project Name:	20201 Livernois Redevelopment Project
Project Location:	20201 Livernois Avenue, Detroit, Wayne County, MI
Type of Use:	Mixed-use commercial and multi-family
Square Footage:	<p>Total floor area of approximately 46,741 square feet with approximately 7,120 square feet of first floor commercial space and approximately 36,237 square feet of residential space on floors 2 and 3.</p> <p>Included in the site redevelopment is approximately 12,563 square feet of (partially) covered secured parking for approximately 45 vehicles.</p>
Housing Unit Types:	<p>The proposed mix of apartments and average size are:</p> <p>(12) studios with an average 465 square feet (34) one bedrooms with an average of 631 square feet (4) two bedrooms with an average of 995 square feet</p>
Number of Housing Units:	<p>11 of the 50 rental units will be affordable for households that earn 80% of the AMI or less. Rent of the eleven (11) affordable units are inclusive of a utility and parking allowance.</p> <p>Six (6) studio units at 80% AMI Three (3) 1-bed units at 60% AMI Two (2) 2-bed units at 70% AMI</p>
Total Project Investment:	Approximately \$14 Million, including acquisition
Additional Incentives:	<p>Neighborhood Enterprise Zone for residential units Commercial Rehabilitation Act for commercial space</p>
Job Creation:	<p>Approximately 25 FTE created by Tenants; 1 FTE created by Developer Approximately 46 Temporary Construction</p>
Project Timeline:	Project expected to commence in January 2025 and be completed twenty-four (24) months thereafter.
Eligible Activities:	Housing Development Activities (i.e. Project Rent Loss)
Eligible Expenses:	\$5,780,700
Total Anticipated Reimbursement:	\$2,547,786 over 30 years
Base TV:	\$299,400
Post Development TV:	\$1,736,843

Developer:

20201 Development LLC, (Developer) is a development partner between Brown Schroeder & Company (Brown-Schroeder) and BmK Design+Planning, LLC (BmK). Redeveloping properties in neighborhoods is a shared vision and goals of Brown-Schroeder and BmK. They believe that the location of their inaugural joint development project will not only benefit the neighborhood from the standpoint of investment, but also fulfills a need for commercial and restaurant space.

Brown-Schroeder is a local custom construction company founded in 1971. Kevin Shroeder is a second-generation builder and has been the company's president since 2012. Schroeder's passion for Detroit architecture and desire to contribute to the City's renaissance prompted him to change the company's focus to renovation and restoration projects. Recent relevant projects include:

- 885 Covington Dr - 52 Unit Apartment Rehab with an investment of \$8,500,000
- 931 Covington Dr. - 68 Unit Apartment Rehab with an investment of \$11,000,000

Owner of BmK, Kevin Brandon has over 37 years of architectural experience in various partnerships and firms. Brandon uses his leadership and management experience to provide design services for a variety of structures (new, existing and historic) and project types, including mixed use, commercial, residential, and retail. Recent relevant projects include:

- 400 Selden St. - 12 Unit Condo/Restaurant/Office with an investment of \$6,500,00
- 664 W. Alexandrine - 30 Unit Apartment with an investment of \$8,900,000

Project Overview:

The proposed project is located in the Pembroke neighborhood of Detroit, north of Outer Drive, west of Livernois Avenue and south of 8 Mile Rd. The Property consists of one parcel of improved land. The current building was constructed in 1961 and since then operations have included wholesale furniture companies (1961-1980) and (1989-2023) and a church from 1983-1986.

This proposed project includes demolishing the existing single-story warehouse building and constructing a new three-story mixed-use building with a total floor area of approximately 46,741 square feet with approximately 7,120 square feet of first floor commercial space and approximately 36,237 square feet of residential space. The ground level has approximately 3,120 square feet for (up to 2) commercial tenant spaces, and approximately 4,000 square feet for restaurant use. Levels 2 and 3 feature approximately fifty (50) residential apartments including, (14) studio units, (32) one-bedroom units and (4) two-bedroom units of various sizes and layouts. Included in the site redevelopment is approximately 12,563 square feet of (partially) covered, secured parking for 45 vehicles.

Six (6) studio units will meet the affordable unit requirements for 80% of the Area Median Income (AMI), three (3) 1-bed units will meet the 60% AMI requirements and two (2) 2-bed units will meet the 70% AMI requirements. Rent of the eleven (11) affordable units are inclusive of a utility allowance.

The infill project will build on previous investments made in the area and help to further establish this area as the premier place for shopping and entertainment. The project will serve as a catalyst for entrepreneurs starting or expanding their business(es), the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community. Not only will the Project invite business investment along Livernois Avenue, but it will also offer employment opportunities to members of the historical residential neighborhoods of Bagley, Sherwood Forest and University District.

Current Site Condition

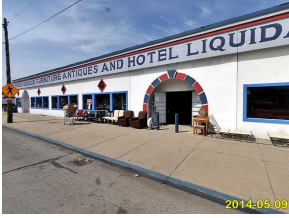


Concept Rendering



20201 LIVERNOIS 48221 (Property Address)

Parcel Number: 16017473-81



Item 1 of 5

[4 Images / 1 Sketch](#)**Property Owner: 20201 DEVELOPMENT LLC****Summary Information**

- > Commercial/Industrial Building Summary
 - Yr Built: 1958
 - # of Buildings: 2
 - Total Sq.Ft.: 17,820
- > Assessed Value: \$299,400 | Taxable Value: \$299,400
- > Property Tax information found

Owner and Taxpayer Information

Owner	20201 DEVELOPMENT LLC 6827 EAST 9 MILE ROAD WARREN, MI 48091	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2024

Property Class	201 COMMERCIAL-IMPROVED	Unit	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	Assessed Value	\$299,400
WARD#	16	Taxable Value	\$299,400
COUNCIL#	2	State Equalized Value	\$299,400
PP CODE#	Not Available	Date of Last Name Change	03/12/2024
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
HOPE#	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information**Homestead Date** No Data to Display

Principal Residence Exemption	June 1st	Final
2024	0.0000 %	0.0000 %

Land Information

Zoning Code	B2	Total Acres	0.583
Land Value	\$84,400	Land Improvements	\$19,073
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	261.00 ft	97.00 ft
Total Frontage: 261.00 ft		Average Depth: 97.00 ft

Legal Description

W LIVERNOIS S 11.5 FT 232 233 THRU 237 EXC LIVERNOIS AVE AS WD KENILWORTH PARK SUB L31 P82 PLATS, W C R 16/277 1 THRU 3 EXC LIVERNOIS AVE AS WD ZEIGENS WARWICK PARK SUB L37 P47 PLATS, W C R 16/280 260.50 X 97.49A

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/10/2023	\$0.00	WD	BEGHDADI, FRED	20201 DEVELOPMENT LLC	21-NOT USED	2023248623
06/01/1980	\$165,000.00	LC			21-NOT USED/OTHER	20929:06150

Building Information - 9280 sq ft Stores - Retail (Commercial)

Floor Area	9,280 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Stores - Retail	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1958	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	46%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	38 yrs

Building Information - 8540 sq ft Stores - Retail (Commercial)

Floor Area	8,540 sq ft	Estimated TCV	<i>Not Available</i>
Occupancy	Stores - Retail	Class	C
Stories Above Ground	<i>Not Available</i>	Average Story Height	<i>Not Available</i>
Basement Wall Height	<i>Not Available</i>	Identical Units	<i>Not Available</i>
Year Built	1958	Year Remodeled	<i>No Data to Display</i>
Percent Complete	100%	Heat	Complete H.V.A.C.
Physical Percent Good	59%	Functional Percent Good	100%
Economic Percent Good	100%	Effective Age	26 yrs

****Disclaimer:** BS&A Software provides BS&A Online as a way for municipalities to display information online and is not responsible for the content or accuracy of the data herein. This data is provided for reference only and WITHOUT WARRANTY of any kind, expressed or inferred. Please contact your local municipality if you believe there are errors in the data.

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

December 17, 2024

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

RE: 20201 Livernois Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 20201 Livernois Brownfield Redevelopment Plan (the "Plan") for consideration.

20201 Development LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 20201 Livernois Avenue bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Green Acres neighborhood of Detroit.

The project consists of the includes demolition of the existing single-story warehouse building and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of residential apartments which will include studio, one-bedroom, and two-bedroom units.

The project will redevelop and reactivate a former commercial property on the Livernois corridor, adding much needed residential and retail options. Total investment is estimated at \$14 million.

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

Sincerely,

Russell Baltimore
Assistant Director Design
Planning and Development Department

c: B. Vosburg
C. Capler



**Housing and Revitalization
Department**

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

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

January 16, 2025

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

RE: 20201 Livernois Brownfield Redevelopment Plan

Dear Jennifer Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 20201 Livernois Brownfield Plan (the "Plan") for consideration.

20201 Development LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 20201 Livernois Avenue bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Green Acres neighborhood of Detroit.

The project consists of the includes demolition of the existing single-story warehouse building and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of approximately 50 total residential apartments which will include studio, one-bedroom, and two-bedroom units.

The project will redevelop and reactivate a former commercial property on the Livernois corridor, adding much needed residential and retail options. Total investment is estimated at \$14 million.

