



February 12, 2026

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

Re: **The Brownfield Redevelopment Plan for 1728 Michigan Avenue**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Brush and Edmund 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 28, 2026 meeting and a public hearing was held by the DBRA on February 2, 2026 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated February 4, 2026 (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 February 11, 2026, 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

Corktown Development Properties, LLC is the project developer (“Developer”). The Developer will redevelop the vacant Property into a 9-story 60-unit mixed-use apartment building at 1728 Michigan Avenue. The first floor will feature an approximately 1,125 square foot ground level commercial space as well as tenant amenity space. The second through ninth floors will consist of 60 residential apartments which will include studio, one-bedroom, and two-bedroom units. The ninth floor will also include indoor and outdoor tenant amenity spaces. Surface parking will be provided on adjacent parcels owned by the developer, as well as through arrangements with neighboring parking operators.

For the fifteen (15) year duration of the Plan, no less than twenty percent (20%) of the units (i.e. approximately three (3) of the studio units, seven (7) 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”).

	<b>80% AMI</b>	<b>Market Rate</b>	<b>Total</b>
<b>Studio</b>	3	12	<b>15</b>

<b>One (1) Bedroom</b>	7	28	<b>35</b>
<b>Two (2) Bedroom</b>	2	8	<b>10</b>
<b>Total # of Units</b>	<b>12</b>	<b>48</b>	<b>60</b>

It is currently anticipated that construction will begin in the first half of 2026 with completion expected in the third quarter of 2027. All Eligible Activities will be completed in no more than 3 years.

The total investment is estimated to be \$31,362,669 million. The Developer is requesting \$2,919,974.00 in TIF reimbursement.

There are approximately 165 temporary construction jobs and 1 permanent full-time equivalent job related to building management expected to be created by the project. Additional jobs are anticipated to be created by the commercial space.

Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel, located at 1728 Michigan Avenue between Harrison and Cochrane Streets bordered on the south by Michigan Avenue, the property lines on the east and west, and the alley to the north in the Corktown 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**

<b>MSHDA Housing Development Activities</b>	
1. Financing Gap (Project Rent Loss) *	\$2,919,974.00
<b>Total Reimbursement to Developer</b>	<b>\$2,919,974.00</b>
2. Authority Administrative Costs	\$563,972.00
3. State Brownfield Redevelopment Fund	\$1,481,133.00
4. Local Brownfield Revolving Fund	\$161,443.00
<b>TOTAL Estimated Costs</b>	<b>\$5,126,522.00</b>

*Note: Although the Project has eligible activities of approximately \$3,063,060.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,919,974.00 over the life of the Plan.*

Honorable City Council  
February 12, 2026  
3

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

Other Incentives

The Developer will be seeking additional incentives, which include approval of a Neighborhood Enterprise Zone (PA 147) tax abatement.

DBRA's Request

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

- a.) February 17, 2026  
City Council adoption of the Resolution (Exhibit D), setting the 1728 Michigan Avenue Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for March 5, 2026 at a requested time of 10:25 AM.
- b.) March 5, 2026, requested time of 10:20 AM  
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) March 5, 2026, requested time of 10:25 AM  
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the 1728 Michigan Avenue Brownfield Redevelopment Plan.
- d.) March 10, 2026  
City Council adoption of the Resolution approving the 1728 Michigan Avenue Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos  
Authorized Agent

- c
- City Clerk
  - Marcel Todd
  - Irvin Corley, Jr.
  - David Whitaker
  - Lakisha Barclift
  - Marcel Hurt
  - Yolanda Jackson
  - Brittney Hoszkiw
  - Kevin Johnson
  - John George
  - Rico Razo
  - Derrick Headd
  - Brian Vosburg
  - Malik Washington

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
1728 MICHIGAN AVE  
REDEVELOPMENT PROJECT

Prepared by:

Corktown Development Properties, LLC  
Contact Person: Jonathan Chance Sztanyo  
35160 E Michigan Ave  
Wayne, MI 48184  
Phone: 517-304-4171

Shokar Group  
950 Selden St, Suite 250 J  
Detroit, MI 48201  
Contact Person: Nevan Shokar  
Phone: (734) 716-7347

November 12, 2025

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

TABLE OF CONTENTS

I.	INTRODUCTION	I-1
II.	GENERAL PROVISIONS	
	A. Description of Eligible Property and the Project	II-5
	B. Basis of Eligibility	II-7
	C. Summary of Eligible Activities and Description of Costs	II-7
	D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions	II-8
	E. Plan of Financing; Maximum Amount Of Note or Bond Indebtedness	II-9
	F. Beginning Date of Capture and Duration of Tax Increment Revenues; Abolishment or Termination of a Plan	II-10
	G. Effective Date of Inclusion in Brownfield Plan	II-11
	H. Displacement/Relocation of Individuals On Eligible Property	II-11
	I. Local Brownfield Revolving Fund (LBRF)	II-11
	J. State Brownfield Redevelopment Fund	II-11
	K. Developer's Obligations, Representations and Warrants	II-12
III.	ATTACHMENTS	
	A. Site Map	
	B. Legal Description(s)	
	C. Project Description	
	D. Letters of Support	

E. Estimated Cost of Eligible Activities

Table 1: Eligible Activities and Costs

Table 2: Housing Development Activities Costs

F. TIF Tables

G. BSEED Acknowledgement and Receipt of Environmental Documents

H. Incentive Information Chart for Detroit City Council

I. Affordable Housing Plan

## **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 real property comprising the eligible property consists of a single combined parcel located at 1728 Michigan Ave, Detroit, Michigan. The parcels included within this Plan are each considered to be a “housing property” in accordance with Act 381, as further described in Section B of this Plan. The aforementioned parcels and all tangible personal property located thereon, and all adjacent roads, alleys, and public rights-of-ways, will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Corktown Neighborhood, bounded by Michigan Ave to the South and Cochrane St to the East.

Parcel information for the Property is outlined below.

Address	1728 Michigan Ave, Detroit, MI 48216
Parcel ID	08000565-9
Owner	Corktown Development Properties LLC
Legal Description	N MICHIGAN 41 THRU 45 PLAT OF P C 27 L2 P5 PLATS, WCR 8/29 105 X 100 COMBINED ON 02/20/2025 FROM 08000567., 08000565., 08000566., 08000568., 08000569.

Corktown Development Properties, 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 involves development of the Property into an approximately nine (9)-story, mixed-use apartment building featuring approximately 60 residential rental units (i.e. approximately 15 studio units, 35 one-bedroom units, 10 two-bedroom units) and approximately 1,125 square feet of ground floor retail space.

For the duration of this Plan: no less than twenty percent (20%) of the units (i.e. approximately three (3) of the Studio units, seven (7) of the One Bedroom rental 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 the first half of 2026 and the Project will be completed within 18 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 other apartment units in the Project. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

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

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

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

Section 2(y) of Act 381 defines “housing property” as (i) a property on which one or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling, or (ii) one or more units of residential housing proposed to be constructed or rehabilitated and located in a mixed-use project. The Project to be completed at the Property includes the construction of approximately 60 rental units in a mixed-use project, as more particularly described in Attachment I.

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

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

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

amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities do not exceed the total costs stated in Attachment E.

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

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

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

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

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

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

	Developer Reimbursement Costs	Administrative Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
STATE EDUCATION	\$ 161,442.93	\$ -	\$ 161,442.93	\$ -	\$ 322,885.86
SCHOOL OPERATING	\$ 1,043,825.41	\$ -	\$ -	\$ -	\$ 1,043,825.41
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>School Total</b>	<b>\$ 1,205,268.34</b>	<b>\$ -</b>	<b>\$ 161,442.93</b>	<b>\$ -</b>	<b>\$ 1,366,711.27</b>
City Operating	\$ 829,857.00	\$ 272,942.27	\$ -	\$ 716,815.84	\$ 1,819,615.11
Library	\$ 192,599.97	\$ 63,346.66	\$ -	\$ 166,364.46	\$ 422,311.10
Wayne County Operating (sur	\$ 232,978.03	\$ 76,627.12	\$ -	\$ 201,242.31	\$ 510,847.46
Wayne County Operation (wi	\$ 41,027.29	\$ 13,493.99	\$ -	\$ 35,438.65	\$ 89,959.92
Wayne County Jails	\$ 39,067.03	\$ 12,849.25	\$ -	\$ 33,745.41	\$ 85,661.69
Wayne County Parks	\$ 10,190.85	\$ 3,351.80	\$ -	\$ 8,802.68	\$ 22,345.33
HCMA	\$ 8,636.88	\$ 2,840.69	\$ -	\$ 7,460.39	\$ 18,937.96
Wayne County RESA Special E	\$ 139,597.49	\$ 45,914.00	\$ -	\$ 120,581.85	\$ 306,093.35
Wayne County Community Cc	\$ 134,215.15	\$ 44,143.73	\$ -	\$ 115,932.68	\$ 294,291.56
Wayne County RESA Special E	\$ 3,987.54	\$ 1,311.51	\$ -	\$ 3,444.37	\$ 8,743.42
Wayne County RESA ENH	\$ 82,548.83	\$ 27,150.54	\$ -	\$ 71,304.22	\$ 181,003.59
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Local Total</b>	<b>\$ 2,919,974.41</b>	<b>\$ 563,971.58</b>	<b>\$ 161,442.93</b>	<b>\$ 1,481,132.86</b>	<b>\$ 5,126,521.77</b>
Non-Capturable Millages	\$ 1,698,723.95				\$ 1,698,723.95
DEBT SERVICE	\$ 392,843.48				\$ 392,843.48
School Debt	\$ 1,276,741.31				\$ 1,276,741.31
DIA	\$ 19,435.93				\$ 19,435.93
Zoo	\$ 9,703.23				\$ 9,703.23
	\$ -				\$ -
	\$ -				\$ -
	\$ -				\$ -
<b>Total Non-Capturable Taxes</b>	<b>\$ 1,698,723.95</b>				<b>\$ 1,698,723.95</b>

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The estimated amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$1,481,132.86. 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 (collectively, the “Environmental Documents”), pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.) has been performed on the Property. 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.

