



March 19, 2026

Honorable Detroit City Council
City of Detroit
2 Woodward Ave Suite 1340
Detroit, Michigan 48226

Re: Request for the following relating to Music Hall Expansion Project (through Planning and Economic Development Standing Committee): (i) convening of a public hearing with respect to the (a) Amended and Restated Project Plan pursuant to the Economic Development Corporations Act of 1974, Act 338, Public Acts of Michigan, as amended, and (b) issuance of bonds by the EDC in an amount not to exceed \$166,000,000 pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended; and (ii) approval of resolution approving Economic Development Corporation's Amended and Restated Project Plan

Dear Honorable City Council Members:

The Economic Development Corporation of the City of Detroit (the "EDC") was established by the Detroit City Council in 1976 pursuant to the Economic Development Corporations Act of 1974, Act 338, Public Acts of Michigan, 1974, as amended (hereinafter called "Act 338"). Under Act 338, the EDC has the authority to undertake certain of its statutory powers, including but not limited to the issuance of revenue bonds, only when a duly adopted project plan is in place.

The Music Hall Center for the Performing Arts ("Music Hall"), a Michigan 501(c)(3) non-profit organization located in the City of Detroit (the "City"), has undertaken the Music Hall Expansion Project (the "Project") consisting of certain renovations of its existing building and the construction of a new 108,000 square foot building on an adjacent vacant parcel currently used by the Music Hall for outdoor events and programming. Through the Project, which will include a rooftop special events venue, state of the art concert venue, revolving music exhibition space, conference space, music academy, recording studio and several restaurants, Music Hall expects to increase its cultural and community programming in its Jazz Café, 3Fifty Terrace and Main Hall as well from approximately 300 annual events (250,000 annual attendees) to 650 events (600,000 annual attendees). Further, in addition to its current 278 employees, it expects to add 446 new jobs following the completion of the Project.

On November 7, 2023, your Honorable Body adopted (i) a resolution approving the designation of the Project Area and the Project District Area, and (ii) a resolution confirming the Mayor's appointment of two Special Directors to the EDC Board with respect to this Project. Nothing further is required with respect to these approvals.

Music Hall has requested that the EDC support the Project as a conduit issuer of 501(c)(3) tax exempt and taxable bonds that will partially finance the Project. Principal and interest on the proposed bonds will be paid from revenues of Music Hall, including those generated by the Project and such bonds will be non-recourse to EDC and the City.

On April 30, 2024, the Detroit City Council adopted resolutions approving a project plan (the “2024 Project Plan”) pursuant to Act 338 for the Project. The 2024 Project Plan anticipated that the Project would cost approximately \$125 million, \$80 million of which would be financed using tax-exempt bonds to be issued by the EDC and the balance of which would be financed through other private and public sources, including bridge financing with respect to certain sources of funding. As Music Hall entered into discussions regarding Project financing, it determined that a larger bond issuance would offer a more efficient means of Project financing than the combination of bonds and bridge financing.

Consequently, the Music Hall approached the EDC to propose a revised financing model consisting of one or more series of tax-exempt and taxable bonds in an amount not to exceed \$166 million, for an anticipated Project budget of approximately \$174 million. The increase in Project budget is due, in part, to increased costs in light of Project delays and, in part, to the inclusion of financing costs that were not included in the original Project budget, including pay-off of certain real property acquisition costs, bond issuance costs and the funding of a debt service reserve fund and capitalized interest accounts.

On February 24, 2026, the EDC Board adopted a resolution (Attachment 1) approving the Amended and Restated Project Plan for (the “Amended and Restated Project Plan”) and authorizing this request.

Attached for your consideration and approval, please find a resolution of the City Council of the City (Attachment 2) approving the Amended and Restated Project Plan.

In furtherance of the foregoing, the EDC respectfully requests the following actions by this Honorable Body:

March 24, 2026

- City Council referral of a resolution approving the Amended and Restated Project Plan to the Planning and Economic Development Standing Committee.

April 16, 2026

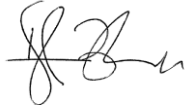
- Public Hearing regarding the (a) Amended and Restated Project Plan pursuant to Act 338 and (b) issuance of bonds by the EDC in an amount not to exceed \$166,000,000 pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”) **during the Planning and Economic Development Standing Committee meeting scheduled for April 16, 2026.**
- Hearing notices in compliance with the Code and Act 338 will be posted and published by EDC in accordance with applicable legal requirements.

April 21, 2026

- City Council adoption of a resolution approving (i) the Amended and Restated Project Plan for the Project and (ii) the issuance of the bonds, required by the Code.

Thank you for your consideration of this matter. We look forward to working together on this important and impactful Project for the residents of Detroit. Please do not hesitate to contact me should you have any questions.

Sincerely,

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


David Laurence Howell,
Authorized Agent, EDC

Attachment 1
EDC Resolution

(see attached)



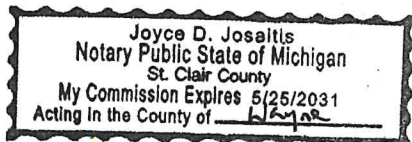
I, Marsha S. Bruhn, Secretary of the Economic Development Corporation of the City of Detroit, hereby certify that each of the foregoing Resolutions is a true and accurate copy of such Resolution adopted by the Board of Directors of the Economic Development Corporation of the City of Detroit at its regular meeting on February 24, 2026, and that a copy of this certification may be attached to all Resolutions approved by the Board at this meeting and be deemed a certification with respect to each Resolution to which it is attached.


Marsha S. Bruhn
Secretary

Subscribed and sworn to before me this 24th day of February, 2026 a Notary Public in and for St. Clair County, Michigan.


Notary Public

My commission expires 5/25/2031





CODE EDC 26-02-100-04

MUSIC HALL EXPANSION PROJECT – APPROVAL OF AMENDED AND RESTATED PROJECT PLAN AND REQUEST TO CITY COUNCIL FOR APPROVAL

WHEREAS, there exists in the City of Detroit, Michigan (the “City”) the need for programs to alleviate and prevent conditions of unemployment, to assist and retain local industrial and commercial enterprises in order to strengthen and revitalize the City's economy and to provide needed services and facilities to the City and its residents; and

WHEREAS, the Economic Development Corporations Act of 1974, Act 338, Public Acts of Michigan, 1974, as amended (hereinafter called “Act 338”) constitutes a method for the encouragement and assistance of industrial and commercial enterprises in modernizing, improving, maintaining, repairing, furnishing, equipping and expanding in the City; and

WHEREAS, the City previously established and created The Economic Development Corporation of the City of Detroit (the “EDC”) to exercise the power and authority granted by Act 338; and

WHEREAS, the Board of Directors of the EDC (the “EDC Board”), by resolution adopted on September 26, 2023, designated the Project Area and Project District Area for the Music Hall Expansion Project (the “Project”), which Project is being undertaken by the Music Hall Center for the Performing Arts in the City of Detroit, a Michigan 501(c)3 non-profit organization (hereinafter called “Music Hall”); and

WHEREAS, the same September 26, 2023 resolution requested the Mayor of the City to appoint two additional Directors to the EDC Board to serve for the purposes of the Project; and

WHEREAS, the two additional Directors have been appointed to the EDC Board by the Mayor of the City; and

WHEREAS, the Project Area and Project District Area were recommended to City Council of the City, which certified its approval of such designations on November 7, 2023, and at the same time, confirmed the appointment of the two additional Directors to the EDC Board; and

WHEREAS, the EDC Board adopted a resolution on March 24, 2024 approving a project plan for the Project prepared by EDC staff, in conjunction with the Music Hall, pursuant to the requirements of Act 338 (the “2024 Project Plan”) and recommending it to the City Council of the City for approval, which 2024 Project Plan authorized the issuance by EDC of up to \$80 million in 501(c)3 tax-exempt nonrecourse bonds to partially finance the Project; and



WHEREAS, on April 16, 2024, following a duly held public hearings in accordance with the requirements of federal tax law and of Act 338, the City Council approved the 2024 Project Plan and the issuance of the related bonds; and

WHEREAS, following approval of the 2024 Project Plan, Music Hall and its advisors determined that it was in the best interests of the Project to revise the plan of financing described in the 2024 Project Plan to enable the issuance by EDC of a combination of taxable and tax-exempt nonrecourse bonds in an amount not to exceed \$166 million; and

WHEREAS, EDC staff, in conjunction with the Music Hall, has developed an Amended and Restated Project Plan attached as **Exhibit A** (the “**Amended and Restated Plan**”) in accordance with Act 338; and

WHEREAS, the EDC Finance Committee reviewed the Amended and Restated Plan and recommends its approval to the EDC Board; and

WHEREAS, the EDC Board has duly considered the Amended and Restated Plan and found the same to be in compliance with Act 338; and

WHEREAS, the EDC Board desires to adopt this resolution approving the Amended and Restated Plan, along with the other actions described herein, and to recommend approval of the Amended and Restated Plan to the City Council of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DETROIT THAT:

1. The EDC Board finds as follows with respect to the Amended and Restated Plan:
 - a. That a project citizens district council is not required pursuant to Sections 20(b) and 20(e) of Act 338.
 - b. That the recommendation of the local public agency (as defined in Act 338) is not required pursuant to Section 9(3) of Act 338.
 - c. That the Amended and Restated Plan meets all the requirements set forth in Section 8 of Act 338.
 - d. That the Amended and Restated Plan and size of the Project are practicable and in the public interest.
 - e. That the persons who will be active in the management of the Project for not less than one (1) year after the approval of the Amended and Restated Plan have sufficient ability and experience to manage the Amended and Restated Plan properly.
 - f. That the proposed method of financing the Project is feasible and the EDC has the ability to arrange the financing.