As part of a Brownfield Plan requesting Housing Development Activities totaling \$2,548,307 at least 20% of the units will be offered at or below 80% Area Median Income (AMI) with an Affordability Period of 30 years with the following unit mix:

	<u>Avg. Sq. Ft.</u>	<u>60% AMI</u>	<u>70% AMI</u>	<u>80% AMI</u>	<u>Market Rate</u>	<u>Total</u>
Studio	450			6	6	12
One (1) Bedroom	600	3			31	34
Two (2) Bedroom	1,000		2		2	4
Total # of Units		3	2	6	39	50

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

Sincerely,

DocuSigned by:

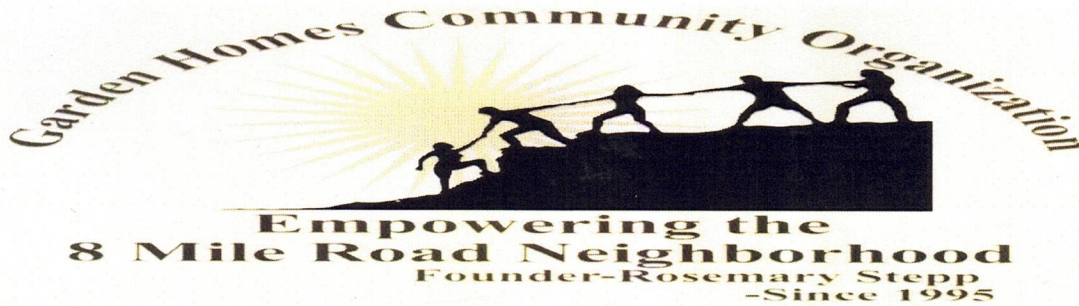
3EAA2D8C4A0F48F...

Jason E. Friedmann

Director – Public Private Partnerships Division

Housing and Revitalization Department

c: B. Vosburg
 C. Capler
 Rebecca Labov



"Volunteers are not paid – not because they are worthless, but because they are priceless."

July 9, 2024

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

Dear Council Members:

On behalf of **Garden Homes Community Organization (GHCO)**, I would like to express support of for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

GCHO appreciates the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation of Detroit's economic growth.

Sincerely,

Hazel Fludd
Garden Homes Community Organization / President



Eight Mile Road

Greenacres Woodward
Civic Association

P.O. Box 21303
Detroit, MI 48221

August 21, 2024

To the Honorable Members of the Detroit City Council:

Mary Sheffield, President, District 5
James Tate, President Pro Tem, District 1
Angela Whitfield Calloway, District 2
Scott Venson, District 3
Latisha Johnson, District 4
Gabriela Santiago-Romero, District 6
Fred Durhal III, District 7
Mary Water, At-Large
Coleman A. Young II, At-Large

Re: Support for the Redevelopment Project at 20201 Livernois

Dear Council Members:

As representatives of the approximately 1,000 households in the Greenacres Woodward Community, we would like to express our support for "2020one on Livernois," the mixed-use project proposed by Brown Schroeder & Company. We believe this project will:

1. Activate an under-utilized site on the Avenue of Fashion;
2. Make the neighborhood more attractive to individuals who may consider shopping, working or living within the area;
3. Improve walkability;
4. Provide employment opportunities;
5. Add 50 new residential units with varying rental rates to support inclusivity;
6. Support entrepreneurs starting or expanding their businesses; and
7. Increase shopping and dining options that help keep local dollars in the community.

We appreciate the City Council's attention to redevelopment and reuse of brownfield and obsolete properties in Detroit and we look forward to our City's continued economic growth.

Thank you for your consideration,

Sincerely,

The Board of Directors, Greenacres Woodward Civic Association

Maria Dickerson
President

Peter Rhoades
First Vice-President

Sheila Ward
Corresponding Secretary

Cc: Kevin Schroeder



City of Detroit
Detroit City Council
Council Member Angela Whitfield Calloway
District 2

August 28, 2024

Kevin M. Schroeder
20201 Development LLC
6827 E 9 Mile
Warren, MI 48091

Dear Mr. Schroeder,

As the Detroit City Council Member representing District 2, I am pleased to support the new development your company is planning at 20201 Livernois. This development will be located along the Avenue of Fashion in the heart of my district, and it will be an important component in the continued revitalization of the area.

The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider living, working, and experiencing leisure activities in the area. The project will improve walkability in the district, and it will provide new employment opportunities and attract new residents. It will provide 50 new residential units available and varying rents, 20% of which will be affordable at 60-80% AMI.

Additionally, the development will support inclusivity and diversity. The project will include 3,000 square feet of retail space and 4,000 square feet of restaurant space. Two thousand square feet of the retail space will be leased to a minority woman owned business and the restaurant space will be leased to a minority owned business. This commitment to minority and woman owned business will help provide economic support for entrepreneurs who reflect the community. It will also have the added benefit of keeping local dollars in the community.

For these reasons, I am proud to lend my support to this endeavor.

Sincerely,

A handwritten signature in black ink that reads "Angela Whitfield Calloway".

Angela Whitfield Calloway, JD
Council Member - District 2
City of Detroit

October 2, 2024

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

Dear Council Members:

On behalf of University of Detroit Mercy (UDM), I would like to express our support for the 20201 Livernois redevelopment project that is located along the Livernois Avenue of Fashion. As a major property owner in the Livernois/Six Mile corridor, we have a vested interest in the redevelopment and success of the area. This mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to our students and individuals who may consider shopping, working, visiting and living within the area. The project has many benefits, including improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their businesses. The additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

UDM appreciates the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation of Detroit's economic growth.

If you have any questions, please contact one of us at 313-993-1455.

Sincerely,



Donald Taylor
President



Thomas Manceor
VP-Finance and Administration



November 26, 2024

RE: 2020one on Livernois

Top whom it may concern:

I am pleased to share this letter of support for Kevin Schroeder of 20201 Development LLC, and the project known as the 2020one on Livernois located at 20201 Livernois Avenue, Detroit, Michigan. It is Invest Detroit's intention to expand our support of the development up to \$2,500,000 in Strategic Neighborhood Funds.

Invest Detroit is a community development financial institution (CDFI) that acts as a catalyst for economic growth by financing and supporting business development, commercial and multi-family real estate, entrepreneurs, and high-tech companies in Detroit and the region. We collaborate with the public, private, and philanthropic sectors to create jobs, density, sustainability, and opportunity for underserved communities and markets. Since 2016, Invest Detroit has deployed comprehensive investment to 10 neighborhoods across the city through the Strategic Neighborhood Fund (SNF). This effort creates planned investment in commercial corridors, affordable housing, neighborhood and signature parks, and housing stabilization, all guided by resident input through comprehensive planning processes. Key to that effort is continued investment in mixed-used projects like the 2020one on Livernois.

Through SNF, we have stewarded over \$48M in new developments and investment in public space in the Livernois-McNichols neighborhood. These investments have not only transformed the physical landscape of the corridor but have also revitalized the economic and social fabric of the community, paving the way towards a dense and vibrant commercial district.

We see the 2020one project as critical to the revitalization of the Livernois commercial corridor and a catalyst for creating new commercial and housing opportunities in the Bagley, Green Acres, and Sherwood Forest neighborhoods. We would be happy to discuss this project in further detail if desired.

Sincerely,

A handwritten signature in black ink, appearing to read "Nate Barnes", with a stylized flourish at the end.

Nate Barnes, Vice President Neighborhoods
Invest Detroit

July 31, 2024

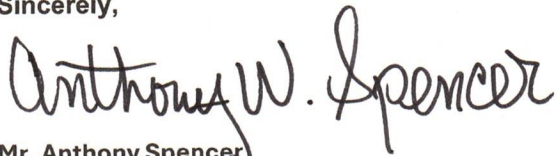
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council President Sheffield:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in black ink that reads "Anthony W. Spencer". The signature is written in a cursive, flowing style.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:
Council President Pro Tem Tate
Council Member Johnson
Council Member Durhal III
Council Member Santiago-Romero
Council Member Benson
Council Member Young
Council Member Waters
Council Member Whitfield-Calloway

July 31, 2024

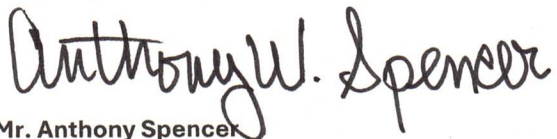
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council President Pro Tem Tate:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in black ink that reads "Anthony W. Spencer". The signature is written in a cursive, flowing style.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:

Council Member Johnson
Council Member Durhal III
Council Member Santiago-Romero
Council Member Benson
Council President Sheffield
Council Member Young
Council Member Waters
Council Member Whitfield-Calloway

July 31, 2024

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

Dear Council Member Benson:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in dark ink that reads "Anthony W. Spencer". The signature is fluid and cursive, with the first name "Anthony" being the most prominent.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:

Council President Pro Tem Tate
Council Member Johnson
Council Member Durhal III
Council Member Santiago-Romero
Council President Sheffield
Council Member Young
Council Member Waters
Council Member Whitfield-Calloway

July 31, 2024

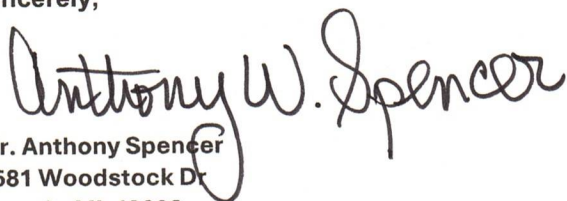
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council Member Durhall III:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in black ink that reads "Anthony W. Spencer". The signature is written in a cursive, flowing style.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:

Council President Pro Tem Tate
Council Member Johnson
Council Member Santiago-Romero
Council Member Benson
Council President Sheffield
Council Member Young
Council Member Waters
Council Member Whitfield-Calloway

July 31, 2024

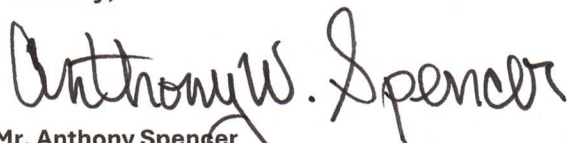
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council Member Johnson:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in black ink that reads "Anthony W. Spencer". The signature is fluid and cursive, with the first name "Anthony" and last name "Spencer" clearly legible. The middle initial "W." is smaller and positioned between the first and last names.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:
Council President Pro Tem Tate
Council Member Durhal III
Council Member Santiago-Romero
Council Member Benson
Council President Sheffield
Council Member Young
Council Member Waters
Council Member Whitfield-Calloway