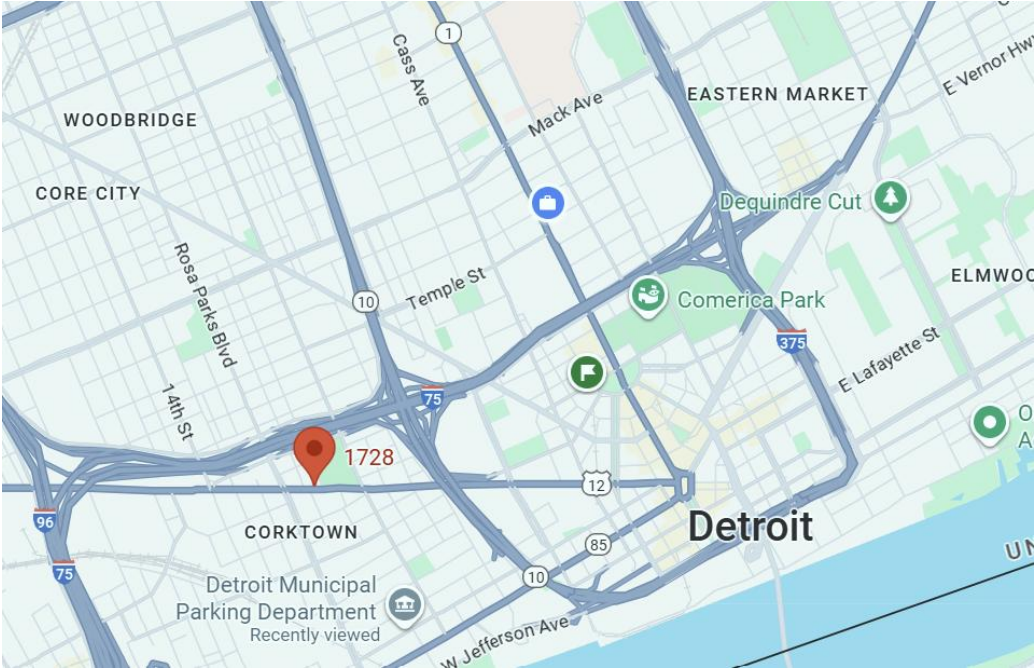
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty

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**



**ATTACHMENT B**

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

**1728 Michigan Ave, Detroit, Wayne County, Michigan:**

Parcel: 08000565-9

N MICHIGAN 41 THRU 45 PLAT OF P C 27 L2 P5 PLATS, WCR 8/29 105 X 100  
COMBINED ON 02/20/2025 FROM 08000567., 08000565., 08000566., 08000568.,  
08000569.;

## ATTACHMENT C

### Project Description

<b>Address</b>	1728 Michigan Ave, Detroit, MI 48201
<b>Developer</b>	Corktown Development Properties, LLC
<b>City Council District</b>	District 6
<b>Neighborhood</b>	Corktown
<b>Located in HRD/SNF Targeted Area</b>	N/A
<b>Total Square Footage (SF)</b>	67,528
<b>Residential SF</b>	50,322
<b>Common Area SF</b>	16,081
<b>Retail SF</b>	1,125
<b>Industrial SF</b>	N/A
<b>Total Residential Units</b>	60 Units (12 Affordable)
<b>Studios</b>	15 Units (3 Affordable); 544 Avg. SF
<b>1-Bed</b>	35 Units (7 Affordable); 767 Avg. SF
<b>2-Bed</b>	10 Units (2 Affordable); 1,323 Avg. SF

In the first half of 2026, Corktown Development Properties LLC will begin construction on an approximately nine (9)-story mixed-use apartment building located at 1728 Michigan Ave in Detroit, Michigan, named, “TBD.” The building will be constructed on a currently vacant parcel that was purchased by the Developer nearly a decade ago. The Project is approximately 60 units, mainly studios and one-bedrooms, with nine (9) two-bedrooms. Twenty percent (20%) of the units will be affordable and reserved for families with incomes not exceeding 80% AMI. There will be approximately 14 on-site parking spacing and approximately 44 off-site parking spaces for a total of approximately 58 parking spaces.

#### Sources and Uses of Capital Summary

**Total Investment:** \$31,362,669

**Estimated Jobs:** (FTE/Construction) One (1) FTE/165 Construction

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

#### Additional Incentives

The Developer is seeking to obtain local approval for a Neighborhood Enterprise Zone Certificate (“NEZ”) under the provisions of the Public Act 147 of 1992, as amended. The NEZ will reduce the Property's tax obligations during the applicable periods, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

#### Project Timeline:

Construction Start Date: First Half of 2026

Expected Completion Date: Q3 2027

**RENDERINGS**



Exhibit A  
1728 Michigan Ave  
Brownfield Redevelopment Plan



Exhibit A  
1728 Michigan Ave  
Brownfield Redevelopment Plan



**ATTACHMENT D**

**Letters of Support**



October 30, 2025

**RE: Support Letter for 1728 Michigan Ave**

---

To Whom It May Concern,

I am writing to share my perspective on the proposed development of the properties located at 1720–1736 Michigan Avenue in Detroit’s Corktown neighborhood. As a member of the community, I recognize the project’s potential to align with the city’s broader goals while contributing to the continued evolution of Corktown’s architectural and cultural character.

The proposal appears to reflect substantial planning, design consideration, and community dialogue. If advanced, the development could provide new housing options and commercial activity that may contribute positively to the surrounding area.

In particular, I understand the project intends to:

- **Address Site Conditions:** Replace a long-vacant and underutilized parcel with a new nine-story, mixed-use building that could help improve the streetscape and local environment.
- **Offer a Range of Housing Options:** Provide 60 residential units—studios, one-bedroom, and two-bedroom apartments—with a portion of units designated as affordable housing at 80% of Area Median Income (AMI), supporting income diversity within the neighborhood.

I appreciate the opportunity to share these thoughts and hope this project continues to be evaluated in a way that supports the long-term goals of Corktown and the broader Detroit community.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "George Tabit". The signature is enclosed in a blue DocuSign signature box.

3C2221A91D9D4BD...

George Tabit

Regional Vice President  
The Community Builders

**RE: Support Letter for 1728 Michigan Ave**

To Whom It May Concern,

I am writing to express my full support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Corktown.

This project represents the culmination of years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- **Mixed Income Units:** The building includes 60 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

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

Sincerely,

Tarun Kajeeepeta

---

Name

2003 Brooklyn St. Unit 404 Detroit, MI 48226

---

Address



---

Signature

**RE: Support Letter for 1728 Michigan Ave**

To Whom It May Concern,

I am writing to express my full support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Corktown.

This project represents the culmination of years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- **Mixed Income Units:** The building includes 60 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

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

Sincerely,

Ryan Cooley owner O'Connor Realty Detroit  
Name

2122 Michigan Ave Detroit MI 48216  
Address

  
Signature



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
www.detroitmi.gov

November 7, 2025

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

**RE: 1728 Michigan Avenue Brownfield Redevelopment Plan**

Dear Jennifer Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has received the 1728 Michigan Avenue Brownfield Redevelopment Plan (the "Plan") for consideration.

Corktown Development Properties, LLC is the project developer ("Developer"). The property in the Plan consists of one (1) parcel at 1728 Michigan Avenue bounded by the alley to the north, Harrison Street to the west, Michigan Avenue to the south, and Cochrane Street to the east in the Corktown neighborhood of Detroit.

The project consists of the development of an approximately 0.241-acre vacant lot into a new construction, nine (9) story mixed-use building. The ground floor will feature a 1,125 square foot retail space as well as sixty (60) rental apartments which will include studio, one-bedroom, and two-bedroom units. Twelve (12) of the apartments will be affordable for households at 80% AMI, evenly spread among the floors across all unit sizes.

The project will reactivate a vacant parcel and restore the street wall on one of the city's most prominent thoroughfares. The development adds much needed residential and retail space and has been reviewed and approved by the Board of Zoning Appeals. Total investment is estimated at \$31.36 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



RE: Support Letter for 1728 Michigan Ave

To Whom It May Concern,

I am writing to express my full support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Corktown.

This project represents the culmination of years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- Elimination of Blight: A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- Mixed Income Units: The building includes 60 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

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

Sincerely,

James Castonguay

A handwritten signature in black ink, appearing to read 'James Castonguay', written over a light blue horizontal line.

# Hunter Pasteur

## H O M E S

September 15, 2025

To Whom It May Concern:

**RE: Support for 1728 Michigan Ave**

I am writing to express my support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Corktown.

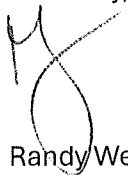
This project represents the culmination of years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- **Mixed Income Units:** The building includes 60 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

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

Sincerely,



Randy Wertheimer  
CEO

Developer – Perennial Corktown, Red Arrow Lofts, Godfrey Detroit





## Larson realty group

August 19, 2025

RE: Letter of Support for 1728 Michigan Avenue, Detroit

To Whom It May Concern,

I am writing to express my support for the development of the properties located at 1720-1736 Michigan Avenue in Detroit's Corktown neighborhood. As a member of the community and a Corktown property owner myself, I recognize the importance of this project in advancing our city's goals while perpetuating the unique architectural and cultural character of Corktown.

This project represents years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this proposed nine-story, mixed-use apartment building will have a significant and positive impact on our community for its potential to eliminate blight on a currently vacant site, as well as the addition of much-needed affordable housing that will account for 20% of the 60 residential units.