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.

February 24, 2026

**CITY COUNCIL RESOLUTION APPROVING
AMENDED AND RESTATED PROJECT PLAN AND ISSUANCE OF BONDS BY THE
ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DETROIT
FOR THE MUSIC HALL EXPANSION PROJECT**

By Council Member _____ :

WHEREAS, there exists in the City of Detroit (the “City”) the need for programs to alleviate and prevent conditions of unemployment, to assist and retain local industries and commercial enterprises in order to strengthen and revitalize the City's economy and to encourage the location and expansion of commercial enterprises to provide needed services and facilities to the City and its residents; and

WHEREAS, the Economic Development Corporations Act of 1974, Act 338, Public Acts of Michigan, 1974, as amended (hereinafter called "Act 338") constitutes a method for the encouragement and assistance of industrial and commercial enterprises in modernizing, improving, maintaining, repairing, furnishing, equipping and expanding in the City; and

WHEREAS, the City of Detroit has previously established and created The Economic Development Corporation of the City of Detroit (the "EDC") to exercise the power and authority granted by Act 338; and

WHEREAS, the EDC has initiated a project that is consistent with the purposes of Act 338 and is otherwise consistent with the EDC's statutory powers; and

WHEREAS, Music Hall Center for the Performing Arts, a Michigan 501(c)3 non-profit organization (hereinafter referred to as “Music Hall”) proposes to construct and renovate certain commercial facilities comprised of land, buildings and equipment in the City that would result in certain renovations to its existing building and the construction of a new 108,000 square foot building to include a rooftop special events venue, state of the art concert venue, revolving music exhibition space, conference space, music academy, recording studio and several restaurants, and related activities and to finance the foregoing through multiple sources, including without limitation revenue bonds issued by the EDC (the “Project”), all designed for and capable of retaining and creating employment and providing services and cultural and educational opportunities to the residents of the City; and

WHEREAS, the EDC Board adopted a resolution on March 24, 2024 approving a project plan for the Project prepared by EDC staff, in conjunction with the Music Hall, pursuant to the requirements of Act 338 (the “2024 Project Plan”) and recommending it to the City Council of the City for approval, which 2024 Project Plan authorized the issuance by EDC of up to \$80 million in 501(c)(3) tax-exempt nonrecourse bonds to partially finance the Project; and

WHEREAS, on April 30, 2024, following a duly held public hearings in accordance with the requirements of federal tax law and of Act 338, the City Council approved the 2024 Project Plan and the issuance of the related bonds; and

WHEREAS, following approval of the 2024 Project Plan, Music Hall and its advisors determined that it was in the best interests of the Project to revise the plan of financing described in the 2024 Project Plan to enable the issuance by EDC of a combination of taxable and tax-exempt nonrecourse bonds in an amount not to exceed \$166 million; and

WHEREAS, EDC staff, in conjunction with the Music Hall, has developed an Amended and Restated Project Plan attached as **Exhibit A** (the “Amended and Restated Plan”) in accordance with Act 338; and

WHEREAS, the EDC, in conformity with Act 338, has submitted its findings and recommendations for approval of the Amended and Restated Project Plan to this City Council for its consideration and this City Council has given due consideration to the findings and recommendations of the EDC prior to consideration of this Resolution; and

WHEREAS, the Board of Directors of the EDC duly considered the Amended and Restated Project Plan, found it to be in compliance with Act 338 and approved the Project Plan on February 24, 2026; and

WHEREAS, notice of a public hearing to be held with respect to the Amended and Restated Project Plan has been posted and given pursuant to Act 338 and a separate notice of a public hearing to be held with respect to the proposed issuance of tax-exempt bonds by the EDC in an amount not to exceed \$166,000,000 has been published pursuant to Section 147(f) of the Internal Revenue Code of 1986, as amended (the “Code”); and

WHEREAS, such public hearings were held contemporaneously on April 16, 2026, in accordance with the provisions of Act 338 and the Code; and

WHEREAS, at said public hearings, the fullest opportunity was provided for interested persons to be heard, for expression of opinion, for argument on the merits, both orally and in writing and for introduction of documentary evidence pertinent to the proposed Amended and Restated Project Plan, the proposed bond issue and the location and nature of the proposed Project to be financed and refinanced, and further this City Council has given consideration to all communications received in writing with reference thereto; and

WHEREAS, this City Council made and preserved a record of the public hearings, including all data presented at said hearings; and

WHEREAS, this City Council, in accordance with Act 338, is required to determine whether the Amended and Restated Project Plan constitutes a public purpose; and

WHEREAS, this City Council desires to express its approval of the Amended and Restated Project Plan and the issuance of the related bonds by the EDC and to request the EDC to proceed with the Project as described in the Project Plan, including the financing thereof.

NOW, THEREFORE, BE IT RESOLVED, THAT:

1. It is hereby determined that the Amended and Restated Project Plan for the Project submitted and approved by the EDC and as attached hereto as **Exhibit A** constitutes a public purpose of the City of Detroit and said Amended and Restated Project Plan is hereby approved based on the following considerations:
 - a) The findings and recommendations of the EDC;
 - b) A project citizens district council is not required pursuant to Sections 20(b) and 20(e) of Act 338;
 - c) The recommendation of the local public agency is not required pursuant to Section 9(3) of Act 338;
 - d) The Amended and Restated Project Plan meets the requirements set forth in Section 8 of Act 338;
 - e) The persons who will be active in the management of the Project for not less than one year after the approval of the Amended and Restated Project Plan have sufficient ability and experience to manage the Amended and Restated Project Plan properly;
 - f) The proposed method of financing the Project is feasible and the EDC has the ability to arrange, or caused to be arranged, the financing; and
 - g) The Project is reasonable and necessary to carry out the purposes of Act 338.
2. The proposed issuance of bonds by the EDC and use of the bond proceeds to finance and refinance the Project as described in the Amended and Restated Project Plan is hereby approved.
3. In order to implement and facilitate the effectuation of the Amended and Restated Project Plan hereby approved, this City Council hereby expresses its intention to do anything necessary or convenient to aid in the execution of the Amended and Restated Project Plan as permitted by Act 338 and other applicable law.
4. The City Clerk of the City be, and hereby is, directed to provide a certified copy of this resolution to the Secretary of the Board of the EDC.
5. All resolutions or parts thereof in conflict with this Resolution are hereby repealed, but only to the extent of such conflict.

Adopted as follows:

YEAS – Council Members

NAYS – Council Members

WAIVER OF RECONSIDERATION IS REQUESTED

Exhibit A
Amended and Restated Project Plan

(see attached)

**EXHIBIT A TO RESOLUTION
AMENDED AND RESTATED PROJECT PLAN**

**THE ECONOMIC DEVELOPMENT CORPORATION
OF THE CITY OF DETROIT
AMENDED AND RESTATED PROJECT PLAN FOR
DETROIT MUSIC HALL EXPANSION PROJECT**

Adopted by EDC Board of Directors: February 24, 2026

Approved by City Council: _____

THE ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DETROIT
AMENDED AND RESTATED PROJECT PLAN FOR DETROIT MUSIC HALL EXPANSION

APPLICANT:	Detroit Music Hall for the Performing Arts, Inc. 300 Madison Detroit, MI 48226
CONTACT:	Vincent Paul President and Artistic Director (313) 887-8506 vincep@musichall.org
PROJECT:	1) Paying the acquisition cost for the existing approximately 63,000 square foot Music Hall Center for the Performing Arts building and the parcel of land on which it is situated, located at 350 Madison Street, Detroit, Michigan, 2) constructing, equipping and furnishing a new approximately 100,000 square foot, seven story building on the vacant parcel of land located at 300 Madison Street, which is adjacent to the Music Hall Center for the Performing Arts building, 3) paying certain outstanding debt related to the 300 Madison Street property, 4) further furnishing, equipping and renovation of a portion of the alley between the parcels, 5) if necessary, constructing improvements to the building at 350 Madison Street to accommodate the new building, 6) related improvements including infrastructure and landscaping, and 7) if necessary, funding of capitalized interest, days cash on hand, and/or debt service reserve fund.
LOCATION:	300-350 Madison, in the City of Detroit, County of Wayne, State of Michigan (the "City")
PROJECT AREA:	See attached <u>Exhibit A</u>
PROJECT EMPLOYMENT:	Music Hall currently employs 278 persons. Upon completion of the Project, approximately 446 full-time employees and 30 independent contractors will be needed to operate the Project.
TOTAL COST:	Approximately \$174 Million
BONDS:	Not to exceed \$166 Million in one or more series

This Amended and Restated Project Plan for Detroit Music Hall Expansion (the "Project Plan") amends, restates, and supersedes in its entirety that certain project plan approved by The Economic Development Corporation of the City of Detroit ("EDC") on March 26, 2024, and by Detroit City Council on April 16, 2024. This Project Plan was prepared in accordance with the Economic Development Corporations Act,

Public Act No. 338 of the Michigan Public Acts of 1974, as amended (the “Act”). Attached is the requisite information based on Section 8(4) of the Act.