July 31, 2024

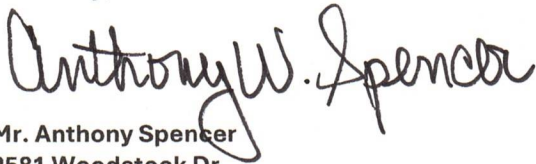
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council Member Santiago-Romero:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in black ink that reads "Anthony W. Spencer". The signature is fluid and cursive, with the first name "Anthony" and last name "Spencer" being clearly legible, and "W." in the middle.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:
Council President Pro Tem Tate
Council Member Johnson
Council Member Durhal III
Council Member Benson
Council President Sheffield
Council Member Young
Council Member Waters
Council Member Whitfield-Calloway

July 31, 2024

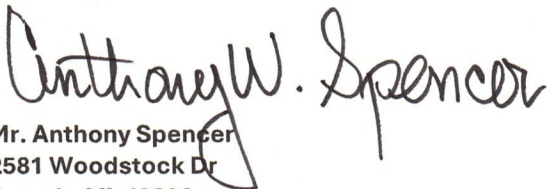
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council Member Waters:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in black ink that reads "Anthony W. Spencer". The signature is fluid and cursive, with the first name "Anthony" and last name "Spencer" clearly legible. The middle initial "W." is written in a smaller, more compact script.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:
Council President Pro Tem Tate
Council Member Johnson
Council Member Durhal III
Council Member Santiago-Romero
Council Member Benson
Council Member Young
Council Member Whitfield-Calloway
Council President Sheffield

July 31, 2024

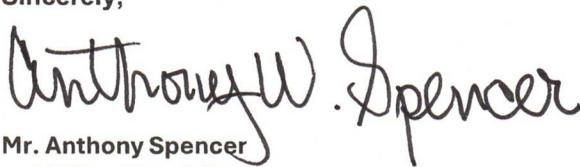
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council Member Whitfield Calloway:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in black ink that reads "Anthony W. Spencer". The signature is fluid and cursive, with the first name "Anthony" and last name "Spencer" clearly legible, and "W." as a middle initial.

Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:

Council President Pro Tem Tate
Council Member Johnson
Council Member Durhal III
Council Member Santiago-Romero
Council Member Benson
Council Member Young
Council Member Waters
Council President Sheffield

July 31, 2024

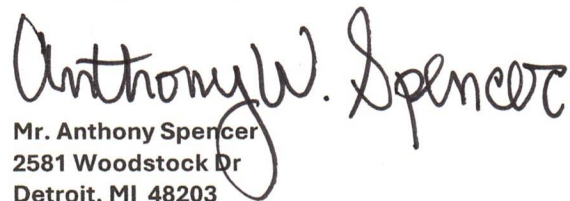
Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council Member Young:

On behalf of Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,



Mr. Anthony Spencer
2581 Woodstock Dr
Detroit, MI 48203
313.550.8438 Cell

CC:
Council President Pro Tem Tate
Council Member Johnson
Council Member Durhal III
Council Member Santiago-Romero
Council Member Benson
Council Member Waters
Council Member Whitfield-Calloway
Council President Sheffield

November 24, 2024

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

To the Honorable Members of the Detroit City Council:

On behalf of the 20201 Development, LLC and Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion.

I am a local business owner, owning property located at 19150 Livernois. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

**Al Bartell
Times Square
19150 Livernois
Detroit, MI 48221
313.268.3499**



**CC:
Kevin Schroeder / 20201 Development, LLC**



November 24, 2024

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

To the Honorable Members of the Detroit City Council:

On behalf of the 20201 Development, LLC and Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion.

I am a local business owner, owning property located at 19416 Livernois. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

**Derrick Reynolds
Good Times on the Ave
19416 Livernois
Detroit, MI 48221
248.818.5294**

**CC: 
Kevin Schroeder / 20201 Development, LLC**

November 24, 2024

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

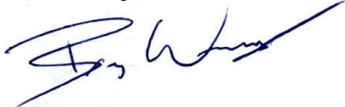
To the Honorable Members of the Detroit City Council:

On behalf of the 20201 Development, LLC and Kevin Schroeder / Brown-Schroeder and Company, I would like to express support for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion.

I am a local business owner, owning properties located at 19312 and 19144 Livernois. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity. The project will serve as a catalyst for entrepreneurs starting or expanding their business, the additional residents will provide economic support to existing businesses and existing residents will have additional shopping and dining options that keep local dollars in the community.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and look forward to the continuation of Detroit's economic growth.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dr. Weinstein", with a stylized flourish at the end.

Dr. Bryan Weinstein
19132 and 19144 Livernois
Detroit, MI 48221
248.496.9876

CC:
Kevin Schroeder / 20201 Development, LLC

Dear council members.

3-7-2025

I have owned Lijuan Palace for over 30 years. After speaking with Kevin Schneider about the project at 20201 Livemore. I am in favor of the project. I think the project will even beautify Livemore more.

Sincerely

Tim Fournier
20078 Livemore Ave
Net MI 48221
313-863-2900

March 2, 2025

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

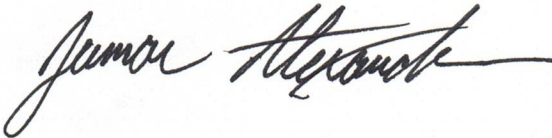
Dear Council Members:

I live at 19966 Stoepel, directly behind the proposed project at 20201 Livernois. Having been a long standing resident of the neighborhood, I am excited to see this project come to life.

Mr. **Kevin Schroeder / Brown-Schroeder and Company** has spoken to us about the project and has made himself available at any time to discuss the project and address any concerns that I may have.

Please accept my full support for this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jumar Alexander", with a stylized flourish at the end.

Jumar Alexander
19966 Stoepel
Detroit, MI 48221
313.574.7745

March 3, 2025

Dear Mr. Schroeder,


I live at 20220 Stoepel, directly behind the your proposed project.

I am happy to provide this letter of support to you with regards to the project located at 20201 Livernois. I know that we have had many conversations about the project and you have always been available to discuss my concerns and answer my questions.

I have been in support of this project since first hearing of it many months ago.

Please convey my support to your partners and to the City Council of Detroit.

Sincerely,

A handwritten signature in cursive script, reading "Brenda L. Moore". The signature is written in dark ink and is positioned above the printed contact information.

Ms. Brenda L. Moore
20220 Stoepel
Detroit, MI 48221
313.686.9212

March 5, 2025

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

Dear Council Members:

On behalf of **Kevin Schroeder / Brown-Schroeder and Company**, I would like to express support for the 20201 Livernois redevelopment project.

Mr. Schroeder has taken the time to meet with me personally and discuss the project in detail. He has expressed his willingness to address any concerns that I have and am in full support of the project.

Sincerely,

Verdina Jamison STOEPEL
CHIPPEWA EIGHT MILE
BLOCK CLUB (PRESIDENT)

Ms. Verdina Jamison
20187 Stoepel
Detroit, MI 48221
313.701.7262

February 24, 2025

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

Dear Council Members:

On behalf of **Kevin Schroeder / Brown-Schroeder and Company**, I would like to express support of for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity.

Mr. Schroeder has taken the time to meet with me personally and discuss the project in detail. He has expressed his willingness to address any concerns that I have and I am in full support of the project.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation Detroit's economic growth.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen Marchio", with a horizontal line extending to the left.

Stephen Marchio



20124 woodingham Dr.
Detroit, MI 48221

February 24, 2025

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

Dear Council Members:

On behalf of **Kevin Schroeder / Brown-Schroeder and Company**, I would like to express support of for the 20201 Livernois redevelopment project that is located along the Avenue of Fashion. The mixed-use project will activate an underutilized site and assist in making the community and neighborhood more attractive to individuals who may consider shopping, working and living within the area. The project has many benefits including: improving walkability within the district, providing employment opportunities, and providing 50 new residential units available at varying rents that supports inclusivity.

Mr. Schroeder has taken the time to meet with me personally and discuss the project in detail. He has expressed his willingness to address any concerns that I have and I am in full support of the project.

I appreciate the Council's efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation Detroit's economic growth.

Sincerely,

Travis Taylor
20190 Stoepel st.
Detroit ,MI 48221

Travgtaylor@gmail.com
989-859-9176

ATTACHMENT E

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

Table 1: Eligible Activities and Costs

MSHDA Eligible Activities Costs		Completion Season/Year
Non-Environmental Eligible Activities	Cost	
Financing Gap (Project Rent Loss)	\$ 5,780,700	Winter 2056
Non-Environmental Eligible Activities Total	\$ 5,780,700	
Total Eligible Activities Costs for Developer		
Other Costs		
DBRA Administrative Costs	\$ 469,125	
Local Brownfield Revolving Fund	\$ 0	
State Brownfield Fund	\$ 110,588	
Total Estimated Cost to be Funded Through TIF	\$ 579,713	

* Note: Although the Project has eligible activities of approximately \$5,780,700.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786 over the life of the Plan.