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

Sincerely,

Eric B. Larson  
President / CEO



Helping youth find  
their greatness.

October 29, 2025

**RE: Support Letter for 1728 Michigan Ave**

To Whom It May Concern,

Detroit PAL is pleased to express our full support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a neighbor and fellow Corktown business supporter, we recognize the importance of this project in advancing Detroit's growth while maintaining the unique architectural and cultural character of our community.

This project represents the culmination of years of thoughtful design, financial planning, and community engagement. The development of this apartment building is well-positioned to bring lasting value to Corktown and to the city as a whole.

We believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently vacant and underutilized site.
- **Mixed Income Units:** The building includes 60 residential units—studios, one-bedroom, and two-bedroom apartments. Notably, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI), supporting a diverse and inclusive community.

Detroit PAL is proud to support this development and urges all stakeholders to recognize the value it will bring to Corktown. By revitalizing this space, the project will strengthen the neighborhood, provide quality housing, and reinforce the vibrant culture that makes Corktown such a unique part of Detroit.

Sincerely,

**Fred Hunter**  
Chief Executive Officer  
Detroit PAL



P.O. Box 32929  
Detroit, MI 48232

313.265.3630

[www.detcityfc.com](http://www.detcityfc.com)

October 13, 2025

**RE: Support Letter for 1728 Michigan Ave**

To Whom It May Concern,

I'm writing to support the proposed development at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As CEO of Detroit City FC, and as a strong advocate for our city, I'm excited for this project and the continued momentum of investment in our community it represents, all while respecting Corktown's unique architectural and cultural identity.

I appreciate that this project is the result of years of careful consideration and financial planning by community minded developers. This apartment building is poised to bring lasting value to the neighborhood and to the city as a whole.

I believe this project will have a significant positive impact on our community:

- **Elimination of under-utilized land:** A new nine-story, mixed-use apartment building will transform a currently vacant site, bringing needed housing and commercial energy, and density to one of Detroit's most dense and walkable neighborhoods.
- **Mixed-Income Units:** With 60 residential units (studios, one-bedroom, and two-bedroom units), this building thoughtfully includes 20% reserved as affordable housing, ensuring a diverse and inclusive community within the building.

I humbly ask that you support this project and help ensure the continued success and vibrancy of our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Sean Mann". The signature is stylized and fluid, with a long horizontal stroke extending to the right.

Sean Mann

CEO, Detroit City FC



**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 30, 2026

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

**RE: 1728 Michigan Avenue Brownfield Redevelopment Plan**

Dear Jennifer Kanalos,

The City of Detroit Housing & Revitalization Department (HRD) has been notified that the Detroit Brownfield Redevelopment Authority (DBRA) has received the 1728 Michigan Avenue Brownfield Plan (the “Plan”) for consideration.

Corktown Development Properties, LLC is the project developer (“Developer”). The property in the Plan consists of one (1) parcel at 1728 Michigan Avenue bounded by the alley to the north, Harrison Street to the west, Michigan Avenue to the south, and Cochrane Street to the east in the Corktown neighborhood of Detroit.

The project consists of the development of an approximately 0.241 acre vacant lot into a new-construction nine (9) story mixed-use building. The ground floor will feature a 1,125 square foot retail space as well as sixty (60) rental apartments which will include studio, one-bedroom, and two-bedroom units. Twelve (12) of the apartments will be affordable for households at 80% AMI, evenly spread among the residential floors and across all unit sizes.

The project will reactivate a vacant parcel and restore the street wall on one of the city’s most prominent thoroughfares. The development adds much needed residential and retail space in the Corktown neighborhood. Total investment is estimated to be \$31.36 million.

As part of a Brownfield Plan requesting Housing Development Activities totaling \$2,919,974. At least 20% of the units will be offered at or below 80% Area Median Income (AMI) with an Affordability Period of 15 years with the following unit mix:

	<b>Avg. Sq. Ft.</b>	<b>80% AMI</b>	<b>Market Rate</b>	<b>Total</b>
<b>Studio</b>	544	3	12	15
<b>One (1) Bedroom</b>	797	7	28	35
<b>Two (2) Bedroom</b>	1,323	2	8	10
<b>Total # of Units</b>		12	48	60



**Housing and Revitalization  
Department**

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

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

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:

*Jason Friedmann*

3EAA2D8C4A0F48F...

Jason Friedmann  
Division Director, Public-Private Partnerships  
Housing and Revitalization Department

c: Brian Vosburg, DEGC/DBRA  
Cora Capler, DEGC/DBRA  
Rebecca Labov, HRD

**RE: Support Letter for 1728 Michigan Ave**

To Whom It May Concern,

I am writing to express my full support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Corktown.

This project represents the culmination of years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- **Mixed Income Units:** The building includes 60 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

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

Sincerely,

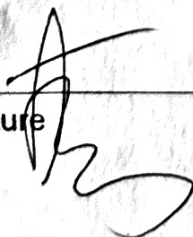
ANELIA PETKOVA

Name

1716 MICHIGAN AVE

Address

Signature



9-11-2025

**RE: Support Letter for 1728 Michigan Ave**

To Whom It May Concern,

I am writing to express my full support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Corktown.

This project represents the culmination of years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- **Mixed Income Units:** The building includes 60 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

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

Sincerely,

Cassidy Chambers

---

Name

2003 Brooklyn St., Unit 406 Detroit, MI 48226

---

Address

*Cassidy Chambers*

---

Signature

**RE: Support Letter for 1728 Michigan Ave**

To Whom It May Concern,

I am writing to express my full support for the development of the properties located at 1720-1736 Michigan Ave in Detroit's Corktown neighborhood. As a member of the community, I recognize the importance of this project in advancing our city's goals while designing a project that perpetuates the unique architectural and cultural character of Corktown.

This project represents the culmination of years of design refinement, financial analysis, and community engagement. The development of this apartment building is well-positioned to bring lasting value to the neighborhood and to the city at large.

I believe this project will have a significant positive impact on our community for the following reasons:

- **Elimination of Blight:** A new nine-story, mixed-use apartment building will bring much-needed housing and commercial activation to a currently blighted, vacant site.
- **Mixed Income Units:** The building includes 60 residential units: studios, one-bedroom, and two-bedroom units. Importantly, 20% of these units will be reserved as affordable housing at 80% Area Median Income (AMI) allowing for a diversity of income within the building.

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

Sincerely,

Bob Roberts

Name

1640 Church St. Detroit 48216

Address

Bob Roberts

Signature

**ATTACHMENT E**

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

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

MSHDA Eligible Activities Costs		Completion Season/Year
<b>Non-Environmental Eligible Activities</b>	Cost	
Financing Gap (Project Rent Loss)/Development Loss Subsidy	\$2,919,974	2026- 2027
<b>Subtotal Non-Environmental Eligible Activities</b>	<b>\$2,919,974</b>	
Brownfield Plan and/or Work Plan Preparation	\$0	Q4 2025/Q1 2026
Brownfield Plan and/or Work Plan Implementation	\$0	Duration of Plan
<b>Non-Environmental Eligible Activities Total</b>	<b>\$2,919,974*</b>	

<b>Total Eligible Activities Costs for Developer</b>	<b>\$2,919,974*</b>
--	---------------------

Other Costs	
DBRA Administrative Costs	\$563,972
Local Brownfield Revolving Fund	\$1,481,133
State Brownfield Fund	\$161,443
<b>Total Estimated Cost to be Funded Through TIF</b>	<b>\$5,126,522</b>

*\*Despite having Brownfield TIF eligible costs of \$3,063,060, the Developer's 15-year affordability commitment results in only \$2,919,974 in TIF reimbursement to the Developer.*



**ATTACHMENT F**

**TIF Tables**



**Tax Increment Revenue Reimbursement Allocation Table**

1728 Michigan Avenue Redevelopment Project

1728 Michigan Ave.

Detroit, Michigan

Month Day, Year

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	42.25%	\$ 1,205,268	\$ 0	\$ 1,205,268
Local	57.75%	\$ 1,714,706	\$ -	\$ 1,714,706
<b>TOTAL</b>				
MSHDA	100.0%	\$ 2,919,974	\$ -	\$ 2,919,974
EGLE	0.0%	\$ -	\$ -	\$ -

Estimated Total  
Years of Plan: **19**

Estimated Capture  
 Administrative Fees  
 State Brownfield Redevelopment Fund  
 Local Brownfield Revolving Fund

*Tax Abatement(s) in effect*

	0	1	2	3	4	5	6	7	8	9	10	11	
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Total State Incremental Revenue		\$ 58,308	\$ 59,193	\$ 60,091	\$ 61,003	\$ 61,928	\$ 62,867	\$ 63,820	\$ 64,788	\$ 65,770	\$ 66,767	\$ 67,779	
State Brownfield Redevelopment Fund (50% of SET)		\$ 6,888	\$ 6,992	\$ 7,098	\$ 7,206	\$ 7,315	\$ 7,426	\$ 7,539	\$ 7,653	\$ 7,769	\$ 7,887	\$ 8,006	
State TIR Available for Reimbursement		\$ 51,420	\$ 52,201	\$ 52,993	\$ 53,797	\$ 54,613	\$ 55,441	\$ 56,282	\$ 57,135	\$ 58,001	\$ 58,880	\$ 59,772	
Total Local Incremental Revenue*		\$ 93,987	\$ 95,414	\$ 96,861	\$ 98,331	\$ 99,822	\$ 101,336	\$ 102,873	\$ 104,433	\$ 106,016	\$ 107,623	\$ 109,253	
BRA Administrative Fee (15%)		\$ 14,098	\$ 14,312	\$ 14,529	\$ 14,750	\$ 14,973	\$ 15,200	\$ 15,431	\$ 15,665	\$ 15,902	\$ 16,143	\$ 16,388	
Local TIR Available for Reimbursement		\$ 79,889	\$ 81,102	\$ 82,332	\$ 83,581	\$ 84,849	\$ 86,136	\$ 87,442	\$ 88,768	\$ 90,113	\$ 91,479	\$ 92,865	
<b>Total State &amp; Local TIR Available</b>	\$ -	\$ -	\$ 131,309	\$ 133,302	\$ 135,325	\$ 137,378	\$ 139,462	\$ 141,577	\$ 143,724	\$ 145,903	\$ 148,114	\$ 150,359	\$ 152,638