- A. Provide the location and extent of the existing streets and other public facilities within the development area and designate the location, character, and extent of the categories of public and private land uses now existing and proposed for the project area, including residential recreational, commercial, industrial, educational, and other uses. Attach a legal description of the project area as Exhibit A.**

The Project Area is comprised of the building that houses the existing 63,000 square foot Music Hall’s performing arts center located at 350 Madison, the vacant parcel located at 300 Madison that is currently used by the Music Hall as a parking lot and an outdoor events space, and the public alley located in between such parcels, which is expected to be vacated prior to the completion of the Project.

The vacant parcel is the intended location for a newly constructed, approximately 100,000 square foot mixed-use performing arts center, further described below. The existing building will undergo modifications to support the expansion. The to-be-vacated alley will continue to include an easement for public utilities and will be used to permit access between buildings.

The Project Area is depicted and legally described in Exhibit A.

- B. Provide a description of existing improvements in the project area to be demolished, repaired, or altered, a description of repairs and alterations, and an estimate of the time required for completion.**

The Project Area includes the existing Music Hall building as well as adjacent vacant land currently used as a parking lot and an outdoor events space by the Music Hall and the public alley located between the two parcels, expected to be vacated prior to Project completion. The public alley will be vacated, subject to a grant of easement for limited ingress and egress for the benefit of other owners of the properties adjacent to the public alley located between Randolph and Madison.

The development component of this Project includes the construction of an approximately 100,000 square foot, seven story building adjacent to the existing Music Hall building. The aggregate estimated cost of the Project is \$174 million. The new space is estimated to add 350 annual events and attract thousands of performing artists, aggregating approximately 300,000 new annual attendees.

The proposed expansion component of the Project is expected to include:

- **Concert Venue** with an increased capacity to 1,900 people.
- **Welcome Center** which will serve as a single point-of-purchase ticketing outlet for all entertainment venues and tourist attractions throughout the region.
- **Conference/Banquet Spaces** with a capacity ranging from 100 -- 1,900 people.
- **Activated Alleyway** An open-to-the-public, activated alley exhibition running north/south between the new building and existing Music Hall, with an L-shaped extension running east/west between the building at 1502 Randolph (currently, La Casa Cigars and Lounge) and the south side of the new building.

- **Academy of Music** which will increase the education and performing arts programming available to the underserved students in the Detroit Public Schools Community District and residents of Southeast Michigan. Academy will include a Recital Hall with a capacity of 200 people, practice rooms, dance studio, recording studio (presently anticipated to serve as downtown Detroit's only state-of-the-art recording studio) and educator's office.
- **Rooftop Space** to include a restaurant and special events venue.
- **Rentable Industry Office Space** for publishers, managers, labels, agents, promoters, sound engineers, and more.
- **Ground Level Restaurant** which will offer a music-themed, mid-market dining experience.
- **Special Events.** When concert hall is not in use, it can be used for special events.
- **Infrastructure,** landscaping and other improvements ancillary and necessary to the Project.

The Project also includes the construction of a skywalk connector that will bridge the alleyway and connect the existing building to the new building. This will result in minimal renovations to the Music Hall's current building. The rooftop parapet will be altered to accommodate the bridge. It is anticipated that the proposed renovations will enable the current facility to increase its cultural and community programming in the existing venues, Aretha's Jazz Café, 3Fifty Terrace and the Main Hall, from a current total of approximately 425 annual events (272,000 attendees) to 650 events (600,000 attendees).

Detailed site plans and renderings for this Project are included as **Exhibit B**.

The current estimate of time for completion of the Project is set forth in Section D below.

C. Provide the location, extent, character, and estimated cost of the improvements including rehabilitation contemplated for the project area and an estimate of the time required for completion.

The objective of the Project is to increase Music Hall's sustainability as well as to stimulate economic activity in the central business district, especially in Paradise Valley, through the construction of a centralized Music Center.

The Project Area is located in the heart of Detroit's entertainment district and adjacent to the City's central business district. The site is close to Ford Field, Little Caesars Arena, Comerica Park, Detroit Opera House, the Fox, Fillmore and Gem Theaters, and is within walking distance to the Hollywood Casino at Greektown and several downtown hotels. In addition, the expansion will serve as the "gateway" into the new Paradise Valley Entertainment District.

The Music Hall Center Expansion will be an exciting, interactive, inclusive, and culturally diverse institution that will provide the Detroit community with innovative and quality performing arts programming and education that reflects and attracts the diverse mix of cultures that make up Southeast Michigan. Through the construction of a centralized Music Center and Concert Hall, this Project will also enable the Music Hall to offer education and performing arts programming to the underserved students in the Detroit Public Schools Community District and residents of Southeast Michigan and Ontario, Canada.

The Project is estimated to cost \$173,902,259 (taking into account earnings on certain funds used to finance the Project). Project sources and uses are described in further detail in Section H below, as well as in **Exhibit E**.

See Section D below for completion schedule.

D. Provide a statement of the construction or stages of construction planned and the estimated time of completion of each stage.

It is anticipated that from commencement of design to completion of construction this Project will take approximately 53 months to complete. As of the date of this Project Plan, Phase One and Phase Two are substantially complete.

Phase I – Pre-construction Analysis and Preparation began in July of 2022 and was completed in October of 2023.

During the 15-month predevelopment period, the following was completed:

- o Secured grants of \$2.5 million from two local foundations
- o Worked with Underwriters
- o Worked with the EDC with request to act as a conduit issuer
- o Identified the public and private equity sources
- o Completed the Feasibility and Market study
- o Completed 100% of the architectural schematic design
- o Assembled the development team
- o Selected Barton Malow as a general contractor

Phase II – Design Development and Initial Site Improvements began in October of 2023 and were completed in March of 2025. Activities included final architectural and mechanical, electrical and plumbing designs together with the bidding process and engagement of sub-contractor on bid package one, which will clear and prepare the site for contractor mobilization and secant wall excavation.

Phase III - Construction and Interior Fit-ups are anticipated to begin in May of 2026 and be completed by December 31, 2028. Major excavation will begin in the summer of 2026, followed by the crane installation in the fall. The crane is anticipated to be in use for 24 months, after which the majority of the work will be related to the preparation of the interior space (fit-ups) and on infrastructure and final outdoor landscaping.

E. Provide a description of the parts of the project area to be left as open space and the use contemplated for the space.

Two areas of the Project site will be left as open space, as further depicted in the attached **Exhibit C**: 1) The vacated alleyway running north/south between the existing Music Hall center and the planned new building (the “N/S Alley”); and 2) An area south of the new addition running east/west between the new building and the adjacent property at 1502 Randolph (currently La Casa Cigars and Lounge) (the “E/W Alley”).

Plans for the open space include the construction of an *Activated Alleyway*. This will include an open-to-the-public, pedestrian-only activated alley exhibition in the N/S Alley and E/W Alley. This unique tourist attraction will utilize state-of-the-art technologies to create exhibits that allow visitors to choose from a list of Detroit's many world-famous music legends and view their biographical histories, images, and videos as they stroll the alley promenade. Both alleyways will include daytime café amenities. The alleyway will be open at both ends to serve as a thoroughfare to Paradise Valley and adjacent points of interest.

The N/S Alley and E/W Alley will be limited to pedestrian use only, except during times when limited vehicular traffic from the other properties located within the Project district area is permitted.

F. Provide a description of the portions of the project area which the corporation (EDC) desires to sell, donate, exchange, lease to, or from the municipality and the proposed terms.