Housing TIF
Project Rent Loss

20201 Livernois

9/4/2024

Housing TIF Duration (Years)	30
Housing TIF Type	New Construction

A					B	C	D	E	F	G	H	I	
Structure Type	Unit Type	Unit AMI	Number of Units	Parking Allowance	Structure Description	MSHDA Control Rent	Total Allowable Housing Costs	Utility + Parking Allowance	=(C - D) Maximum Allowable Rent	=(B - E) Project Monthly Rent Loss Per Unit	=(F x A x 12) Annual Rent Loss	=(G x TIF Duration) Project Rent Loss Cap	=(H / A) Per Unit
#1	Studio	80%	6		Multi-Family Mixed Use	\$2,300	\$1,344	\$189	\$1,155	\$1,145	\$82,440	\$2,473,200	\$412,200
#1	1 Bed	60%	3		Low Rise Apartment (Less than 5 Stories)	\$2,548	\$1,080	\$244	\$836	\$1,712	\$61,614	\$1,848,420	\$616,140
#1	2 Bed	70%	2		Low Rise Apartment (Less than 5 Stories)	\$3,228	\$1,512	\$311	\$1,201	\$2,027	\$48,636	\$1,459,080	\$729,540

Housing TIF Eligible Activities		
Financial Gap (Project Rent Loss)		\$5,780,700
Infrastructure & Safety Improvements		
Demolition		
Renovation		
Temporary Household Relocation		
Acquisition Costs of Residential Rental Properties		
TOTAL		\$5,780,700

Reimbursable

Reimbursable

Reimbursable

Non-Reimbursable

Non-Reimbursable

Non-Reimbursable



Housing TIF Utility Allowance Calculation

20201 Livernois

9/4/2024

Structure Type #1: Multi-Family Mixed Use		Studio	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
Structure Type	Low Rise Apartment (Less than 5 Stories)						
Heating Source	Electric	\$55	\$74	\$94	\$115	\$146	\$167
Cooking Heat Source	Electric	\$10	\$14	\$18	\$22	\$27	\$31
Water Heater Source	Electric	\$28	\$39	\$50	\$61	\$77	\$89
Include General Electricity	Yes	\$40	\$52	\$65	\$77	\$96	\$108
Include Water	Yes	\$16	\$20	\$28	\$40	\$53	\$65
Include Sewer	Yes	\$28	\$33	\$44	\$60	\$76	\$92
Include Trash	Yes	\$12	\$12	\$12	\$12	\$12	\$12
Include Range							
Include Refrigerator							
Include Air Conditioning	No	\$0	\$0	\$0	\$0	\$0	\$0
Total Utility Allowance		\$189	\$244	\$311	\$387	\$487	\$564

ATTACHMENT F
TIF Tables



Brownfield Tax Increment Financing
Capture Estimates

Mixed-Use Housing Development
20201 Livernois in Detroit, Michigan
PM Project 01-14049-1
1/16/25

COMBINED		(TV) Increase Rate: 2.00%		Multiplier 1.020															
DETROIT																			
Brownfield Plan Year		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
Calendar Year		2024	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
Brownfield	Total Base Value	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400
	Post Development Taxable Value	\$ 1,736,843	\$ 1,771,580	\$ 1,807,011	\$ 1,843,152	\$ 1,880,015	\$ 1,917,615	\$ 1,955,967	\$ 1,995,087	\$ 2,034,988	\$ 2,075,688	\$ 2,117,202	\$ 2,159,546	\$ 2,202,737	\$ 2,246,792	\$ 2,291,727	\$ 2,337,562	\$ 2,384,313	\$ 2,384,313
	Total Incremental Difference	\$ 1,437,443	\$ 1,472,180	\$ 1,507,611	\$ 1,543,752	\$ 1,580,615	\$ 1,618,215	\$ 1,656,567	\$ 1,695,687	\$ 1,735,588	\$ 1,776,288	\$ 1,817,802	\$ 1,860,146	\$ 1,903,337	\$ 1,947,392	\$ 1,992,327	\$ 2,038,162	\$ 2,084,913	\$ 2,084,913

		PA 210 Tax Abatement Years 1-10																	
		NEZ Tax Abatement Years 1-15																	
School Capture		Millage Rate	\$ 3,686	\$ 3,765	\$ 3,845	\$ 3,927	\$ 4,011	\$ 4,096	\$ 4,183	\$ 4,272	\$ 4,362	\$ 4,454	\$ 4,887	\$ 5,020	\$ 11,420	\$ 11,684	\$ 11,954	\$ 12,229	\$ 12,509
State Education Tax (SET)		6.0000	\$ 11,058	\$ 11,294	\$ 11,535	\$ 11,781	\$ 12,032	\$ 12,288	\$ 12,549	\$ 12,815	\$ 13,086	\$ 13,363	\$ 14,660	\$ 15,061	\$ 34,260	\$ 35,053	\$ 35,862	\$ 36,687	\$ 37,528
School Operating Tax		18.0000	\$ 14,744	\$ 15,059	\$ 15,380	\$ 15,708	\$ 16,043	\$ 16,384	\$ 16,732	\$ 17,087	\$ 17,449	\$ 17,818	\$ 19,546	\$ 20,081	\$ 45,680	\$ 46,737	\$ 47,816	\$ 48,916	\$ 50,038
School Brownfield Capturable Total		24.0000																	
Local Capture			\$ 7,531	\$ 7,698	\$ 7,869	\$ 8,043	\$ 8,220	\$ 8,402	\$ 8,586	\$ 8,775	\$ 8,967	\$ 9,163	\$ 16,136	\$ 16,577	\$ 26,372	\$ 30,873	\$ 35,541	\$ 40,381	\$ 41,307
City Operating		19.8123	\$ 1,748	\$ 1,787	\$ 1,826	\$ 1,867	\$ 1,908	\$ 1,950	\$ 1,993	\$ 2,037	\$ 2,081	\$ 2,127	\$ 3,745	\$ 3,847	\$ 8,752	\$ 8,954	\$ 9,161	\$ 9,372	\$ 9,587
Library		4.5982	\$ 2,125	\$ 2,172	\$ 2,221	\$ 2,270	\$ 2,320	\$ 2,371	\$ 2,423	\$ 2,476	\$ 2,531	\$ 2,586	\$ 4,554	\$ 4,678	\$ 7,443	\$ 8,713	\$ 10,030	\$ 11,396	\$ 11,657
Wayne County Operating (summer)		5.5913	\$ 374	\$ 382	\$ 390	\$ 399	\$ 408	\$ 417	\$ 426	\$ 435	\$ 445	\$ 455	\$ 800	\$ 822	\$ 1,308	\$ 1,532	\$ 1,763	\$ 2,003	\$ 2,049
Wayne County Operation (winter)		0.9829	\$ 356	\$ 364	\$ 372	\$ 380	\$ 388	\$ 397	\$ 406	\$ 414	\$ 424	\$ 433	\$ 762	\$ 783	\$ 1,781	\$ 1,822	\$ 1,864	\$ 1,907	\$ 1,951
Wayne County Jails		0.9358	\$ 93	\$ 95	\$ 97	\$ 99	\$ 101	\$ 104	\$ 106	\$ 108	\$ 111	\$ 113	\$ 199	\$ 204	\$ 465	\$ 476	\$ 487	\$ 498	\$ 509
Wayne County Parks		0.2442	\$ 79	\$ 80	\$ 82	\$ 84	\$ 86	\$ 88	\$ 90	\$ 92	\$ 94	\$ 96	\$ 169	\$ 173	\$ 394	\$ 403	\$ 412	\$ 422	\$ 432
HCMA		0.2070	\$ 753	\$ 770	\$ 787	\$ 804	\$ 822	\$ 840	\$ 859	\$ 877	\$ 897	\$ 916	\$ 1,614	\$ 1,658	\$ 3,771	\$ 3,858	\$ 3,947	\$ 4,038	\$ 4,131
RESA Enhancement		1.9812	\$ 36	\$ 37	\$ 38	\$ 39	\$ 40	\$ 41	\$ 41	\$ 42	\$ 43	\$ 44	\$ 78	\$ 80	\$ 182	\$ 186	\$ 190	\$ 195	\$ 199
Wayne County ISD (RESA)		0.0956	\$ 1,271	\$ 1,299	\$ 1,328	\$ 1,358	\$ 1,388	\$ 1,418	\$ 1,449	\$ 1,481	\$ 1,514	\$ 1,547	\$ 2,724	\$ 2,798	\$ 6,365	\$ 6,513	\$ 6,663	\$ 6,816	\$ 6,973
Wayne County RESA Special Ed		3.3443	\$ 1,224	\$ 1,251	\$ 1,279	\$ 1,307	\$ 1,336	\$ 1,366	\$ 1,396	\$ 1,426	\$ 1,457	\$ 1,489	\$ 2,623	\$ 2,694	\$ 6,129	\$ 6,271	\$ 6,416	\$ 6,563	\$ 6,714
Wayne County Community College		3.22020	\$ 15,589	\$ 15,936	\$ 16,289	\$ 16,649	\$ 17,017	\$ 17,392	\$ 17,774	\$ 18,164	\$ 18,562	\$ 18,968	\$ 33,402	\$ 34,316	\$ 62,962	\$ 69,601	\$ 76,475	\$ 83,591	\$ 85,509
Local Brownfield Capturable Total		41.0130																	
Non-Capturable Millages			\$ 2,661	\$ 2,720	\$ 2,780	\$ 2,842	\$ 2,904	\$ 2,968	\$ 3,034	\$ 3,100	\$ 3,168	\$ 3,237	\$ 5,701	\$ 5,857	\$ 13,323	\$ 13,632	\$ 13,946	\$ 14,267	\$ 14,594
City Debt		7.0000	\$ 4,941	\$ 5,051	\$ 5,163	\$ 5,277	\$ 5,394	\$ 5,513	\$ 5,634	\$ 5,758	\$ 5,884	\$ 6,012	\$ 10,588	\$ 10,877	\$ 24,743	\$ 25,316	\$ 25,900	\$ 26,496	\$ 27,104
School Debt		13.0000	\$ 75	\$ 77	\$ 79	\$ 81	\$ 82	\$ 84	\$ 86	\$ 88	\$ 90	\$ 92	\$ 162	\$ 166	\$ 378	\$ 387	\$ 396	\$ 405	\$ 414
Wayne County DIA		0.1986	\$ 38	\$ 39	\$ 39	\$ 40	\$ 41	\$ 42	\$ 43	\$ 44	\$ 45	\$ 46	\$ 81	\$ 83	\$ 189	\$ 193	\$ 198	\$ 202	\$ 207
Wayne County Zoo		0.0992	\$ 7,715	\$ 7,887	\$ 8,062	\$ 8,240	\$ 8,422	\$ 8,607	\$ 8,797	\$ 8,990	\$ 9,187	\$ 9,388	\$ 16,531	\$ 16,983	\$ 38,634	\$ 39,528	\$ 40,440	\$ 41,370	\$ 42,319
Non Capturable Total		20.2978																	
Total		85.3108	\$ 38,048	\$ 38,881	\$ 39,731	\$ 40,597	\$ 41,481	\$ 42,383	\$ 43,303	\$ 44,241	\$ 45,197	\$ 46,173	\$ 69,479	\$ 71,380	\$ 147,276	\$ 155,866	\$ 164,731	\$ 173,877	\$ 177,866
State and Local Total Capturable		65.0130	\$ 30,333	\$ 30,994	\$ 31,669	\$ 32,357	\$ 33,059	\$ 33,776	\$ 34,506	\$ 35,251	\$ 36,011	\$ 36,786	\$ 52,948	\$ 54,396	\$ 108,642	\$ 116,338	\$ 124,291	\$ 132,507	\$ 135,546