DEVELOPER	Beginning Balance	0	1	2	3	4	5	6	7	8	9	10	11	
DEVELOPER Reimbursement Balance	\$ 2,919,974	\$ 2,919,974	\$ 2,919,974	\$ 2,788,665	\$ 2,655,362	\$ 2,520,037	\$ 2,382,659	\$ 2,243,198	\$ 2,101,621	\$ 1,957,897	\$ 1,811,995	\$ 1,663,880	\$ 1,513,521	\$ 1,360,884

DEVELOPER REIMBURSEMENT														
MSHDA Housing Development Activity Costs	\$ 2,919,974	\$ -	\$ -	\$ 131,309	\$ 133,302	\$ 135,325	\$ 137,378	\$ 139,462	\$ 141,577	\$ 143,724	\$ 145,903	\$ 148,114	\$ 150,359	\$ 152,638
State Tax Reimbursement	\$ 1,233,689	\$ -	\$ 51,420	\$ 52,201	\$ 52,993	\$ 53,797	\$ 54,613	\$ 55,441	\$ 56,282	\$ 57,135	\$ 58,001	\$ 58,880	\$ 59,772	
Local Tax Reimbursement	\$ 1,686,285	\$ -	\$ 79,889	\$ 81,102	\$ 82,332	\$ 83,581	\$ 84,849	\$ 86,136	\$ 87,442	\$ 88,768	\$ 90,113	\$ 91,479	\$ 92,865	
<b>Total MSHDA Reimbursement Balance</b>	\$ 2,919,974	\$ 2,919,974	\$ 2,788,665	\$ 2,655,362	\$ 2,520,037	\$ 2,382,659	\$ 2,243,198	\$ 2,101,621	\$ 1,957,897	\$ 1,811,995	\$ 1,663,880	\$ 1,513,521	\$ 1,360,884	
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total EGLE Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Local Only Reimbursement Balance</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>Total Annual Developer Reimbursement</b>	\$ 2,919,974	\$ -	\$ 131,309	\$ 133,302	\$ 135,325	\$ 137,378	\$ 139,462	\$ 141,577	\$ 143,724	\$ 145,903	\$ 148,114	\$ 150,359	\$ 152,638	

LOCAL BROWNFIELD REVOLVING FUND													
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total LBRF Capture</b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -



**Tax Increment Revenue Reimbursement Allocation Table**

1728 Michigan Avenue Redevelopment Project

1728 Michigan Ave.

Detroit, Michigan

Month Day, Year

\$ 563,972  
\$ 161,443  
\$ 1,481,133

	12	13	14	15	16	17	18	19	TOTAL
	2038	2039	2040	2041	2042	2043	2044	2045	
Total State Incremental Revenue	\$ 213,645	\$ 216,860	\$ 220,123	\$ 23,771					\$ 1,366,711
State Brownfield Redevelopment Fund (50% of SET)	\$ 25,237	\$ 25,617	\$ 26,002	\$ 2,808					\$ 161,443
<b>State TIR Available for Reimbursement</b>	<b>\$ 188,408</b>	<b>\$ 191,243</b>	<b>\$ 194,121</b>	<b>\$ 20,963</b>					<b>\$ 1,205,268</b>
Total Local Incremental Revenue*	\$ 215,324	\$ 262,234	\$ 310,502	\$ 360,159	\$ 365,577	\$ 371,078	\$ 376,660	\$ 382,327	\$ 3,759,811
BRA Administrative Fee (15%)	\$ 32,299	\$ 39,335	\$ 46,575	\$ 54,024	\$ 54,837	\$ 55,662	\$ 56,499	\$ 57,349	\$ 563,972
<b>Local TIR Available for Reimbursement</b>	<b>\$ 183,026</b>	<b>\$ 222,899</b>	<b>\$ 263,926</b>	<b>\$ 306,135</b>	<b>\$ 310,741</b>	<b>\$ 315,416</b>	<b>\$ 320,161</b>	<b>\$ 324,978</b>	<b>\$ 3,195,839</b>
<b>Total State &amp; Local TIR Available</b>	<b>\$ 371,434</b>	<b>\$ 414,142</b>	<b>\$ 458,047</b>	<b>\$ 327,098</b>	<b>\$ 310,741</b>	<b>\$ 315,416</b>	<b>\$ 320,161</b>	<b>\$ 324,978</b>	<b>\$ 4,401,107</b>

**DEVELOPER**

<b>DEVELOPER Reimbursement Balance</b>	\$ 989,450	\$ 575,308	\$ 117,261	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -
--	------------	------------	------------	--------	--------	--------	--------	--------	------

**DEVELOPER REIMBURSEMENT**

MSHDA Housing Development Activity Costs	\$ 371,434	\$ 414,142	\$ 458,047	\$ 117,261	\$ -	\$ -	\$ -	\$ -	\$ 2,919,974
State Tax Reimbursement	\$ 188,408	\$ 191,243	\$ 194,121	\$ 20,963					\$ 1,205,268
Local Tax Reimbursement	\$ 183,026	\$ 222,899	\$ 263,926	\$ 96,298					\$ 1,714,706
<b>Total MSHDA Reimbursement Balance</b>	<b>\$ 989,450</b>	<b>\$ 575,308</b>	<b>\$ 117,261</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ (0)</b>	<b>\$ -</b>
EGLE Environmental Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total EGLE Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Local Only Reimbursement Balance</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Total Annual Developer Reimbursement</b>	<b>\$ 371,434</b>	<b>\$ 414,142</b>	<b>\$ 458,047</b>	<b>\$ 117,261</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,919,974</b>

**LOCAL BROWNFIELD REVOLVING FUND**

<b>LBRF Deposits *</b>	\$ -	\$ -	\$ -	\$ 209,837	\$ 310,741	\$ 315,416	\$ 320,161	\$ 324,978	\$ 1,481,133
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ 209,837	\$ 310,741	\$ 315,416	\$ 320,161	\$ 324,978	\$ 1,481,133
<b>Total LBRF Capture</b>									



**Tax Increment Revenue Capture Estimates**  
 Michigan Avenue Redevelopment Project  
 1728 Michigan Ave.  
 Detroit, Michigan  
 10/27/2025

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

Plan Year	0	0	1	2	3	4	5	6	7	8	9
Tax Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976
Estimated New TV		\$ 27,300	\$ 7,164,360	\$ 7,271,825	\$ 7,380,903	\$ 7,491,616	\$ 7,603,991	\$ 7,718,050	\$ 7,833,821	\$ 7,951,329	\$ 8,070,598
Incremental Difference (New TV - Base TV)		\$ 324	\$ 7,137,384	\$ 7,244,849	\$ 7,353,927	\$ 7,464,640	\$ 7,577,015	\$ 7,691,074	\$ 7,806,845	\$ 7,924,353	\$ 8,043,622

School Capture	Millage Rate	NEZ-NF	Full	Full	Full	NEZ Tax Abatement in Effect								
STATE EDUCATION	6.0000	1.9295	6.0000	6.0000	6.0000	\$ 13,775	\$ 13,984	\$ 14,196	\$ 14,412	\$ 14,630	\$ 14,852	\$ 15,078	\$ 15,306	\$ 15,538
SCHOOL OPERATING	19.3968	6.2378	19.3968	19.3968	19.3968	\$ 44,533	\$ 45,208	\$ 45,894	\$ 46,591	\$ 47,297	\$ 48,015	\$ 48,743	\$ 49,482	\$ 50,232
<b>School Total</b>	<b>25.3968</b>	<b>8.1674</b>	<b>25.3968</b>	<b>25.3968</b>	<b>25.3968</b>	<b>\$ 58,308</b>	<b>\$ 59,193</b>	<b>\$ 60,091</b>	<b>\$ 61,003</b>	<b>\$ 61,928</b>	<b>\$ 62,867</b>	<b>\$ 63,820</b>	<b>\$ 64,788</b>	<b>\$ 65,770</b>