N/A. The Music Hall currently leases, occupies, and uses its current venue at 350 Madison, and Music Hall will exercise its option to acquire the building and underlying parcel and pay the purchase price as part of the financing of the Project. Music Hall owns 300 Madison, and Music Hall will pay off the current mortgage on the property as part of the financing of the Project. Title to the portion of the alley to be vacated will pass to the Music Hall by operation of law once the alley is vacated.

G. Provide a description of the desired zoning changes and changes in streets, street levels, intersections, and utilities.

The Project Area is zoned B4/B5 – General Business. Accordingly, it is anticipated that most of the planned site improvements related to the Project are available to the owner to develop as a matter of right. However, if it is determined that a planned use would not comply with the City's zoning ordinance, then the Music Hall will be required to seek the requisite approvals from the appropriate City departments and agencies of jurisdiction, including possible rezoning.

No changes to street levels and intersections are anticipated; however, certain right of way improvements may be included in the Project, as deemed necessary or desirable by the City or the Music Hall, including, but not limited to changes to turning lanes, new paver crosswalks, relocation of traffic lights, changes to street lights, and new curb cuts.

Further, it is anticipated that the N/S Alley will be vacated. It is contemplated that utilities may have to be relocated in connection with the Project. If the alleys are closed, the public utilities contained in them may have to be relocated or abandoned, or an easement for the utilities will be retained. Finally, it is anticipated that Detroit Water and Sewerage Department will require the relocation of catch basin/stormwater improvements.

Zoning designations for the Project Area are included as **Exhibit D**.

H. Provide a statement of the proposed method of financing the project, including a statement of the ability of the EDC to arrange the financing.

Financing Assumptions

The aggregate estimated cost of this Project is approximately \$174 million, of which not to exceed \$166 million will be financed with limited obligation tax exempt qualified 501(c)(3) bonds, tax exempt revenue bonds, taxable bonds, or any combination thereof in one or more series or subseries (the "Bonds"), with additional equity consisting of Music Hall contributions, appropriations, public and private gifts and grants and sales of naming rights financing the balance. The Bonds may also finance capitalized interest, days cash on hand, a debt service reserve fund or similar fund, underwriters' discount and other costs incidental to the issuance of the Bonds. It is important to note certain of the prospective public and private funding sources may require the issuance of the Bonds by the EDC prior to making respective grants. It is also important to note that, other than the Bonds, the various funding sources contemplated herein and attached as **Exhibit E** are anticipated as of the date hereof and final funding sources and amounts may differ. The feasibility study submitted by Music Hall in support of this Project suggests that revenues (taken together with funds financed by the Bonds) will support adequate debt service on the Bonds.

It is expected that the Bonds will be underwritten, purchased and/or placed in one or more series by Barclays Capital Inc. and Siebert Williams Shank & Co., LLC (the "Underwriters").

The proceeds of the Bonds will be loaned to Music Hall pursuant to a loan agreement between Music Hall and the EDC and will be used by Music Hall for the purposes of (a) financing and reimbursing all or a portion of the cost of the Project; (ii) paying certain outstanding debt related to the Project or parcels where the Project will be located; (iii) paying certain costs of the issuance of the Bonds as described above; and (iv) funding capitalized interest, days cash on hand and/or funding a debt service reserve fund.

In accordance with the loan agreement, Music Hall will be obligated to make payments to a bond trustee sufficient for the bond trustee to make timely payments of principal of and interest on the Bonds. The Bonds will not be a general obligation of the EDC or the City but will be secured by a pledge of revenues and other assets as described in the loan agreement and the indenture relating to the Bonds, including a mortgage on all or a portion of the Project.

The Bonds may be rated or unrated, be negotiated or competitively or privately placed, and issued as either variable rate or fixed rate demand limited obligation bonds, all as determined between the EDC and Music Hall to be the most advantageous for the Project. Subject to applicable market conditions, the Bonds may be further secured by a letter of credit, bond insurance or other credit support, and by a mortgage on all or a portion of the Project. Music Hall has been advised by the Underwriters that this method of financing is feasible.

The Bonds may be further secured pursuant to terms negotiated with the Underwriters, including through the implementation of debt service coverage ratios and liquidity ratios, a mortgage on all or a portion of the Project, all as provided for in the loan agreement and indenture for the Bonds.

Separate from the Bonds, Music Hall may seek short-term financing that does not involve the EDC. The repayment of any such short-term borrowing and the security pledged will be subordinate to the repayment of and pledge of security for the EDC's Bonds.

Anticipated Project costs and funding sources are further detailed in **Exhibit E** – Anticipated Sources and Uses.

I. Please list the persons who will manage or be associated with the management of the project for a period of not less than one year from the date of approval of the project plan.

Alex L. Parrish	Chairman of the Board, Music Hall
Vincent Paul	President and Artistic Director, Music Hall
Brodie Killian	PFM Financial Advisors LLC
Larry Lipa	Ardent Advisors, Development Consultant
Tod Williams	Tod Williams Billie Tsien Architects, Architect of Record
Rainy Hamilton	Hamilton Anderson Associates, Local Architect
Kara Martini	Barton Malow, Construction Manager
David Howell	Vice President, Detroit Economic Growth Corporation; Authorized Agent, EDC

See **Exhibit F** – Music Hall Expansion Development Team

J. State the name of the person or persons, natural or corporate, to whom the project is to be leased, sold, or conveyed and for whose benefit the project is being undertaken if that information is available.

The Project is being undertaken for the Music Hall Center for the Performing Arts, Inc., a Michigan non-profit corporation (and/or its affiliate to be designated). Music Hall currently leases and occupies the 350 Madison Street building and will become the fee title owner of it. Music Hall currently owns and will develop the parcel at 300 Madison Street. Music Hall will own the entire Project and the Project will not be leased, sold or otherwise conveyed.

As a 501(c)(3) nonprofit organization, Music Hall is governed by a 65-member board comprised of community leaders and led by a 14-member Executive Committee. The professional staff is comprised of the President and Artistic Director, 28 full-time artistic, operations and development professionals, and a part-time staff of approximately 255 ushers, stagehands, maintenance staff and resident artists.

K. If there is not an express or implied agreement between the corporation (EDC) and the person, natural or corporate, that the project will be leased, sold, or conveyed to those persons, please state the procedures for bidding for the leasing, purchasing, or conveying of the project upon its completion.

N/A

L. Estimate the number of persons residing in the project area and the number of families and individuals to be displaced. If occupied, residences are designated for acquisition and clearance by the EDC, a project plan must include a survey of the families and individuals to be displaced, including their income and racial composition, a statistical description of the housing supply in

the community, including the number of private and public units in existence or under construction, the condition of those in existence, the number of owner-occupied and renter-occupied units, the annual rate of turnover of the various types of housing and the range of rents and sale prices, an estimate of the total demand for housing in the community, and the estimated capacity of private and public housing available to displaced families and individuals.

There are no persons residing in the Project Area, nor any persons that will be displaced.

M. Describe your plan for establishing priority for the relocation of persons displaced by the project in new housing in the project area.

N/A

N. Describe how you will make provision for the costs of relocating persons displaced by the project and financial assistance and reimbursement of expenses, including litigation expenses and expenses incident to the transfer of title, in accordance with the standards and provisions of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1940, 40 U.S.C. 4601 to 4655.

N/A

O. State your plan for compliance with Act No. 227 of the Public Acts of 1972, being Sections 213.321 to 213.332 of the Michigan Compiled Laws (Michigan Relocation Assistance for Displaced Persons Act).

N/A

P. State such other material, as the corporation, local public agency, or governing body considers pertinent.

Multiplier Effect

The Project is designed to stimulate the local economy as Music Hall patrons invariably park, shop, occupy hotel rooms, attend events, and dine in the district before and after each Music Hall event. The market study completed for this Project estimates an economic multiplier of 1.4 to result in an annual estimated economic impact of over \$50 million to \$60 million. These estimates do not include the economic impact of the number of additional factors such as increased state and local taxes, marketing and advertising expenditures, equipment rental, etc.

Projected Economic Impact

Americans for the Arts latest report on the economic impact of arts organizations notes that nonprofit arts and cultural organizations and their audiences in the United States are a \$166.3 billion industry—one that supports 4.6 million full-time equivalent jobs and generates \$27.5 billion in government revenue¹.

Americans for the Arts recently commissioned a national audience survey of over 200,000 arts attendees to more accurately represent the total economic impact an arts organization and its participants create within a local region. The study concluded an average per person per event

¹ Americans for the Arts: Arts and Economic Prosperity Report

expenditure of \$31.4732. Additionally, based on these study metrics, Americans for the Arts created a Prosperity Calculator, which the Music Hall has utilized to determine the total economic value of the Music Hall expansion project through construction of the building and annually thereafter.