Brownfield Tax Increment Financing
Capture Estimates

Mixed-Use Housing Development
20201 Livernois in Detroit, Michigan
PM Project 01-14049-1
1/16/25

COMBINED		(TV) Increase Rate:													
DETROIT															
Brownfield Plan Year		18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
Calendar Year		2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	
Brownfield	Total Base Value	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	\$ 299,400	
	Post Development Taxable Value	\$ 2,432,000	\$ 2,480,639	\$ 2,530,252	\$ 2,580,857	\$ 2,632,474	\$ 2,685,124	\$ 2,738,826	\$ 2,793,603	\$ 2,849,475	\$ 2,906,465	\$ 2,964,594	\$ 3,023,886	\$ 3,084,363	
	Total Incremental Difference	\$ 2,132,600	\$ 2,181,239	\$ 2,230,852	\$ 2,281,457	\$ 2,333,074	\$ 2,385,724	\$ 2,439,426	\$ 2,494,203	\$ 2,550,075	\$ 2,607,065	\$ 2,665,194	\$ 2,724,486	\$ 2,784,963	
School Capture		Millage Rate													
State Education Tax (SET)		6.0000	\$ 12,796	\$ 13,087	\$ 13,385	\$ 13,689	\$ 13,998	\$ 14,314	\$ 14,637	\$ 14,965	\$ 15,300	\$ 15,642	\$ 15,991	\$ 16,347	\$ 301,166
School Operating Tax		18.0000	\$ 38,387	\$ 39,262	\$ 40,155	\$ 41,066	\$ 41,995	\$ 42,943	\$ 43,910	\$ 44,896	\$ 45,901	\$ 46,927	\$ 47,973	\$ 49,041	\$ 903,499
School Brownfield Capturable Total		24.0000	\$ 51,182	\$ 52,350	\$ 53,540	\$ 54,755	\$ 55,994	\$ 57,257	\$ 58,546	\$ 59,861	\$ 61,202	\$ 62,570	\$ 63,965	\$ 65,388	\$ 1,204,665
Local Capture															
City Operating		19.8123	\$ 42,252	\$ 43,215	\$ 44,198	\$ 45,201	\$ 46,224	\$ 47,267	\$ 48,331	\$ 49,416	\$ 50,523	\$ 51,652	\$ 52,804	\$ 53,978	\$ 920,675
Library		4.5982	\$ 9,806	\$ 10,030	\$ 10,258	\$ 10,491	\$ 10,728	\$ 10,970	\$ 11,217	\$ 11,469	\$ 11,726	\$ 11,988	\$ 12,255	\$ 12,528	\$ 219,011
Wayne County Operating (summer)		5.5913	\$ 11,924	\$ 12,196	\$ 12,473	\$ 12,756	\$ 13,045	\$ 13,339	\$ 13,640	\$ 13,946	\$ 14,258	\$ 14,577	\$ 14,902	\$ 15,233	\$ 259,827
Wayne County Operation (winter)		0.9829	\$ 2,096	\$ 2,144	\$ 2,193	\$ 2,242	\$ 2,293	\$ 2,345	\$ 2,398	\$ 2,452	\$ 2,506	\$ 2,562	\$ 2,620	\$ 2,678	\$ 45,675
Wayne County Jails		0.9358	\$ 1,996	\$ 2,041	\$ 2,088	\$ 2,135	\$ 2,183	\$ 2,233	\$ 2,283	\$ 2,334	\$ 2,386	\$ 2,440	\$ 2,494	\$ 2,550	\$ 44,572
Wayne County Parks		0.2442	\$ 521	\$ 533	\$ 545	\$ 557	\$ 570	\$ 583	\$ 596	\$ 609	\$ 623	\$ 637	\$ 651	\$ 665	\$ 11,631
HCMA		0.2070	\$ 441	\$ 452	\$ 462	\$ 472	\$ 483	\$ 494	\$ 505	\$ 516	\$ 528	\$ 540	\$ 552	\$ 564	\$ 9,859
RESA Enhancement		1.9812	\$ 4,225	\$ 4,321	\$ 4,420	\$ 4,520	\$ 4,622	\$ 4,727	\$ 4,833	\$ 4,942	\$ 5,052	\$ 5,165	\$ 5,280	\$ 5,398	\$ 94,364
Wayne County ISD (RESA)		0.0956	\$ 204	\$ 209	\$ 213	\$ 218	\$ 223	\$ 228	\$ 233	\$ 238	\$ 244	\$ 249	\$ 255	\$ 260	\$ 4,553
Wayne County RESA Special Ed		3.3443	\$ 7,132	\$ 7,295	\$ 7,461	\$ 7,630	\$ 7,803	\$ 7,979	\$ 8,158	\$ 8,341	\$ 8,528	\$ 8,719	\$ 8,913	\$ 9,111	\$ 159,288
Wayne County Community College		3.22020	\$ 6,867	\$ 7,024	\$ 7,184	\$ 7,347	\$ 7,513	\$ 7,683	\$ 7,855	\$ 8,032	\$ 8,212	\$ 8,395	\$ 8,582	\$ 8,773	\$ 153,377
Local Brownfield Capturable Total		41.0130	\$ 87,464	\$ 89,459	\$ 91,494	\$ 93,569	\$ 95,686	\$ 97,846	\$ 100,048	\$ 102,295	\$ 104,586	\$ 106,924	\$ 109,308	\$ 111,739	\$ 1,922,834
Non-Capturable Millages															
City Debt		7.0000	\$ 14,928	\$ 15,269	\$ 15,616	\$ 15,970	\$ 16,332	\$ 16,700	\$ 17,076	\$ 17,459	\$ 17,851	\$ 18,249	\$ 18,656	\$ 19,071	\$ 333,408
School Debt		13.0000	\$ 27,724	\$ 28,356	\$ 29,001	\$ 29,659	\$ 30,330	\$ 31,014	\$ 31,713	\$ 32,425	\$ 33,151	\$ 33,892	\$ 34,648	\$ 35,418	\$ 619,186
Wayne County DIA		0.1986	\$ 424	\$ 433	\$ 443	\$ 453	\$ 463	\$ 474	\$ 484	\$ 495	\$ 506	\$ 518	\$ 529	\$ 541	\$ 9,459
Wayne County Zoo		0.0992	\$ 212	\$ 216	\$ 221	\$ 226	\$ 231	\$ 237	\$ 242	\$ 247	\$ 253	\$ 259	\$ 264	\$ 270	\$ 4,725
Non Capturable Total		20.2978	\$ 43,287	\$ 44,274	\$ 45,281	\$ 46,309	\$ 47,356	\$ 48,425	\$ 49,515	\$ 50,627	\$ 51,761	\$ 52,918	\$ 54,098	\$ 55,301	\$ 966,778
Total		85.3108	\$ 181,934	\$ 186,083	\$ 190,316	\$ 194,633	\$ 199,036	\$ 203,528	\$ 208,109	\$ 212,782	\$ 217,549	\$ 222,411	\$ 227,370	\$ 232,428	\$ 4,094,277
State and Local Total Capturable		65.0130	\$ 138,647	\$ 141,809	\$ 145,034	\$ 148,324	\$ 151,680	\$ 155,103	\$ 158,594	\$ 162,156	\$ 165,788	\$ 169,493	\$ 173,272	\$ 177,127	\$ 3,127,498



Brownfield Tax Increment Financing
Reimbursement Estimates

Mixed-Use Housing Development
20201 Livernois in Detroit, Michigan
PM Project 01-14049-1
1/16/2025

Developer Maximum Reimbursement	Total Proportionality	School & Local Taxes	Local-Only Taxes	Total
TOTAL	100.00%	\$ 5,780,700	\$ -	\$ 5,780,700
State	42.94%	\$ 2,482,364	\$ -	\$ 2,482,364
Local	57.06%	\$ 3,298,336	\$ -	\$ 3,298,336
TOTAL	100.00%	\$ 5,780,700	\$ -	\$ 5,780,700
EGLE	0.00%	\$ -	\$ -	\$ -
MSHDA	100.00%	\$ 5,780,700	\$ -	\$ 5,780,700

Estimated Total
Years of Plan: 30

Estimated Capture	
Administrative Fees	\$ 469,125
State Revolving Fund	\$ 110,588
LBRF	\$ -
Developer Capture	\$ 2,547,786
Total	\$ 3,127,498