Local Capture	Millage Rate		5/8	3/4	7/8									
City Operating	19.8123	6.3715	12.3827	14.8592	17.3358	\$ 45,487	\$ 46,177	\$ 46,878	\$ 47,589	\$ 48,311	\$ 49,043	\$ 49,787	\$ 50,542	\$ 51,308
Library	4.5982	1.4787	2.8739	3.4487	4.0234	\$ 10,557	\$ 10,717	\$ 10,880	\$ 11,045	\$ 11,212	\$ 11,382	\$ 11,555	\$ 11,730	\$ 11,908
Wayne County Operating (summer)	5.5622	1.7888	3.4764	4.1717	4.8669	\$ 12,770	\$ 12,964	\$ 13,161	\$ 13,360	\$ 13,563	\$ 13,769	\$ 13,977	\$ 14,189	\$ 14,404
Wayne County Operation (winter)	0.9795	0.3150	0.6122	0.7346	0.8571	\$ 2,249	\$ 2,283	\$ 2,318	\$ 2,353	\$ 2,388	\$ 2,425	\$ 2,461	\$ 2,499	\$ 2,537
Wayne County Jails	0.9327	0.2999	0.5829	0.6995	0.8161	\$ 2,141	\$ 2,174	\$ 2,207	\$ 2,240	\$ 2,274	\$ 2,309	\$ 2,344	\$ 2,379	\$ 2,415
Wayne County Parks	0.2433	0.0782	0.1521	0.1825	0.2129	\$ 559	\$ 567	\$ 576	\$ 584	\$ 593	\$ 602	\$ 611	\$ 621	\$ 630
HCMA	0.2062	0.0663	0.1289	0.1547	0.1804	\$ 473	\$ 481	\$ 488	\$ 495	\$ 503	\$ 510	\$ 518	\$ 526	\$ 534
Wayne County RESA Special Ed	3.3328	1.0718	2.0830	2.4996	2.9162	\$ 7,652	\$ 7,768	\$ 7,886	\$ 8,005	\$ 8,127	\$ 8,250	\$ 8,375	\$ 8,502	\$ 8,631
Wayne County Community College	3.2043	1.0305	2.0027	2.4032	2.8038	\$ 7,357	\$ 7,468	\$ 7,582	\$ 7,697	\$ 7,813	\$ 7,932	\$ 8,052	\$ 8,174	\$ 8,298
Wayne County RESA Special Ed	0.0952	0.0306	0.0595	0.0714	0.0833	\$ 219	\$ 222	\$ 225	\$ 229	\$ 232	\$ 236	\$ 239	\$ 243	\$ 247
Wayne County RESA ENH	1.9708	0.6338	1.2318	1.4781	1.7245	\$ 4,525	\$ 4,593	\$ 4,663	\$ 4,734	\$ 4,806	\$ 4,879	\$ 4,952	\$ 5,028	\$ 5,104
<b>Local Total</b>	<b>40.9375</b>	<b>13.1651</b>	<b>25.5859</b>	<b>30.7031</b>	<b>35.8203</b>	<b>\$ 93,987</b>	<b>\$ 95,414</b>	<b>\$ 96,861</b>	<b>\$ 98,331</b>	<b>\$ 99,822</b>	<b>\$ 101,336</b>	<b>\$ 102,873</b>	<b>\$ 104,433</b>	<b>\$ 106,016</b>

Non-Capturable Millages	Millage Rate													
DEBT SERVICE	4.0000	1.2864	4.0000	4.0000	4.0000	\$ 9,183	\$ 9,323	\$ 9,464	\$ 9,608	\$ 9,754	\$ 9,902	\$ 10,052	\$ 10,204	\$ 10,359
School Debt	13.0000	4.1807	13.0000	13.0000	13.0000	\$ 29,846	\$ 30,299	\$ 30,759	\$ 31,226	\$ 31,699	\$ 32,180	\$ 32,668	\$ 33,163	\$ 33,666
DIA	0.1979	0.0636	0.1979	0.1979	0.1979	\$ 454	\$ 461	\$ 468	\$ 475	\$ 483	\$ 490	\$ 497	\$ 505	\$ 513
Zoo	0.0988	0.0318	0.0988	0.0988	0.0988	\$ 227	\$ 230	\$ 234	\$ 237	\$ 241	\$ 245	\$ 248	\$ 252	\$ 256
<b>Total Non-Capturable Taxes</b>	<b>17.2967</b>	<b>5.5625</b>	<b>17.2967</b>	<b>17.2967</b>	<b>17.2967</b>	<b>\$ 39,711</b>	<b>\$ 40,314</b>	<b>\$ 40,925</b>	<b>\$ 41,546</b>	<b>\$ 42,176</b>	<b>\$ 42,816</b>	<b>\$ 43,465</b>	<b>\$ 44,124</b>	<b>\$ 44,793</b>

**Total Tax Increment Revenue (TIR) Available for Capture**      \$      -      \$ 152,295      \$ 154,606      \$ 156,952      \$ 159,334      \$ 161,750      \$ 164,203      \$ 166,693      \$ 169,221      \$ 171,786

**Footnotes:**  
 A 2-year construction period is projected where taxable value is realized 100% by tax year 2027



**Tax Increment Revenue Capture Estimates**  
 Michigan Avenue Redevelopment Project  
 1728 Michigan Ave.  
 Detroit, Michigan  
 10/27/2025

Plan Year	10	11	12	13	14	15	16	17	18	19	TOTAL
Tax Year	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	
*Base Taxable Value	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ 26,976	\$ -
Estimated New TV	\$ 8,191,657	\$ 8,314,532	\$ 8,439,250	\$ 8,565,839	\$ 8,694,327	\$ 8,824,741	\$ 8,957,113	\$ 9,091,469	\$ 9,227,841	\$ 9,366,259	\$ -
Incremental Difference (New TV - Base TV)	\$ 8,164,681	\$ 8,287,556	\$ 8,412,274	\$ 8,538,863	\$ 8,667,351	\$ 8,797,765	\$ 8,930,137	\$ 9,064,493	\$ 9,200,865	\$ 9,339,283	\$ -

School Capture	Millage Rate											
STATE EDUCATION	6.0000	\$ 15,774	\$ 16,013	\$ 50,474	\$ 51,233	\$ 52,004	\$ 5,616					\$ 322,886
SCHOOL OPERATING	19.3968	\$ 50,993	\$ 51,766	\$ 163,171	\$ 165,627	\$ 168,119	\$ 18,155					\$ 1,043,825
<b>School Total</b>	<b>25.3968</b>	<b>\$ 66,767</b>	<b>\$ 67,779</b>	<b>\$ 213,645</b>	<b>\$ 216,860</b>	<b>\$ 220,123</b>	<b>\$ 23,771</b>					<b>\$ 1,366,711</b>

Local Capture	Millage Rate											
City Operating	19.8123	\$ 52,085	\$ 52,875	\$ 104,209	\$ 126,912	\$ 150,272	\$ 174,304	\$ 176,927	\$ 179,588	\$ 182,290	\$ 185,033	\$ 1,819,615
Library	4.5982	\$ 12,088	\$ 12,272	\$ 24,186	\$ 29,455	\$ 34,876	\$ 40,454	\$ 41,063	\$ 41,680	\$ 42,307	\$ 42,944	\$ 422,311
Wayne County Operating (summer)	5.5622	\$ 14,623	\$ 14,844	\$ 29,256	\$ 35,630	\$ 42,188	\$ 48,935	\$ 49,671	\$ 50,419	\$ 51,177	\$ 51,947	\$ 510,847
Wayne County Operation (winter)	0.9795	\$ 2,575	\$ 2,614	\$ 5,152	\$ 6,274	\$ 7,429	\$ 8,617	\$ 8,747	\$ 8,879	\$ 9,012	\$ 9,148	\$ 89,960
Wayne County Jails	0.9327	\$ 2,452	\$ 2,489	\$ 4,906	\$ 5,975	\$ 7,074	\$ 8,206	\$ 8,329	\$ 8,454	\$ 8,582	\$ 8,711	\$ 85,662
Wayne County Parks	0.2433	\$ 640	\$ 649	\$ 1,280	\$ 1,559	\$ 1,845	\$ 2,140	\$ 2,173	\$ 2,205	\$ 2,239	\$ 2,272	\$ 22,345
HCMA	0.2062	\$ 542	\$ 550	\$ 1,085	\$ 1,321	\$ 1,564	\$ 1,814	\$ 1,841	\$ 1,869	\$ 1,897	\$ 1,926	\$ 18,938
Wayne County RESA Special Ed	3.3328	\$ 8,762	\$ 8,895	\$ 17,530	\$ 21,349	\$ 25,279	\$ 29,321	\$ 29,762	\$ 30,210	\$ 30,665	\$ 31,126	\$ 306,093
Wayne County Community College	3.2043	\$ 8,424	\$ 8,552	\$ 16,854	\$ 20,526	\$ 24,304	\$ 28,191	\$ 28,615	\$ 29,045	\$ 29,482	\$ 29,926	\$ 294,292
Wayne County RESA Special Ed	0.0952	\$ 250	\$ 254	\$ 501	\$ 610	\$ 722	\$ 838	\$ 850	\$ 863	\$ 876	\$ 889	\$ 8,743
Wayne County RESA ENH	1.9708	\$ 5,181	\$ 5,260	\$ 10,366	\$ 12,624	\$ 14,948	\$ 17,339	\$ 17,600	\$ 17,864	\$ 18,133	\$ 18,406	\$ 181,004
<b>Local Total</b>	<b>40.9375</b>	<b>\$ 107,623</b>	<b>\$ 109,253</b>	<b>\$ 215,324</b>	<b>\$ 262,234</b>	<b>\$ 310,502</b>	<b>\$ 360,159</b>	<b>\$ 365,577</b>	<b>\$ 371,078</b>	<b>\$ 376,660</b>	<b>\$ 382,327</b>	<b>\$ 3,759,811</b>

Non-Capturable Millages	Millage Rate											
DEBT SERVICE	4.0000	\$ 10,516	\$ 10,675	\$ 33,649	\$ 34,155	\$ 34,669	\$ 35,191	\$ 35,721	\$ 36,258	\$ 36,803	\$ 37,357	\$ 392,843
School Debt	13.0000	\$ 34,176	\$ 34,694	\$ 109,360	\$ 111,005	\$ 112,676	\$ 114,371	\$ 116,092	\$ 117,838	\$ 119,611	\$ 121,411	\$ 1,276,741
DIA	0.1979	\$ 520	\$ 528	\$ 1,665	\$ 1,690	\$ 1,715	\$ 1,741	\$ 1,767	\$ 1,794	\$ 1,821	\$ 1,848	\$ 19,436
Zoo	0.0988	\$ 260	\$ 264	\$ 831	\$ 844	\$ 856	\$ 869	\$ 882	\$ 896	\$ 909	\$ 923	\$ 9,703
<b>Total Non-Capturable Taxes</b>	<b>17.2967</b>	<b>\$ 45,472</b>	<b>\$ 46,161</b>	<b>\$ 145,505</b>	<b>\$ 147,694</b>	<b>\$ 149,917</b>	<b>\$ 152,172</b>	<b>\$ 154,462</b>	<b>\$ 156,786</b>	<b>\$ 159,145</b>	<b>\$ 161,539</b>	<b>\$ 1,698,724</b>

**Total Tax Increment Revenue (TIR) Available for Capture** \$ 174,389 \$ 177,032 \$ 428,969 \$ 479,094 \$ 530,625 \$ 383,930 \$ 365,577 \$ 371,078 \$ 376,660 \$ 382,327 \$ -

**Footnotes:**

A 2-year construction period is projected where taxable value is realized 100% by tax year 2027

**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: 1720, 1724, 1728, 1732 & 1736 Michigan Avenue

DATE: 11/18/2025

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by Testing Engineers & Consultants, Inc. on behalf of, Corktown Development Properties, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the project located at 1720, 1724, 1728, 1732 and 1736 Michigan Avenue.