The following tables document the direct economic impacts resulting from this Project utilizing this tool:

TOTAL ECONOMIC IMPACT - CONSTRUCTION & OPENING YEAR					
	Total Expenditures	FTE Jobs	Household Income	Local Government Revenue	State Government Revenue
Expansion Project:	\$ 161,000,000	1,059.2	\$ 26,837,440	\$ 1,319,360	\$ 1,532,800
Audiences:	\$ 12,820,000	343.6	\$ 7,609,824	\$ 646,000	\$ 815,480
Total Economic Impact:	\$ 173,820,000	1,402.8	\$ 34,447,264	\$ 1,985,360	\$ 2,348,280

TOTAL ECONOMIC IMPACT ANNUALLY - POST CONSTRUCTION					
	Total Expenditures	FTE Jobs	Household Income	Local Government Revenue	State Government Revenue
Expansion Project:	\$ 32,000,000	1,059.2	\$ 26,837,440	\$ 1,319,360	\$ 1,532,800
Audiences:	\$ 12,820,000	343.6	\$ 7,609,824	\$ 646,000	\$ 815,480
Total Economic Impact:	\$ 44,820,000	1,402.8	\$ 34,447,264	\$ 1,985,360	\$ 2,348,280

The Future

Over the past two decades, there has been a nationwide trend that small not-for-profits and large not-for-profits economically sustain whereas mid-sized not-for-profits struggle. Music Hall currently falls into the middle ground of not-for-profits. The new addition will enable Music Hall to:

- Grow into a large not-for-profit with an anticipated annual projected budget of \$25 million and aggregate economic impact of more than \$50 million.
- Serve as a mixed-use facility, and produce revenue from its Concert Hall, Recital Hall, Music Academy, and several restaurants.
- Expand upon its current programming to include weddings, corporate parties, conferences, and special occasion rentals.
- Become a nationally renowned entertainment center enhancing its current philanthropic relationships with individuals, corporations, and foundations to ensure the continued sustainability of the new facility for decades.
- Complete an architecturally significant expansion to one of downtown Detroit’s most iconic venues that will serve as a gateway to the Paradise Valley Cultural and Entertainment District.
- Reinvigorate Detroit’s infrastructure for musical training and production.
- Activate the daytime economy in a district that has long depended upon its nighttime economy.
- Help underpin and create awareness for the Paradise Valley Entertainment District.

List of Exhibits

Exhibit A – Legal Description of Project Area

Exhibit B – Site Plans and Renderings

Exhibit C – Alley Vacation Detail

Exhibit D – Zoning Map

Exhibit E – Anticipated Sources and Uses

Exhibit F – Music Hall Expansion Development Team

4896-4957-1207 v8 [24751-6]

EXHIBIT A

Project Area



EXHIBIT A (continued)
Project Area Legal Description

The following property located in the City of Detroit, County of Wayne, together with any alleys adjacent to such property:*

Parcel ID	Address	Legal Description
01000267.002L	300 MADISON	S MADISON 86,83,80 & 77 HOUGHTONS SEC OF BRUSH FARM L7, P174 CITY RECORDS, W C R 1/23 100 X 160
01000267.003	350 MADISON	S MADISON 78,81,84 & 87 W 10 FT OF N 10 FT 90 HOUGHTONS SEC OF BRUSH FARM L7 P174 CITY RECORDS, W C R 1/23 100 IRREG 16,100 SQFT

* Assessor's legal descriptions; subject to confirmation through survey as necessary

EXHIBIT B
Site Plan and Renderings

See attached.