Tax Abatement Brownfield		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
		2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total State Incremental Revenue		\$14,744	\$15,059	\$15,380	\$15,708	\$16,043	\$16,384	\$16,732	\$17,087	\$17,449	\$17,818	\$19,546	\$20,081	\$45,680	\$46,737	\$47,816
State Brownfield Revolving Fund (50% of SET)		\$1,843	\$1,882	\$1,923	\$1,964	\$2,005	\$2,048	\$2,091	\$2,136	\$2,181	\$2,227	\$2,443	\$2,510	\$5,710	\$5,842	\$5,977
State TIR Available for Reimbursement		\$12,901	\$13,177	\$13,458	\$13,745	\$14,037	\$14,336	\$14,640	\$14,951	\$15,267	\$15,591	\$17,103	\$17,571	\$39,970	\$40,895	\$41,839
Total Local Incremental Revenue		\$15,589	\$15,936	\$16,289	\$16,649	\$17,017	\$17,392	\$17,774	\$18,164	\$18,562	\$18,968	\$33,402	\$34,316	\$62,962	\$69,601	\$76,475
BRA Administrative Fee (15% or max \$100,000)		\$4,550	\$4,649	\$4,750	\$4,854	\$4,959	\$5,066	\$5,176	\$5,288	\$5,402	\$5,518	\$7,942	\$8,159	\$16,296	\$17,451	\$18,644
Local TIR Available for Reimbursement		\$11,039	\$11,286	\$11,538	\$11,796	\$12,058	\$12,325	\$12,598	\$12,877	\$13,161	\$13,450	\$25,460	\$26,156	\$46,666	\$52,150	\$57,831
Total State & Local TIR Available		\$23,940	\$24,463	\$24,996	\$25,540	\$26,095	\$26,661	\$27,239	\$27,827	\$28,428	\$29,041	\$42,563	\$43,727	\$86,636	\$93,045	\$99,670
DEVELOPER	Beginning Balance															
DEVELOPER Reimbursement Balance	\$5,780,700	\$5,756,760	\$5,732,297	\$5,707,301	\$5,681,761	\$5,655,665	\$5,629,004	\$5,601,766	\$5,573,938	\$5,545,510	\$5,516,469	\$5,473,907	\$5,430,180	\$5,343,544	\$5,250,499	\$5,150,828
MSHDA Costs	\$5,780,700															
State Tax Reimbursement		\$12,901	\$13,177	\$13,458	\$13,745	\$14,037	\$14,336	\$14,640	\$14,951	\$15,267	\$15,591	\$17,103	\$17,571	\$39,970	\$40,895	\$41,839
Local Tax Reimbursement		\$11,039	\$11,286	\$11,538	\$11,796	\$12,058	\$12,325	\$12,598	\$12,877	\$13,161	\$13,450	\$25,460	\$26,156	\$46,666	\$52,150	\$57,831
Developer Reimbursement Balance		\$5,756,760	\$5,732,297	\$5,707,301	\$5,681,761	\$5,655,665	\$5,629,004	\$5,601,766	\$5,573,938	\$5,545,510	\$5,516,469	\$5,473,907	\$5,430,180	\$5,343,544	\$5,250,499	\$5,150,828
Local Only Costs	\$0															
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Annual Developer Reimbursement		\$23,940	\$24,463	\$24,996	\$25,540	\$26,095	\$26,661	\$27,239	\$27,827	\$28,428	\$29,041	\$42,563	\$43,727	\$86,636	\$93,045	\$99,670



Brownfield Tax Increment Financing
Reimbursement Estimates

Mixed-Use Housing Development
20201 Livernois in Detroit, Michigan
PM Project 01-14049-1
1/16/2025

Tax Abatement Brownfield		16	17	18	19	20	21	22	23	SET Expiration after 25 Years							
		2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	TOTAL
Total State Incremental Revenue		\$48,916	\$50,038	\$51,182	\$52,350	\$53,540	\$54,755	\$55,994	\$57,257	\$58,546	\$59,861	\$61,202	\$62,570	\$63,965	\$65,388	\$66,839	\$1,204,665
State Brownfield Revolving Fund (50% of SET)		\$6,114	\$6,255	\$6,398	\$6,544	\$6,693	\$6,844	\$6,999	\$7,157	\$7,318	\$7,483						\$110,588
State TIR Available for Reimbursement		\$42,801	\$43,783	\$44,785	\$45,806	\$46,848	\$47,911	\$48,995	\$50,100	\$51,228	\$52,378	\$61,202	\$62,570	\$63,965	\$65,388	\$66,839	\$1,094,077
Total Local Incremental Revenue		\$83,591	\$85,509	\$87,464	\$89,459	\$91,494	\$93,569	\$95,686	\$97,846	\$100,048	\$102,295	\$104,586	\$106,924	\$109,308	\$111,739	\$114,220	\$1,922,834
BRA Administrative Fee (15% or max \$100,000)		\$19,876	\$20,332	\$20,797	\$21,271	\$21,755	\$22,249	\$22,752	\$23,265	\$23,789	\$24,323	\$24,868	\$25,424	\$25,991	\$26,569	\$27,159	\$469,125
Local TIR Available for Reimbursement		\$63,715	\$65,177	\$66,667	\$68,188	\$69,739	\$71,321	\$72,934	\$74,580	\$76,259	\$77,971	\$79,718	\$81,500	\$83,317	\$85,170	\$87,061	\$1,453,709
Total State & Local TIR Available		\$106,516	\$108,960	\$111,452	\$113,994	\$116,587	\$119,231	\$121,929	\$124,680	\$127,487	\$130,350	\$140,920	\$144,069	\$147,281	\$150,558	\$153,900	\$ 2,547,786
DEVELOPER	Beginning Balance																
DEVELOPER Reimbursement Balance	\$5,780,700	\$5,044,312	\$4,935,352	\$4,823,900	\$4,709,906	\$4,593,320	\$4,474,088	\$4,352,159	\$4,227,479	\$4,099,992	\$3,969,642	\$3,828,723	\$3,684,653	\$3,537,372	\$3,386,814	\$3,232,914	
MSHDA Costs	\$5,780,700																
State Tax Reimbursement		\$42,801	\$43,783	\$44,785	\$45,806	\$46,848	\$47,911	\$48,995	\$50,100	\$51,228	\$52,378	\$61,202	\$62,570	\$63,965	\$65,388	\$66,839	\$1,094,077
Local Tax Reimbursement		\$63,715	\$65,177	\$66,667	\$68,188	\$69,739	\$71,321	\$72,934	\$74,580	\$76,259	\$77,971	\$79,718	\$81,500	\$83,317	\$85,170	\$87,061	\$1,453,709
Developer Reimbursement Balance		\$5,044,312	\$4,935,352	\$4,823,900	\$4,709,906	\$4,593,320	\$4,474,088	\$4,352,159	\$4,227,479	\$4,099,992	\$3,969,642	\$3,828,723	\$3,684,653	\$3,537,372	\$3,386,814	\$3,232,914	
Local Only Costs	\$0																
Local Tax Reimbursement		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement Balance		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Total Annual Developer Reimbursement		\$106,516	\$108,960	\$111,452	\$113,994	\$116,587	\$119,231	\$121,929	\$124,680	\$127,487	\$130,350	\$140,920	\$144,069	\$147,281	\$150,558	\$153,900	\$2,547,786

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: 20201 Livernois Avenue

DATE: 10/25/2024

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by PM Environmental. on behalf of 20201 Development LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 20201 Livernois project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that there does not appear to have been a measurable release to the subsurface and therefore, the site is not considered a Part 201 "facility." The documents received for this project satisfy the DBRA Guidelines.

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

By: Connor Jenkins
Its: Environmental Specialist II

ATTACHMENT H

Incentive Information Chart for Detroit City Council

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Multi-use Residential and Commercial	Commercial Rehabilitation / NEZ Tax Abatements Brownfield TIF	\$14,000,000 (\$11,500,000 hard cost)	District 2

Jobs Available							
Construction				Post Construction Developer Created			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
3	1	34	8	1			
				Post Construction Tenant Created			
				Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
				3	2	12	8

1. What is the plan for hiring Detroiters?

The development team will present at a Skilled Trades Task Force and Detroit at Work, to assist in connecting with Detroiters for the project.

The development team will request assistance from Detroit at Work, so that they can provide future commercial tenants with a hiring resource guide that will include organizations that can assist in finding local talent for their operations. In addition, the development team will request a commitment from the commercial tenants to prioritize filling open positions with Detroiters.

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

In the short-term, approximately 46 temporary full time equivalent (FTE) construction jobs are anticipated to be created.

Construction Jobs

Brown-Schroeder, will be looking to hire subcontractors, having Detroit residents as employees, for the following trades:

Building Demolition
Concrete Coring/Sawcut/Infill
Masonry
Metal Panel/Thermal Insulation/Waterproofing
Glass and Glazing
Doors/Frames/Hardware
Gyp Board Assemblies
Flooring

Painting and Coatings
Equipment
Specialties - Toilet and Bath Acc. /
Partitions
Fire Protection
Plumbing
HVAC
Electrical

Post-Construction Jobs

After completion of the project, it is anticipated that approximately 26 permanent FTE jobs will be created in total.

- Approximately (15) jobs are associated with restaurant operations
 - Management
 - Chef
 - Cooks
 - Servers
 - Support staff
- Approximately (10) jobs are associated with future commercial tenants. The types of jobs depend on the kind of business. Possibilities include:
 - Business support services such as: packing and shipping, accounting, design, IT
 - Retail
 - Cafe
 - Health and wellness
 - Personal services such as: salon, spa, barber
- 20201 Development LLC will create approximately one (1) job associated with site management and building maintenance.

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

It is anticipated that some of the apartment units will be rented to individuals/families that don't currently reside in the City.

The building is currently vacant.

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

The development team is actively engaging with neighborhood groups including the Greenacres Woodward Civic Association and Garden Homes Community Organization as well as neighborhood residents.

The development team will request assistance from Detroit at Work, so that they can provide future commercial tenants with a hiring resource guide that will include organizations that can assist in finding local talent for their operations.