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

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

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

By: Anita Harrington  
Its: Environmental Specialist III

**ATTACHMENT H**

**INCENTIVE INFORMATION CHART FOR CITY COUNCIL:**

<b>Project Type</b>	<b>Incentive Type(s)</b>	<b>Investment Amount</b>	<b>City Council District</b>
Commercial/Residential	NEZ, Brownfield TIF	\$31,362,669	District 6

<b>Jobs Available</b>							
<b>Construction</b>				<b>Post Construction</b>			
<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>	<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>
0	0	135	30	1	0	0	0

**1. What is the plan for hiring Detroiters?** Corktown Development Properties, LLC (the “Developer”), with cooperation from its general constructor and guidance from the City of Detroit’s Civil Rights, Inclusion and Opportunity Department (“CRIO”), utilize Detroit at Work, and make best efforts to hire Detroiters wherever possible.

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

It is anticipated that one (FTE) property manager will be hired by the Developer.

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

No.

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

The Developer has received and garnered strong support for the Project from the following local organizations, evidenced by the attached letters of support:

- Detroit City FC
- Detroit PAL
- Adjacent property owners (Corktown Tavern & The Community Builders)
- Major nearby businesses (McShanes)
- Corktown Residents

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

Construction is slated to begin in the first half of 2026.

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

Construction completion is anticipated to be completed by late 2027.

## ATTACHMENT I

### Affordable Housing Plan

- A. **Name of Developer:** Corktown Development Properties LLC, a Michigan limited liability company
- B. **Name of Project:** TBD
- C. **Address of Project:** 1728 Michigan Ave, Detroit, MI 48201
- D. **Housing Development Costs:** \$2,919,974
- E. **Total # of Units:** 60
- F. **Total # of Affordable Units:** 12
- G. **Types of Units:**

	<b><u>Sq.Ft</u></b>	<b><u>80% AMI</u></b>	<b><u>120% AMI</u></b>	<b><u>Market Rate</u></b>	<b><u>Total</u></b>
<b><u>Studio</u></b>	544	3	-	12	15
<b><u>One (1) Bedroom</u></b>	767	7	-	28	35
<b><u>Two (2) Bedroom</u></b>	1,323	2	-	8	10
<b><u>Total # of Units</u></b>		<b>12</b>		<b>48</b>	<b>60</b>

- H. **For Sale or Rental:** Rental
- I. **New Construction or Rehabilitation:** New Construction
- J. **Mixed Use Project:** Yes
- K. **Public Benefit:**
- Affordable Housing:** This project addresses Detroit’s pressing need for affordable housing by offering 60 residential units, with approximately twelve (12) units set aside for families earning 80% or less of the area median income (AMI). This effort aligns with city-wide initiatives to reduce housing insecurity and ensure that all residents have access to safe, quality housing.
  - Community Enhancement:** The development of a vacant property site into a vibrant mixed-use development will enhance Corktown’s ambiance and safety. The presence of new residents and businesses will increase the neighborhood’s activity, fostering a sense of community and livelihood.

**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., **15 years**). Failure to do so will result in (i) ineligibility for reimbursement, in whole or in part, of eligible activities; and/or (ii) abolishment or termination of the Brownfield Plan for the Project.

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

The Project addresses a critical need for affordable housing in the Corktown neighborhood by providing approximately twelve (12) affordable units, including approximately three (3) studio apartments at 80% AMI, approximately seven (7) one-bedroom apartments at 80% AMI and approximately two (2) two-bedroom apartments at 80% AMI. The Project also supports the City's broader goals of neighborhood revitalization and increased access to affordable housing, especially in areas targeted for redevelopment.

**N. Absorption data and/or job growth data:**

Detroit experienced a net absorption of approximately 4,195 units, surpassing the 10-year average of 3,024 units. This indicates a strong demand recovery following previous years of subdued activity. Historically, Detroit's apartment market sees net move-outs in the final quarter. However, in Q4 2023, the city absorbed around 1,100 units, marking one of the strongest year-end performances in over two decades. This data is from HR&A's Detroit Housing Data Report (dated April 2024) and this Project will help address the need for additional housing units in Detroit.

According to the BLS, As of June 2024, total nonfarm employment in the metro area was 2,082,400, a modest increase of 7,300 jobs (0.4%) from June 2023. The City of Detroit is averaging 10.4% unemployment in 2024, which is down 2.8% from 2023.

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

There are approximately 48 market rate units and 12 affordable units contemplated for the Project. Construction of the market rate units will occur concurrently with the affordable units. It is currently anticipated that construction of the Project will begin in the first half of 2026 and will be completed 18 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., 15 years).

**Q. Additional Considerations/Miscellaneous:**

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



February 4, 2026

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 1728 Michigan Avenue Brownfield Redevelopment Plan

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

In accordance with the resolution of the Detroit City Council creating the City of Detroit Brownfield Redevelopment Authority (the "Authority"), the Community Advisory Committee, at its meeting of February 4, 2026, adopted a resolution approving the proposed Brownfield Plan for 1728 Michigan Avenue and recommending adoption of this Brownfield Plan by the Authority and City Council.

Please accept this letter of recommendation for approval from the Community Advisory Committee on the Brownfield Plan for 1728 Michigan Avenue.

Very truly yours,

By:  \_\_\_\_\_  
C4C9EEE320844E2...

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 28, 2026, 5:00 PM**

COMMITTEE MEMBERS PRESENT: David Bonner  
George Etheridge (5:08)  
Marloshawn Franklin  
Dr. Regina Randall  
Josh Mack  
Byron Osbern  
Rico Razo

COMMITTEE MEMBERS ABSENT: Abir Ali  
Omar Hasan

OTHERS PRESENT: Brian Vosburg (DEGC/DBRA)  
Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Nasri Sobh (DEGC/DBRA)  
Derrick Headd (DEGC/DBRA)  
Chance Sztanyo (1728 Michigan Avenue)  
Nevan Shokar (Shokar Group)



**Call to Order**

Chairperson Mr. Razo, called the meeting to order at 5:01 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 October 16, 2025 DBRA-CAC meeting, as presented.

The Committee took the following action:

Mr. Osbern made a motion approving the minutes of the October 16, 2025, meeting. Mr. Franklin seconded the motion.

DBRA-CAC Resolution Code 26-01-02-189 was approved.

**Public Comment**

**Projects**

**1728 Michigan Avenue Brownfield Redevelopment Plan**

The enclosed Brownfield Plan (“Plan”) (Exhibit A), for the 1728 Michigan Avenue is being submitted for review and consideration.

**Project Introduction**

Corktown Development Properties, LLC is the project developer (“Developer”). The Developer will redevelop the vacant Property into a 9-story 60-unit mixed-use apartment building at 1728 Michigan Avenue. The first floor will feature an approximately 1,125 square foot ground level commercial space as well as tenant amenity space. The second through ninth floors will consist of 60 residential apartments which will include studio, one-bedroom, and two-bedroom units. The ninth floor will also include indoor and outdoor tenant amenity spaces. Surface parking will be provided on adjacent parcels owned by the developer, as well as through arrangements with neighboring parking operators.

For the fifteen (15) year duration of the Plan, no less than twenty percent (20%) of the units (i.e. approximately three (3) of the studio units, seven (7) 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”).

	<b>80% AMI</b>	<b>Market Rate</b>	<b>Total</b>
<b>Studio</b>	3	12	<b>15</b>
<b>One (1) Bedroom</b>	7	28	<b>35</b>
<b>Two (2) Bedroom</b>	2	8	<b>10</b>
<b>Total # of Units</b>	<b>12</b>	<b>48</b>	<b>60</b>

It is currently anticipated that construction will begin in the first half of 2026 with completion expected in the third quarter of 2027. All Eligible Activities will be completed in no more than 3 years.



The total investment is estimated to be \$31,362,669 million. The Developer is requesting \$2,919,974.00 in TIF reimbursement.

There are approximately 165 temporary construction jobs and 1 permanent full-time equivalent job related to building management expected to be created by the project. Additional jobs are anticipated to be created by the commercial space.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, located at 1728 Michigan Avenue between Harrison and Cochrane Streets bordered on the south by Michigan Avenue, the property lines on the east and west, and the alley to the north in the Corktown 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**

<b>MSHDA Housing Development Activities</b>	
1. Financing Gap (Project Rent Loss) *	\$2,919,974.00
<b>Total Reimbursement to Developer</b>	<b>\$2,919,974.00</b>
2. Authority Administrative Costs	\$563,972.00
3. State Brownfield Redevelopment Fund	\$1,481,133.00
4. Local Brownfield Revolving Fund	\$161,443.00
<b>TOTAL Estimated Costs</b>	<b>\$5,126,522.00</b>

*Note: Although the Project has eligible activities of approximately \$3,063,060.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,919,974.00 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 will be seeking additional incentives, which include approval of a Neighborhood Enterprise Zone (PA 147) tax abatement.