Music Hall

Music Hall

Music Hall

HALL CENTER FOR THE PERFORMING ARTS

MUSIC HALL

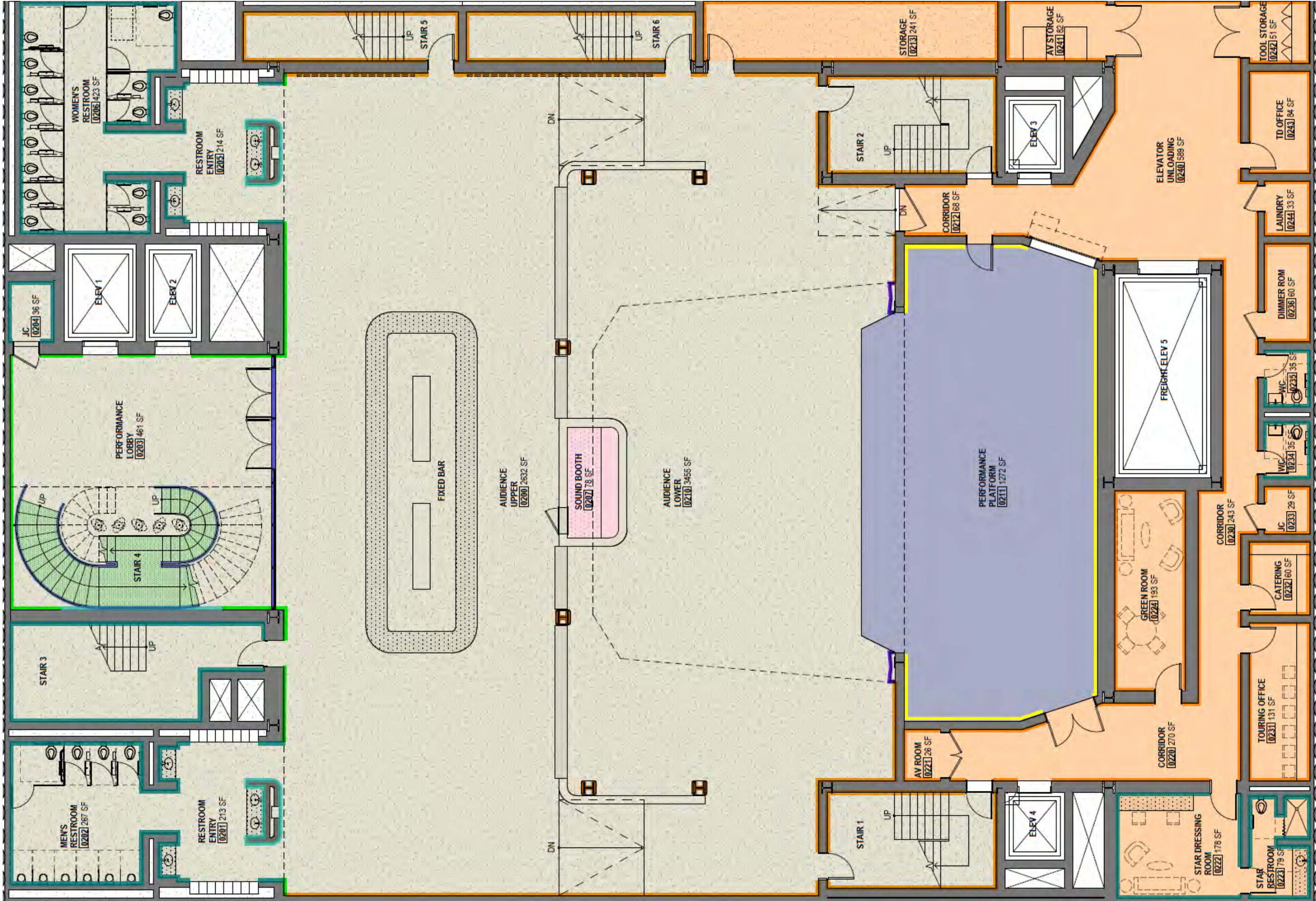


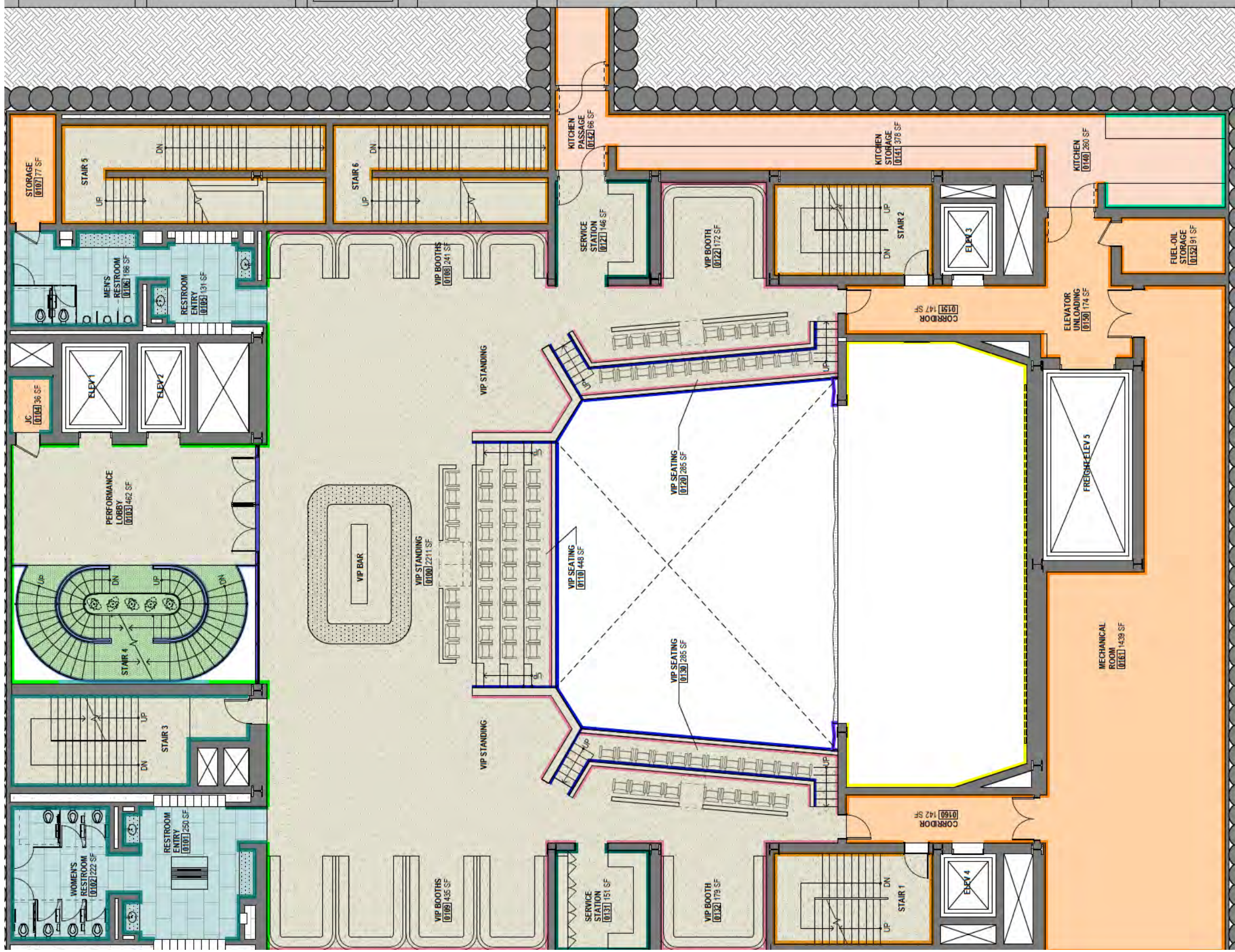
MUSIC HALL

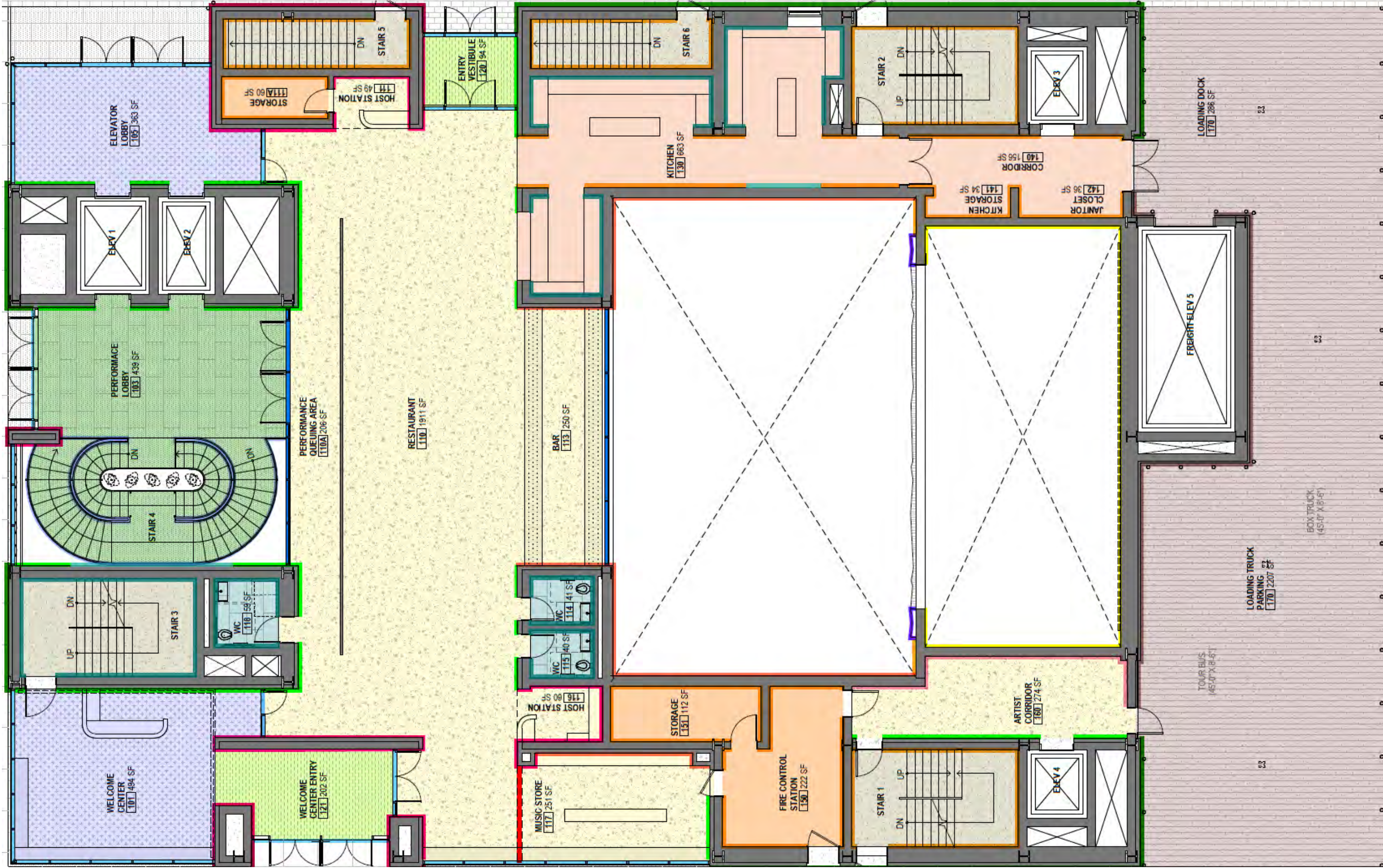
Detroit
Tigers

Detroit
Tigers

Madison
Grand River







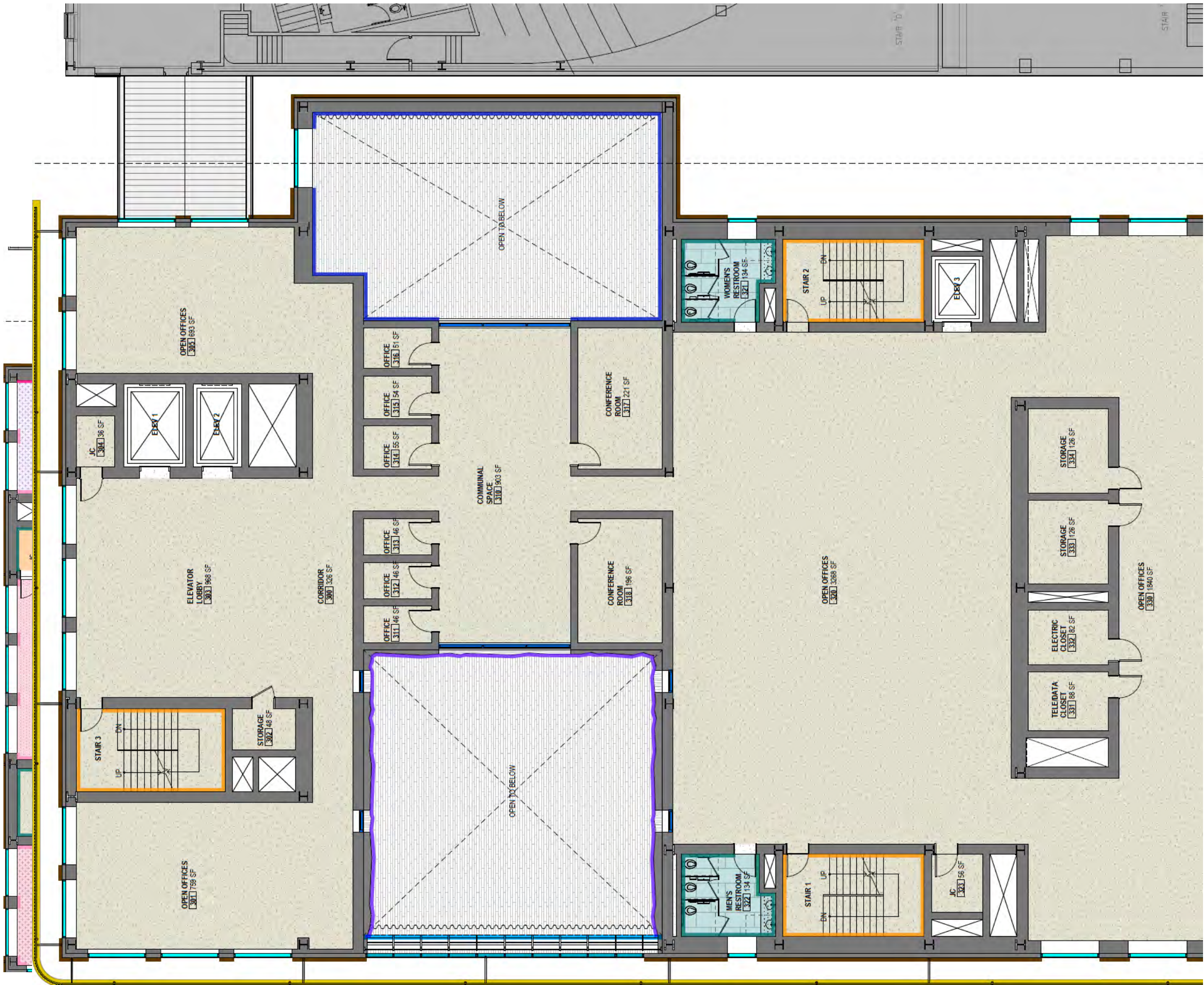






EXHIBIT C

Alley Vacation Details

See attached.

EXHIBIT C

Detail of N/S Alley Vacation



Petition
MAP-23-147

Your Submission
Attachments
Guests (0)

Vacation Application Review

Welcome Letter
Technical Review
Payment
Pre-Agency Review
Final CED Review

Vacation Application Review

In progress. This step is in progress.

Before we proceed, make sure you've uploaded your:

- 1) Site Plan
- 2) Cover Letter
- 3) Petition Form containing signatures from all owners adjacent to the street or alley proposed for vacation

Provide the review ID for any related permits for this item:



John Biggar

Oct 10, 2023 at 3:16 pm

This the new request for the alley vacation between 300 and 350 Madison including the written approval of the Egress Ingress Easements Agreement for access to the alley by other property owners adjacent to the alley.

[Message the reviewer](#)

MAP-23-120

MADISON AVE. 90 FT. WD.



SUSPENDED SUN SCREEN
15'-64" ABOVE GRADE EXTENDS
9 FEET PROPERTY BOUNDARY
ON THE NORTH AND WEST