5. When is construction slated to begin?

Approximately March 2025

6. What is the expected completion date of construction?

Approximately February 2027

ATTACHMENT I
Affordable Housing Plan

Affordable Housing Plan

A. **Name of Developer:** 20201 Development LLC, a Michigan limited liability company

B. **Name of Project:** 20201 Livernois

C. **Address of Project:** 20201 Livernois, Detroit, MI 48221

D. **Housing Development Costs:**

a. **Potential Rent Loss** Approximately \$5,780,700¹

E. **Total # of Units:** 50

F. **Total # of Affordable Units:** 11

G. **Types of Units:**

	<u>AVG SF/Unit</u>	<u>60% AMI</u>	<u>70%AMI</u>	<u>80%AMI</u>	<u><120% AMI</u>	<u>Total</u>
Studio	450			6	6	12
One (1) Bedroom	600	3			31	34
Two (2) Bedroom	1,000		2		2	4
Total # of Units		<u>3</u>	<u>2</u>	<u>6</u>	<u>39</u>	<u>50</u>

H. **For Sale or Rental:** Rental

I. **New Construction or Rehabilitation:** New Construction

J. **Mixed Use Project:** Yes

K. **Public Benefit:** See attached Letters of Support in Attachment D to the Brownfield Plan for the Project.

The proposed project offers overall benefits to the public that include economic growth, community enhancement, improved walkability, increased real estate values, and the provision of workforce housing. These elements collectively contribute to the overall benefit of the public, making the project a valuable asset to the City.

The redevelopment of the site and construction of approximately 50 housing units will provide much-needed housing for households below the 120% AMI range. The project ensures that the rental units are priced to avoid placing a cost burden on residents, addressing the need for attainable housing. This is inclusive of the 11 units that will be rented out to households in the 60%-80% AMI range. By targeting households earning

¹ * Note: Although the Project has eligible activities of approximately \$5,780,700 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786 over the life of the Plan.

below 120% of the AMI, the project supports diverse socioeconomic demographics, fostering a balanced and inclusive community.

The project's location along the Avenue of Fashion enhances walkability, encouraging residents to engage more with local businesses, amenities, and public spaces. Increased foot traffic contributes to a safer and more vibrant urban environment. The City's substantial investments in the near vicinity over recent years will be further leveraged by this project. This synergy maximizes the impact of public funds, promoting sustainable urban development and enhancing the quality of life for all residents.

L. Evidence of Commitment by Developer to Maintain Affordability:

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

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

The MSHDA Regional Housing Partnership (RHP) Data Sheet O for the Detroit Housing Partnership includes the City of Detroit and its 26 Statewide Housing Needs Assessment markets (the "Housing Needs Assessment") and the Michigan Statewide Housing Plan commission by MSHDA ("State Housing Plan," which together with the "Housing Needs Assessment", the "Housing Studies") has been submitted to the DBRA and will be forwarded to MSHDA, along with a copy of the approved Brownfield Plan for the Project. A copy of the Housing Needs Assessment and State Housing Plan may be made available for review by members of the public upon written request to the DBRA in accordance with the Michigan Freedom of Information Act, a copy of the Housing Needs Assessment may also be made available for review by members of the public upon written request to the DBRA. The need for additional multi-family housing is specifically identified on pages 32-33 of the Housing Needs Assessment and pages 31-34 of the State Housing Plan.

N. Absorption data:

Absorption data can be found in the Housing Studies referenced above in Section M of this document.

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

See Attachment C of the Brownfield Plan for site plans of the Project. There are approximately 50 affordable residential housing units contemplated for the Project. It is currently anticipated that construction of the Project will begin in March 2025 and will be completed 24 months thereafter.

P. Price and Income Monitoring of the Units:

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

Q. Additional Considerations/Miscellaneous:

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



January 22, 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 20201 Livernois 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 January 22, 2025, adopted a resolution approving the proposed Brownfield Plan for 20201 Livernois 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 20201 Livernois.

Very truly yours,

By:

A handwritten signature in black ink, appearing to be 'Rico Razo', is written over a horizontal line.

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, JANUARY 22, 2025, 5:00 PM**

COMMITTEE MEMBERS PRESENT: Omar Hasan
Rico Razo
Abir Ali
Jeffrey Evans
Marloshaw Franklin
George Etheridge
Ponce Clay (5:06)

COMMITTEE MEMBERS ABSENT: Dr. Regina Randall

OTHERS PRESENT:
Brian Vosburg (DEGC/DBRA)
Jennifer Kanalos (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sierra Spencer (DEGC/DBRA)
Sidni Smith (DEGC/DBRA)
Kevin Schroder (20201 Livernois)
Kevin Brandon (20201 Livernois)



Call to Order

Chairperson, Mr. Razo, called the meeting to order at 5:03 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 September 11, 2024 DBRA-CAC meeting, as presented.

Mr. Etheridge noted that Mr. Hasan chaired the previous CAC meeting, as opposed to Mr. Razo.

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 September 11, 2024, meeting, as amended. Mr. Osbern seconded the motion.

DBRA-CAC Resolution Code 25-01-02-183 was approved.

Projects

20201 Livernois Brownfield Redevelopment Plan

Ms. Capler presented the 20201 Livernois Brownfield Redevelopment Plan.

The enclosed Brownfield Plan ("Plan") (Exhibit A), for the 20201 Livernois project, is being submitted for review and consideration.

Project Introduction

20201 Development LLC is the project developer ("Developer"). The Project includes the demolition of the existing commercial structure and the construction of a mixed-use building consisting of residential, retail, and restaurant spaces. The ground floor will be occupied by commercial units and the second and third floors will consist of approximately 50 residential apartments which will include studio, one-bedroom, and two-bedroom units. For the duration of the Plan, no less than twenty percent (20%) of the units (i.e. approximately six (6) of the studio units, three (3) of the one-bedroom units, and two (2) of the two-bedroom units) will be reserved for lease by occupants earning no more than 80% of the area median family income ("AMI"). Included in the site redevelopment is partially covered secured parking for approximately 45 vehicles.

	60% AMI	70% AMI	80% AMI	Market Rate	Total
Studio			6	6	12
One (1) Bedroom	3			31	34
Two (2) Bedroom		2		2	4
Total # of Units	3	2	6	39	50



It is currently anticipated that construction will begin in the summer of 2025, and the Project will be completed within approximately 24 months thereafter.

The total investment is estimated to be \$14 million. The Developer is requesting \$2,547,786.00 in TIF reimbursement.

There are approximately 46 temporary construction jobs, and one permanent job are expected to be created by the Developer. Additional permanent jobs are expected to be created by the future commercial tenant(s).

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, located at 20201 Livernois Avenue, bounded by the property line to the north and south, Livernois Avenue to the east, and an alleyway to the west in the Green Acres neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) is located within the City of Detroit, a qualified local governmental unit; and (b) the Property will be developed as Housing Property.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include Project Rent Loss for attainable housing. The eligible activities are to be financed solely by the Developer. The DBRA will reimburse the Developer for the cost of approved eligible activities, but only from tax increment revenues generated and captured from the Property. No advances have been or shall be made by the City or the DBRA for the costs of eligible activities under this Plan. The eligible activities are estimated to commence within 18 months of approval of the Plan and be completed within 3 years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

MSHDA Housing Development Activities	
1. Financing Gap (Project Rent Loss) *	\$2,547,786.00
Total Reimbursement to Developer	\$2,547,786.00
2. Authority Administrative Costs	\$469,125.00
3. State Brownfield Redevelopment Fund	\$110,588.00
4. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$3,127,499.00

** Note: Although the Project has eligible activities of approximately \$5,780,700.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,547,786.00 over the life of the Plan.*

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



Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Commercial Rehabilitation Act (PA 210) and a Neighborhood Enterprise Zone (PA 147) tax abatement.

Attached for the committees review and approval are 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. Clay asked how the development team would handle the parking challenges of the area, noting its current density. Mr. Clay also asked about the ingress and egress of the property. Mr. Brandon stated that the entry to surface parking is off Livernois Avenue, which houses thirty-six (36) parking spaces and a rear alley entrance, creating additional ingress and egress. Mr. Brandon added that the existing basement would be subsurface parking for another twenty-seven (27) parking spaces.

Mr. Clay asked if the development team faced any challenges regarding easement for emergency vehicles. Mr. Brandon stated that the project had received approval from the City of Detroit's Planning and Development Department, and because of the comments provided, a second ingress was created. Mr. Brandon continued that although the project hasn't been submitted to the fire department, he does not anticipate any issues.

Mr. Osbern questioned the project's carbon footprint, specifically about EV chargers and solar energy. Mr. Brandon responded that there will be two EV chargers in their parking lot, and all units will be classified as electric. Mr. Brandon stated that the building will be prepped for solar energy and will be further investigated.

Mr. Osbern asked if the development team had a specific business in mind for the commercial space. Mr. Brandon answered that they are in lease negotiations with a local restaurateur.

Mr. Osbern asked if there was a plan for the forty-six (46) construction jobs related to the hiring of local minority contractors. Mr. Schroder stated that he was working with Detroit at Work, Skilled Detroit, and Rickman Enterprises to ensure that local minority contractors were given opportunities.

Mr. Clay asked if there had been any engagement with the Church north of the development or the Lewis Pastor school. Mr. Schroder responded that he had not engaged with these entities but had done an extensive amount of community engagement since 2023. Mr. Schroder stated that the community outreach will continue.

Mr. Brandon stated that the Missionary Baptist Church mentioned was the planned location for the next community engagement meeting.

Mr. Razo asked if the Live6 Alliance had supported the project. Mr. Schroder stated that they have not communicated with them yet but plan to do so as early as the following day.

Mr. Razo stated that the Live6 Alliance covers many of the block clubs in the area. Mr. Razo cautioned that the worst thing that could occur is the community feeling uninvolved with the project. Mr. Schroder agreed.

Mr. Evan thanked the development team for the project and asked if the development team had any letters of support from the community. Mr. Evan asked if the development team could get a letter of support from the local Church's pastor. Mr. Schroder stated that the project has many letters of support spanning from businesses in the area to private residents in the area. Mr. Schroder stated that he will continue to engage the community up to and through construction.