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

Mr. Shokar thanked the Board for meeting to discuss the project. He stated that the development team has owned the property for ten (10) years and has been seeking to develop it for two (2) years. Mr. Shokar continued that the development team has conducted extensive community outreach, meeting with several different groups over the course of months. The proposal includes a nine (9) story building with fourteen (14) parking spaces on the ground floor and another forty-four (44) spaces located two hundred feet (200 ft) away from the building. The project has received site plan approval and approval from the Board of Zoning Appeals. The building's basement was considered heavily contaminated, and environmental assessments one through three (1-3) have been completed. Mr. Shokar stated that the building exceeds the Americans with Disabilities Act (ADA) standards, and that the development has chosen to incur costs to ensure sustainability. Mr. Shokar concluded that the project's architect is Kramer Design Group and the general contractor is Ronnisch Construction Group, and the development team has asked them to prioritize Detroit-based trades.

Mr. Etheridge thanked the development team for their continued investment in the city. He asked for insight into the ground-floor parking and what the Planning and Development Department thought, considering their goal to activate street frontages. Mr. Shokar explained that the ground-floor parking is located at the back alley of the building and would function similarly to a garage with fourteen (14) spaces, three (3) of which are ADA compliant. The front half of the building would include retail space, a lobby, a fire room, a mail room, and space for an elevator.

Mr. Etheridge asked if there was a parking agreement with the neighboring property to meet requirements. Mr. Shokar responded that there is an agreement for the forty-four (44) additional parking spaces.

Mr. Bonner asked if the land was still contaminated. Mr. Shokar stated that the land was still contaminated. No work had begun at the site, but a phase 1, 1,2, and 3 environmental assessment had been completed there, although there has been no structure on the site since about 1965 or 1970. That structure had been contaminated with asbestos and had been demolished and buried. Additionally, the site had been contaminated by runoff from a nearby dry cleaner or gas station. Mr. Shokar stated that originally, the plan was to build vertically only, but because a water main was located, a small basement must be built to comply with Detroit Building Code.

Mr. Razo inquired about stormwater retention. Mr. Shokar explained that Wayne County sets stormwater retention requirements, which apply to sites larger than half an acre, while the project site is only a quarter of an acre. The project's architect designed the roof to slow down rain runoff and planned to install low-flow water taps and toilets in the units.

Mr. Osbern asked if the development team could discuss any green initiatives that reduce the carbon footprint related to building materials. Mr. Shokar responded that the ground floor parking will include EV chargers, and the heat pumps for the building will operate on a Variable Refrigerant Flow (VRF) system, which is the most efficient system available in terms of energy conservation.

Mr. Osbern expressed appreciation that Ronnisch Construction Group was working with Rod Hardamon, who is very committed to hiring Detroit residents at his work sites. He inquired if, aside from Detroit at Work,



the development team could discuss any efforts related to local hiring or unions. Mr. Shokar responded that, in discussions with their general contractor, they have instructed that work be awarded to as many Detroit unions and Detroit-based trades as possible. Detroit at Work will play a significant role in the project's development, especially through the use of DEGC programs to engage Detroit-based trades.

Mr. Osbern asked if the project meets the executive order threshold. Mr. Vosburg stated that the project does not meet the threshold, as it is under the three million dollar (\$3,000,000.00) requirement.

Mr. Osbern asked that the development team make a valiant effort.

Mr. Mack thanked the development team for their efforts to address the housing shortages in the city. He expressed strong support for community involvement and inquired about the criteria for establishing a public hearing. Mr. Vosburg explained that the DBRA bylaws and the city council resolution creating the DBRA require that after every project the CAC reviews, a neighborhood public hearing is held as close to the project site as possible. DBRA staff send notices to the Department of Neighborhoods, city council staff for the impacted district, and other neighborhood groups such as nonprofits and block clubs. Mr. Vosburg stated that notice for the neighborhood public hearing for the proposed project had been sent and would be held on Monday, February 2, at 5:30 p.m., a block from the project site at the PAL building. The project will be presented to attendees, followed by a question-and-answer session and a formal public comment period. Comments will be included in the minutes of the meeting and shared with the DBRA Board and city council. The public is also informed that letters of support or disapproval can be submitted for sharing.

Mr. Mack asked for clarification on the options given to the CAC for approval.

Mr. Vosburg stated that there will always be a neighborhood public hearing for every brownfield project, and there is a public hearing at City Council. The options for the CAC are to approve the project at the current meeting or to wait until the neighborhood public hearing and then reconvene to vote on the project.

Mr. Osbern asked the development team how the letters of support had been collected. Mr. Shokar stated that existing relationships, such as with the owner of Corktown Tavern and an insurance company to the left of the site, had been leveraged. The empty lots behind the project, owned by Community Builders, have been engaged and met with several times, and they have expressed support. The goal is to lease space on one of these lots for construction staging. The apartment development happening there, along with the existing Perennial Apartments, will complement each other because of their varying affordability rates. Detroit PAL has expressed support, and the development team has committed to visiting the site with Detroit PAL youth to educate and inspire them about development. The Corktown Business Association has met twice with Mudgie's Deli, Ford Land, and others over the last year and has not received any pushback.

Mr. Etheridge expressed his satisfaction in seeing the project come to fruition, noting that he had handled the site's rezoning years ago while working with the City Planning Commission.

Mr. Razo agreed and stated that many of the usual concerns such as parking, affordability, and green infrastructure held by the CAC and City Council about development projects had been addressed, and the development team had done their due diligence.

Mr. Razo called for a motion regarding the 1728 Michigan Avenue Brownfield Redevelopment Plan.

Mr. Mack made a motion for option B, holding the CAC vote after the neighborhood public hearing, for the 1728 Michigan Avenue Brownfield Redevelopment Plan. Mr. Bonner seconded the motion. All were in favor with none opposed.



DBRA-CAC Resolution Code 25-06-335-01, to hold the CAC vote after the neighborhood public hearing for the Plan, was approved.



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
SPECIAL COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, FEBRUARY 4, 2026, 5:00 PM**

COMMITTEE MEMBERS PRESENT: David Bonner  
George Etheridge (5:08)  
Marloshawn Franklin  
Josh Mack  
Byron Osbern  
Omar Hasan  
Rico Razo

COMMITTEE MEMBERS ABSENT: Abir Ali  
Dr. Regina Randall

OTHERS PRESENT: Jennifer Kanalos (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Sierra Spencer (DEGC/DBRA)  
Nasri Sobh (DEGC/DBRA)  
Derrick Headd (DEGC/DBRA)  
David Howell (DEGC/DBRA)  
Chance Sztanyo (1728 Michigan Avenue)  
Nevan Shokar (Shokar Group)



## **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. Mack stated that the meeting minutes reflected he had misinterpreted the options provided to the Committee and wanted to clarify that there was no misinterpretation but a lack of clarification. Mr. Mack then asked, if the policies and procedures require a public hearing, why an option is given to avoid one. Approving a plan before the public hearing deemphasizes its importance.

Ms. Kanalos explained that every plan will include a local public hearing, regardless of the option chosen by the CAC. She added that the CAC has the option to approve the plan before the public hearing if the Committee determines there has been sufficient community input and believes approval should be granted before reviewing the public hearing results. Ms. Kanalos stated that the second option is to delay approval until after the public hearing, giving the Committee time to reconvene with the minutes from the hearing. The final option would be to wait for the public hearing to approve the plan and also appoint two special CAC directors from the project area to provide additional input.

Mr. Mack stated that if the Committee approves a plan without holding a public hearing first, it suggests that the Committee is deemphasizing the importance of the local public hearing.

Ms. Kanalos stated that the Committee can choose whichever option they find most suitable and explained that, historically, the CAC may wait until after the local public hearing on large-scale projects. At other times, projects may have gone through a community benefits process, which requires several meetings with the public before the CAC reviews the project. In those cases, the CAC may feel that enough community engagement has been completed to recommend approval.

Mr. Etheridge requested that the minutes be revised to state that Mr. Mack required clarification on the options given to the CAC for approval.

Mr. Razo called for approval of the minutes of the January 28, 2026, DBRA-CAC meeting, as amended.

The Committee took the following action:

Mr. Osbern made a motion approving the minutes of the January 28, 2026, meeting. Mr. Franklin seconded the motion.

DBRA-CAC Resolution Code 26-02-02-190 was approved.

## **Public Comment**

### **Projects**

#### **1728 Michigan Avenue Brownfield Redevelopment Plan**

The enclosed Brownfield Plan ("Plan") (Exhibit A), for the 1728 Michigan Avenue is being submitted for review and consideration.



Project Introduction

Corktown Development Properties, LLC is the project developer (“Developer”). The Developer will redevelop the vacant Property into a 9-story 60-unit mixed-use apartment building at 1728 Michigan Avenue. The first floor will feature an approximately 1,125 square foot ground level commercial space as well as tenant amenity space. The second through ninth floors will consist of 60 residential apartments which will include studio, one-bedroom, and two-bedroom units. The ninth floor will also include indoor and outdoor tenant amenity spaces. Surface parking will be provided on adjacent parcels owned by the developer, as well as through arrangements with neighboring parking operators.

For the fifteen (15) year duration of the Plan, no less than twenty percent (20%) of the units (i.e. approximately three (3) of the studio units, seven (7) 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”).

	<b>80% AMI</b>	<b>Market Rate</b>	<b>Total</b>
<b>Studio</b>	3	12	<b>15</b>
<b>One (1) Bedroom</b>	7	28	<b>35</b>
<b>Two (2) Bedroom</b>	2	8	<b>10</b>
<b>Total # of Units</b>	<b>12</b>	<b>48</b>	<b>60</b>

It is currently anticipated that construction will begin in the first half of 2026 with completion expected in the third quarter of 2027. All Eligible Activities will be completed in no more than 3 years.

The total investment is estimated to be \$31,362,669 million. The Developer is requesting \$2,919,974.00 in TIF reimbursement.