SIDES OVER THE SIDEWALK

RANDOLPH ST. 39.48 FT. WD.

BUILDING FACADE
15'-64" ABOVE GRADE EXTENDS
9 FEET PROPERTY BOUNDARY
ON THE NORTH AND WEST
SIDES OVER THE SIDEWALK

300 MADISON

15'-64" ABOVE GRADE THE BUILDING
FACADE EXTENDS 9 FEET THE
PROPERTY BOUNDARY ON THE
EAST SIDE OVER THE ALLEYWAY

400% GRADE THE BUILDING IS HELD
1' AWAY FROM THE PROPERTY LINE
ON THE SOUTH SIDE

5'
3'
1'

ALLEY 20 FT. WD.

EXISTING MUSIC HALL
WALLS A BLEND

BRUSH ST. 50 FT. WD.

■ SUSPENDED SUN SCREEN 15'-64" ABOVE GRADE
EXTENDS 9 FEET PROPERTY BOUNDARY ON THE
NORTH AND WEST SIDES OVER THE SIDEWALK

□ BUILDING FACADE 15'-64" ABOVE GRADE
EXTENDS 9 FEET PROPERTY BOUNDARY
ON THE WEST, NORTH, AND EAST SIDES

MADISON AVE. 90 FT. WD.

77	78
80	81
83	84
86	87
89	90
92	93
95	96
98	99
101	102
104	105
107	108

RANDOLPH ST. 39.48 FT. WD.

BRUSH ST. 50 FT. WD.

GRANDOT AVE. 120 FT. WD.

CARTO 28 A

(FOR OFFICE USE ONLY)

B				
A				
DESIGNED BY	REVISED	DATE	APP. BY	DATE
DRAWN BY	LC	CHECKED	AP	
DATE	10-20-2023	APPROVED	JD	

REQUEST ABOVE GRADE
ENCROACHMENTS AROUND
THE PROPOSED
MUSIC HALL EXPANSION
AT 300 MADISON AVE.

CITY OF DETROIT
CITY ENGINEERING DIVISION
SURVEY BUREAU

JOB NO. 23-120

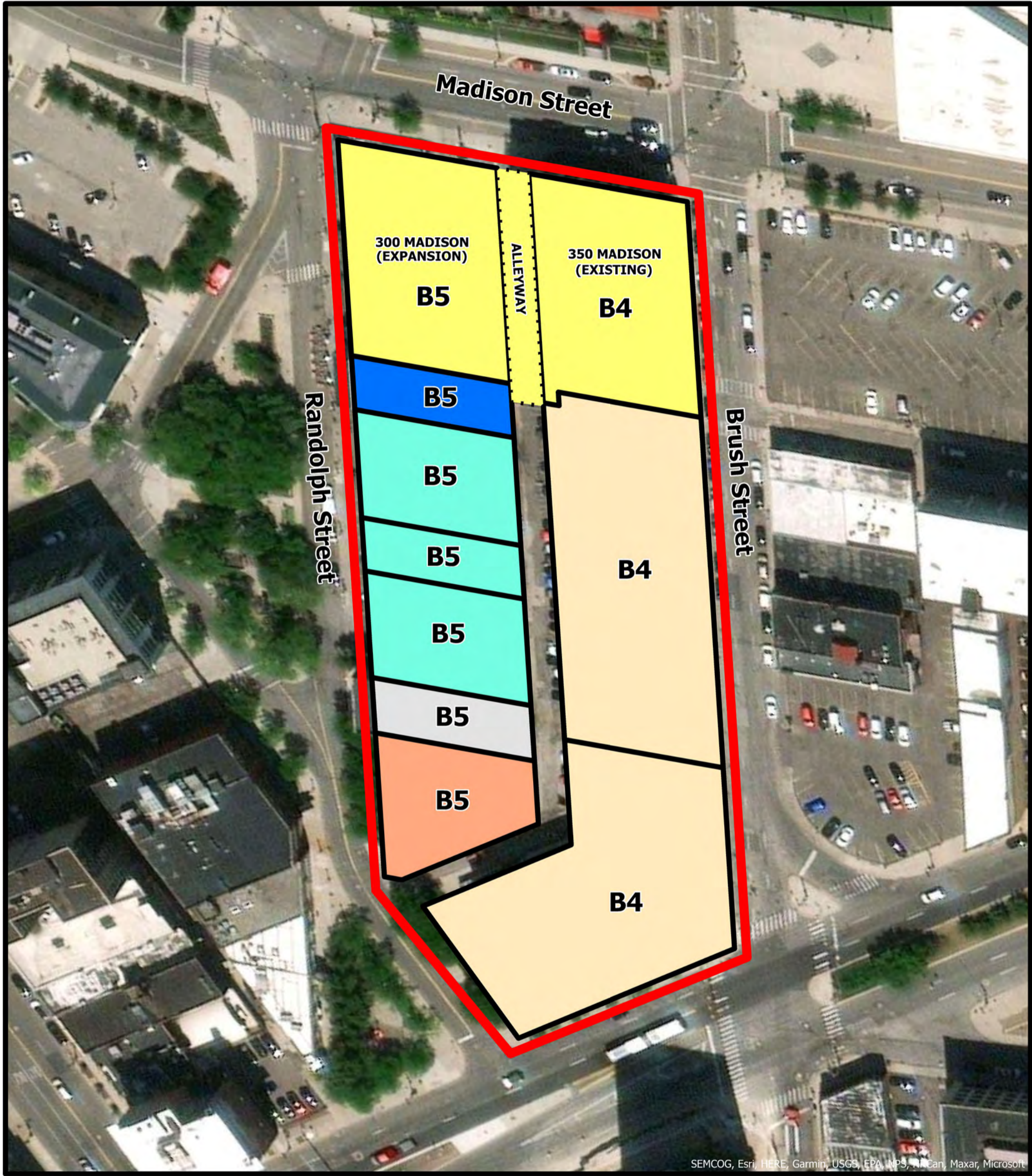
DEWG. NO. 23-120_2

EXHIBIT D

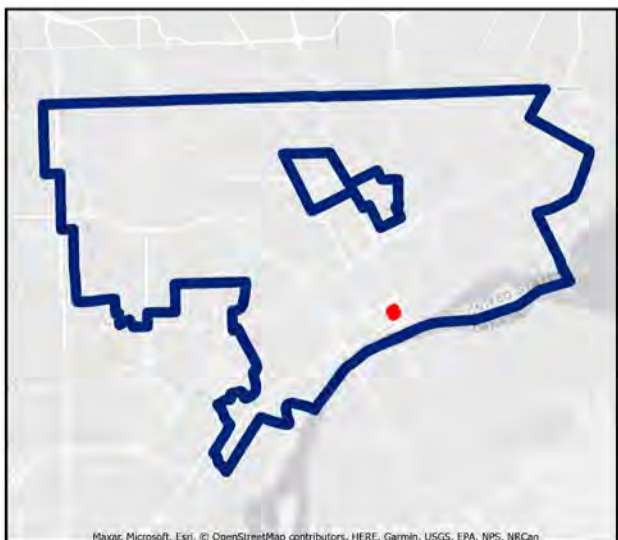
Zoning Map

See attached.