Mr. Razo stated that there had been a focus in the City on units being in compliance with the Americans with Disabilities Act (ADA) and a heavy focus on the studio and one-bedroom units, noting that the development is in the neighborhoods where there may be more families looking for new construction builds. Mr. Brandon explained that there is a requirement for one (1) unit to be ADA-compliant, but his team opted to make two (2) units ADA-compliant. Mr. Brandon continued that based on their community outreach, they believe that the (1) bedroom units will be the most sought-after.

Ms. Ali asked how the building's planning and design respond to the neighborhood surrounding it. Mr. Brandon stated that the building will be pedestrian-friendly, and the plan is to have outdoor seating for the planned restaurant. Mr. Brandon added that in terms of the scale of the building, it is a taller structure for the area, but it is one of the only residential projects in the area, and he hopes that it can be the start of other projects of the same scale in the area.

Ms. Ali asked if the community had seen the design of the building and if they had been involved in this aspect. Mr. Schroder stated that they have received no complaints about the building but that the public has not made any suggestions that have changed its design.

Mr. Schroder stated that PDD suggested adding some color to the rear of the building, which will be taken into account moving forward. Ms. Ali stated that she was thankful that the development team brought up the rear of the building, noting that some residents would see the development from their backyards, and questioned how these residents were taken into account. Mr. Brandon stated that the development would be about fifty (50) feet from its neighbors but understands that it is a large-scale building.

Mr. Etheridge stated that the building's thirty-seven (37) feet height exceeds the maximum allowance for projects of this type and asked if the development team has plans to go to the Board of Zoning Appeals (BZA) for approval. Mr. Brandon explained that there is a ten percent (10%) allowance within the ordinance, and with approval from PDD, no variance requests are required.

Mr. Etheridge noted the dense nature of the building and asked if there would be dedicated off-street parking for the development. Mr. Brandon stated that each unit had a reserved parking spot, leaving thirteen (13) spaces for retail and restaurant tenants. Mr. Brandon added that his team exceeds the City's parking requirement.

Mr. Evan noted the greenery in the rear of the building shown in the rendering and asked where that would be in relation to the neighbors. Mr. Brandon stated that the rendering is not an exact representation. Mr. Evans stated that he would like to see a more accurate rendering of the development that shows the houses in the rear of the building. Mr. Brandon responded that they could have the rendering redone to show the houses, noting that the building backs up many garages.

Ms. Ali stated she believed the representation of the houses and garages would benefit the development team.

Mr. Osborn asked why the development team chose this area for the project. Mr. Schroder explained that he is a construction manager who has been working in Detroit for ten (10) years for many other developers and was inspired to create his own developments. Mr. Schroder continued that he fell in love with the District two (2) area and has other developments in the area. Mr. Schroder concluded that the area is welcoming and ripe for development.

Mr. Etheridge asked if there had been a level one (1) or level two (2) environmental study done on the property. Mr. Schroder stated that phase one (1) had been completed, and with the findings, there was no need to complete the second phase.



Mr. Razo called for a motion regarding the 20201 Livernois Brownfield Redevelopment Plan.

Mr. Etheridge made a motion to recommend approval of the 20201 Livernois Brownfield Redevelopment Plan to the DBRA Board. Mr. Hasan seconded the motion.
DBRA-CAC Resolution Code 25-01-331-01 was approved.

Other

None.

Public Comment

None

Adjournment

Citing no further business, on a motion by Mr. Clay, seconded by Mr. Osbern, Mr. Razo adjourned the meeting at 5:35 p.m.



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
20201 LIVERNOIS
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, February 10, 2025
19940 Livernois
Detroit, MI 48221
5:00 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Kevin Schroeder (20201 Livernois)
Kevin Brown (20201 Livernois)
Sara Jo Shipley (PM Environmental)
Alexis Wilkerson (PM Environmental)
Dennis Murphy (20201 Livernois)
Councilmember Angela Whitfield Calloway
Byron Osbern (DBRA-CAC)
William Steiner
Anthony Spencer
Neal Swagner
Mikay Willingham
Crystal Bailey
Travis Taylor
Roy McCalister Jr.
Geraldine Mickie
Curtis Turner
Chris Sumrall
Zyronica Smith (Detroiters for Tax Justice)

Russ Bellant (Detroiters for Tax Justice)
Mayne Merritt (Bagley Community)
Rosalinda Haskins (BCC)
Eric Cook
Corey Searcy
Hazel Fludd (Garden Homes Comm. Org.)
Jumar Alexander
Rachel Carreri
Martin Gabert
Caitlin Murphy (Live6 Alliance)
Kim Tandy (Mayor's Office, City of Detroit)
Katrina Belin (Pink Diamond Beauty Mall)
Donald Webster
Corie Peterson
Maria Y. Dickerson (Green Acres Assoc.)
Romeo Rowe
Crystal Robertson (State Farm)
B. McGee (DLBA)
Gregory Humphries

Ms. Capler called the meeting to order at 5:07 PM.

Ms. Capler informed the hearing of the tax increment financing request per the Brownfield Plan, provided an overview of the project, the brownfield approval process, how tax increment financing works, and the addition of housing activities to Act 381, and answered questions about how information on the DBRA Board Members, DBRA-CAC Members, the tax captures proposed under the plan, and the local public hearing presentation can be accessed.

Mr. Schroder and Mr. Brown provided further information about the development team's development experience in the City, and about the project including the construction timeline for the project, the parking plans for the project, the potential future tenants of the commercial spaces on the first floor of the project, the mix of studio, one-bedroom and two-bedroom units, and the commitment to providing the residential units at various affordable rental rates and provided those residential rates.



Question and Answer

Attendees of the public hearing asked questions regarding the parking plans for the project, including the number of parking spaces that will be made available to the future residents and employees of the project and how additional parking options for patrons of the commercial spaces may be made available to mitigate the increase in demand for street parking that the project will create.

Questions were raised regarding the potential future tenants of the commercial spaces with a strong desire for a coffee shop to be included in the project, if the commercial spaces can be made smaller to decrease the rental costs and make the spaces more accessible to small businesses, and that the future restaurant tenant be suitable for the surrounding community, if local business owners will have an opportunity to take advantage of the new commercial spaces, and if the developer will consider security measures for the commercial spaces including implementing the City's Project Green Light monitoring program.

The developers answered questions regarding the anticipated construction timeline for the project and if the approval process for the requested tax incentives have the potential to impact the start of construction.

Concerns and questions were raised regarding the potential impacts of the construction of the project on the surrounding properties, traffic, sidewalk access, etc.

It was expressed that the developers clean and maintain the alley behind the project and that the project will promote a walkable community.

Public Comment

Ms. Hazel Fludd thanked the developers for the proposed project and investment in the community and stated that she hopes the community can come together to figure out some potential solutions for public parking in the community which may include municipal parking designated for public use for customers of businesses on Livernois Avenue.

Ms. Rachel Carreri stated that she is an immediately adjacent resident to the Property and stated that she would like to speak to the developers regarding the potential impacts of the project on public utilities, potential damage to neighboring properties and how that would be handled, the privacy of neighboring residents particularly for the backyards, the plans for security and hours of operation for the commercial spaces of the project and how that may impact activity in the area, the plans for loading zones and access to the commercial spaces for deliveries and employees, and how noise, dust, and vibrations will be managed during the demolition of the current structure and the new construction.

Mr. Roy McCallister stated that he would like the developers to consider the residents' access to groceries and healthy food options, particularly for residents that do not have access to a vehicle, and that he has concerns about the capture of property taxes and the potential impacts on the City.

Mr. Russ Bellant stated that there are a lot of projects in the City that receive tax captures and urged residents to evaluate those tax captures and that Detroiters for Tax Justice has prepared a report regarding such.

A resident expressed support for the project and encouraged the developers to consider retail tenants that provide goods and services that are currently lacking in the neighborhood.



A resident stated that they believe access to public parking may pose a challenge to the project.

Mr. Neal Swagner stated that he is in favor of the project and hopes that it will be a positive addition to the Avenue of Fashion and embrace that through the design, food options, and potential clothing retail options for the commercial spaces, hopes that there will be electric vehicle charging stations installed to prepare for the future trends, and that there will be energy efficiency and sound proofing improvements to improve the quality of life of the future residents of the project, and encouraged the developers to work with the City and other property owners on a solutions for public parking.

A resident expressed that he would be interested in speaking with the developers regarding the potential impacts on other property values in the area and if the developers have done a market analysis on this.

A resident strongly encouraged the developers to utilize the City's Project Green Light program for added security for the project, especially the commercial spaces.

A resident expressed concerns about rodent control during and following the demolition of the current structure.

Ms. Rosalinda Haskins stated that she supports the project and thinks it will help to change the landscape of Livernois Avenue, and that visitors to the businesses on Livernois may need to park a little further away and have to walk to the commercial spaces and encouraged the developers to be active members of the Garden Homes community.

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

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

Citing no further questions or public comments, Ms. Capler provided information on ways to provide written public comment and closed the public hearing at 6:36 PM.



CODE DBRA 25-03-331-02

20201 LIVERNOIS 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 **20201 Livernois 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 **20201 Livernois 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 12, 2025

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING APPROVAL OF THE BROWNFIELD PLAN OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY FOR 20201 LIVERNOIS 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 20201 Livernois 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 8th day of May, 2025 at 10:25 AM, prevailing Eastern Time, to be held in-person in the Council Chambers, 13th Floor of the Coleman A. Young Municipal Center in the City and via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

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

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

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

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE 20201 LIVERNOIS REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

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

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

WHEREAS, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the 20201 Livernois Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on January 22, 2025, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on February 10, 2025 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on January 22, 2025; and

WHEREAS, the Authority approved the Plan on March 12, 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

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 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.

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