There are approximately 165 temporary construction jobs and 1 permanent full-time equivalent job related to building management expected to be created by the project. Additional jobs are anticipated to be created by the commercial space.

Property Subject to the Plan

The eligible property (the “Property”) consists of one (1) parcel, located at 1728 Michigan Avenue between Harrison and Cochrane Streets bordered on the south by Michigan Avenue, the property lines on the east and west, and the alley to the north in the Corktown 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**

<b>MSHDA Housing Development Activities</b>	
1. Financing Gap (Project Rent Loss) *	\$2,919,974.00
<b>Total Reimbursement to Developer</b>	<b>\$2,919,974.00</b>
2. Authority Administrative Costs	\$563,972.00
3. State Brownfield Redevelopment Fund	\$1,481,133.00
4. Local Brownfield Revolving Fund	\$161,443.00
<b>TOTAL Estimated Costs</b>	<b>\$5,126,522.00</b>

*Note: Although the Project has eligible activities of approximately \$3,063,060.00 in Housing TIF Eligible Activities the Plan only contemplates reimbursement to the Developer in the amount of \$2,919,974.00 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 will be seeking additional incentives, which include approval of a Neighborhood Enterprise Zone (PA 147) tax abatement.

Attached for the Committee's review and approval is a resolution recommending approval of the Plan.

Ms. Kanalos provided an update to the Committee regarding the public hearing held on February 2, 2026, at the Police Athletic League (PAL). Seven (7) individuals expressed their support for the project in writing, three (3) offered public comments supporting it, and one (1) indicated disapproval in writing. Some comments raised questions about parking, occupancy of nearby residential developments, and historic feature concerns, which were addressed by the development team. Ms. Kanalos stated that CAC members Mr. Razo, Mr. Osbern, and Mr. Mack were in attendance and invited them to share any comments they may have in relation to the local public hearing.

Mr. Osbern stated that the meeting was positive and that he had had a brief conversation with Mr. Roberts, who brought up parking as a bigger issue. He also spoke with Mr. Larson, who had only positive things to say about the project, and this was echoed by the community.

Ms. Kanalos stated that the public hearing minutes were included in the Board materials and the development team was present to answer any questions the Committee may have.

Mr. Razo stated he believed the local public hearing went well and that concerns raised were properly addressed, misconceptions corrected, and the public is excited about the project. Mr. Razo added that supporters highlighted the fact that a dirt lot is being put to constructive use, especially since the lot is contaminated. He also mentioned concerns about the excavation needed for a basement for the water main to ensure environmentally safe practices, and believes the development team has done their due diligence. Mr. Razo noted that although this is not a historic district, the renderings show that the development team is keeping the character of Corktown in mind.



Mr. Mack stated that the meeting was well conducted and that most comments were positive, noting concerns about parking and the need for additional residential projects. He believed that the development team did an excellent job explaining the demand. Mr. Mack stated that, overall, he felt the development team provided good explanations for the questions raised.

Mr. Bonner asked if there was any information regarding the findings of the completed Phase 3 environmental study. Mr. Shokar responded that the Phase 1 environmental report reviewed the land's prior use and would indicate whether a Phase 2 was necessary. Phase 2 involved some digging, where materials were collected for testing. The testing indicated a potential for vapor intrusion, so a Phase 3 environmental report was completed, which included additional soil borings and testing. The findings indicated that the project would not require a vapor barrier.

Mr. Bonner stated that it was disconcerting that the basement parking could not be completed due to the heavy contamination. Mr. Bonner asked for more details about the basement that would be built to accommodate the water main.

Mr. Shokar stated that the main water service comes from Michigan Avenue and that the City requires the main water service line to be connected at the front of the building. Since the front is designated for retail and lobby space, the development team initially proposed installing the water main service line in the fire room. After discussions with their civil engineer and the City, it was determined that this design would not be permitted, so a small basement would need to be created to house the water service. To keep costs down and minimize unnecessary environmental remediation, their environmental engineers recommended creating a six-and-a-half-foot-deep room, as a larger space was neither feasible nor financially viable. Most of the first floor is dedicated to fourteen (14) parking spaces, three (3) of which are compliant with the Americans with Disabilities Act, and the team is building on a zero lot line. Every inch of the site has a plan.

Mr. Bonner asked whether there was any chance that the contaminants could reach the main water line. Mr. Shokar responded that there is a due care plan, and the development team is working with the best environmental consultant in the City. Based on their testing and findings, they have compiled a list of measures to ensure safety and confirm that all actions comply with the rules and regulations of the City, County, State, and Federal government. Mr. Shokar stated that he is confident that contaminants cannot enter the water.

Mr. Razo called for a motion regarding the 1728 Michigan Avenue Brownfield Redevelopment Plan.

Mr. Osbern made a motion to recommend approval of the 1728 Michigan Avenue Brownfield Redevelopment Plan. Mr. Mack seconded the motion. All were in favor with none opposed.

DBRA-CAC Resolution Code 25-06-335-02 was approved.



**MINUTES OF THE  
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
PUBLIC HEARING FOR THE  
1728 MICHIGAN AVENUE  
BROWNFIELD REDEVELOPMENT PLAN**

**Monday, February 2, 2026  
Detroit PAL  
1680 Michigan Ave.  
Detroit, MI 48216  
5:30 PM**

In attendance were:

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Jennifer Kanalos (DEGC/DBRA)  
Josh Mack (DBRA-CAC)  
Rico Razo (DBRA-CAC)  
Byron Osbern (DBRA-CAC)  
Raquel Figueroa (DEGC)  
Derrick Headd (DEGC)  
Nevan Shokar (Shokar Group)  
Chance Sztanyo (1728 Michigan Ave)  
Joseph Mifsud (Cork and Gabel/Corktown Business Association)  
Bob Roberts (Corktown Business Association)  
Bridget Murphy  
Eric Larson (Downtown Detroit Partnership)  
David Greenwood (Detroit PAL)  
Fred Hunter (Detroit PAL)

Mr. Vosburg called the meeting to order at 5:35 PM.

Mr. Vosburg informed the hearing of the tax increment financing request per the Brownfield Plan, the brownfield approval process, how tax increment financing works, and about the current conditions of the property.

Mr. Shokar provided more information about the plans for the project including the development of the mixed-use building, the architect and design for the development, the parking plans for the development, the environmental remediation and construction requirements, the approvals obtained from the Planning and Development Department and the Board of Zoning Appeals, and the developer's family history in the transportation industry.

**Question and Answer**

Attendees of the public hearing asked questions regarding the need for additional housing developments in the Corktown neighborhood and whether there is enough current demand for new residential units, the amount of retail space included in the project, if the project needs to follow any design requirements for a historic district, the strategies for environmental remediation and efforts to keep impacts to surrounding areas to a minimum, the timeline for construction for the development, the rental rates for both the market



rate and affordable residential units, and whether there will be additional fees for monthly parking for the residents.

### **Public Comment**

Mr. Eric Larson stated that he represents the Downtown Detroit Partnership and is also a neighboring developer for the Corner development, and that he is very supportive of the project, that it is well designed and will be providing much needed residential units and retail spaces and while he understand the concerns about parking in the Corktown neighborhood, he believes that the development will be a great addition to the area.

Mr. Roberts stated that he represents the Corktown Business Association, McShane's Pub, and is also a resident of the Corktown neighborhood, and that he is supportive of the project which will redevelop an unused lot and bring a far greater use than what is being experienced today. He states that he loves the design of the development, the amenities that will be available for tenants, the inclusion of affordable housing units, and that the development will fill a gap on Michigan Avenue making it safer and more walkable. Mr. Roberts stated that the development team has been great to work with and has been very engaging with the community during the predevelopment process, which doesn't always happen.

Mr. Mifsud stated that he is supportive of the project and is happy to see a vacant lot being redeveloped and believes that the development will be a positive addition to the Corktown neighborhood and the Michigan Avenue corridor.

---

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

Seven attendees indicated their support for the project on the sign-in sheet. One attendee indicated opposition to the project on the sign-in sheet.

Citing no further questions or public comments, Mr. Vosburg provided information on ways to provide written public comment and closed the public hearing at 6:18 PM.



CODE DBRA 26-02-335-02

**1728 MICHIGAN AVENUE BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996 (“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”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; 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 **1728 Michigan Avenue Redevelopment Project** (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

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

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

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **1728 Michigan Avenue Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.
4. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

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

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

February 11, 2026

**EXHIBIT D**

**RESOLUTION CALLING A PUBLIC HEARING REGARDING  
APPROVAL OF THE BROWNFIELD PLAN OF THE  
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR 1728 MICHIGAN AVENUE REDEVELOPMENT**

---

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

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

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

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the 1728 Michigan Avenue Redevelopment (the "Plan") and submitted the Plan to the Community Advisory Committee for review and comment; and

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

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

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Council hereby acknowledges receipt of the Plan from the Authority.
2. A public hearing is hereby called on Thursday, the 5<sup>th</sup> day of March, 2026 at 10:25 AM, prevailing Eastern Time, to be held in-person in the Council Chambers, 13<sup>th</sup> Floor of the Coleman A. Young Municipal Center in the City and via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

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

AYES: Members \_\_\_\_\_  
\_\_\_\_\_

NAYS: Members \_\_\_\_\_

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

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

**RESOLUTION APPROVING BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE 1728 MICHIGAN AVENUE 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 1728 Michigan Avenue Redevelopment Project (the “Plan”); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on January 28, 2026, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on February 2, 2026 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on February 4, 2026; and

**WHEREAS**, the Authority approved the Plan on February 11, 2026 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 march 5, 2026.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AYES:           Members

---

NAYS:           Members

---

RESOLUTION DECLARED ADOPTED.

---

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

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on \_\_\_\_\_, 2026, 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