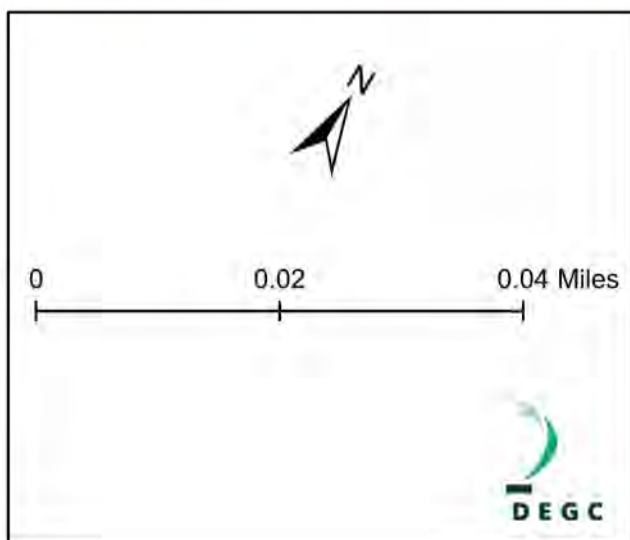
MUSIC HALL PROJECT DISTRICT - ZONING



SEMCOG, Esri, HERE, Garmin, USGS, EPA, NPS, NRCAN, Maxar, Microsoft



- ALLEYWAY
- DETROIT HOSPITALITY DST
- DOWNTOWN DEVELOPMENT AUTHORITY
- LA CASA PROPERTIES LLC
- MUSIC HALL CENTER FOR THE PE et al
- MUSIC HALL LLC
- PARADISE VALLEY REAL ESTATE HOLDING
- POZEN, ROBERT (REVOCABLE TRUST OF)
- PROJECT DISTRICT AREA
- B4 GENERAL BUSINESS DISTRICT
- B5 MAJOR BUSINESS DISTRICT



Maxar, Microsoft, Esri, © OpenStreetMap contributors, HERE, Garmin, USGS, EPA, NPS, NRCAN

EXHIBIT E

Anticipated Sources and Uses

See attached.

Project Costs



Building Size: 100,000

Hard Costs

	Projected Cost	\$/Bldg SF	P H A S E S		
			PreDevelopment	Design & Eng	Construction
Land/Building					
300 Madison Land Loan Payoff	\$6,200,000	\$62.00	\$1,000,000		\$5,200,000
350 Madison Acquisition	\$4,547,643	N.A.	\$500,000		\$4,047,643
Total Land/Building Cost	\$10,747,643	\$107.48	\$1,500,000		\$9,247,643
Subcontract Direct Cost					
Subcontract Direct Cost	\$76,766,300	\$767.66	\$0	\$0	\$76,766,300
General Conditions & Contractor Staff	\$6,454,400	\$64.54	\$200,000	\$0	\$7,054,400
Insurances 2 of the 4	\$2,300,000	\$23.00	\$0	\$0	\$2,116,000
Builders risk	\$200,000				
Construction Contingency	\$2,303,000				\$2,303,000
Escalation Contingency	\$4,882,700	\$0.00	\$0	\$0	\$4,882,700
Structural Steel allowance	\$750,000				\$750,000
Contractor Fee	\$2,584,200	\$25.84	\$0	\$0	\$2,584,200
Total Building Construction Costs	\$96,656,600	\$966.57	\$200,000	\$0	\$96,456,600
Furniture, Fixtures and Equipment					
A/V Equipment	\$4,295,000	\$42.95	\$0	\$0	\$4,295,000
Food Service Equipment	\$831,000	\$8.31	\$0	\$0	\$831,000
Additional Acoustic Finishes	\$350,000	\$3.50	\$0	\$0	\$350,000
Furniture	\$1,500,000	\$15.00	\$0	\$0	\$1,500,000
Total Furniture, Fixtures and Equipment	\$6,976,000	\$69.76	\$0	\$0	\$6,976,000
TOTAL HARD COSTS	\$114,380,243	\$1,098	\$1,700,000	\$0	\$112,680,243

Soft Costs- Direct

Architectural Design & Engineering					
Architect Fees (TWBT), and Hamilton Anderson	\$4,500,849	\$45.01	\$1,229,700	\$1,000,000	\$2,271,149
Architect Consultants (MEP, Struct, etc.)	\$4,209,300	\$42.09	\$750,000	\$1,640,000	\$1,819,300
Civil Engineer	\$250,000		\$100,000	\$100,000	\$50,000
Total Architectural Design & Engineering	\$8,960,149	\$89.60	\$2,079,700	\$2,740,000	\$4,140,449
City/Governmental/Utility Fees					
Building Permit Fee	sponsored	\$0.00	\$0	\$0	\$0
DTE relocation	\$800,000				\$800,000
Utility Tap Fees- Sewer & Water	\$150,000	\$0.50		\$50,000	\$100,000
Total City/Governmental/Utility Fees	\$950,000	\$9.50	\$0	\$50,000	\$900,000
Marketing & Promotion					
Marketing	\$40,000	\$0.40	\$40,000	\$0	\$0
Total	\$40,000	\$0.40	\$40,000	\$0	\$0
Insurance					
Quality Monitoring for Insurer	\$25,000	\$0.00		\$0	\$25,000
Developer Liability Insurance Premiums	\$300,000	\$0.50		\$50,000	\$550,000
Total Insurance Premiums	\$625,000	\$6.25	\$0	\$50,000	\$575,000
Development Expenses					
Project Management Fees	\$700,000	\$7.00	\$200,000	\$300,000	\$200,000
Construction Monitor Fees	\$225,000	\$0.00	\$0	\$0	\$225,000
Legal Fees	\$325,000	\$3.25	\$175,000	\$100,000	\$50,000
Project Admin. Fees & Expenses	\$1,250,000	\$12.50	\$375,000	\$400,000	\$475,000
TOTAL SOFT COSTS- DIRECT	\$11,825,149	\$118.25	\$2,494,700	\$3,240,000	\$6,090,449

Soft Costs- Financial - DSRF REQUIRED

Financing Soft Costs					
Bond Issuance and underwriters discount	\$3,397,500	\$34	\$0	\$0	\$3,397,500
Captlized interest, DSRF, and Cash on Hand	\$41,299,367	\$413			\$41,299,367
TOTAL SOFT COSTS- FINANCIAL	\$44,696,867	\$446.97	\$0	\$0	\$44,696,867

TOTAL SOFT COSTS: Direct & Financial	\$56,522,016	\$565	\$2,494,700	\$3,240,000	\$50,787,316
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Construction Completion Bond	\$750,000				\$750,000
Direct Soft Cost Contingency	\$250,000				\$250,000
Music Hall Reimbursement	\$2,000,000				\$2,000,000

\$ per sf

TOTAL PROJECT COSTS: ALL-IN	\$173,902,259	\$1,739	\$4,194,700	\$3,240,000	\$166,467,559
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Public and Private Equity Sources



MUSIC HALL EXPANSION PROJECT

FUNDING SOURCES

501c3 Bonds Issued by the EDC of the City of Detroit*	\$166,000,000
Kresge Foundation	\$750,000
Ballmer Group	\$1,500,000
Music Hall	\$4,073,794
Construction Fund (interest earnings)	<u>\$1,578,465</u>
Total Sources	<u><u>\$173,902,259</u></u>

*DSRF Required for both Tax-Exempt and Taxable Bonds

EXHIBIT F

Music Hall Development Team

See attached.

Music Hall Expansion Development Team



DEVELOPER / OWNER

Music Hall Center for the Performing Arts
350 Madison Street
Detroit, MI 48226
Phone: 313-887-8506
Contact: Alex Parrish, Chair, Board of Trustees,
Vince Paul President & Artistic Director



BOND UNDERWRITERS

Siebert, Williams & Shank
535 Griswold St.
Detroit, MI 48226
Phone: 313 492-7857
Contact: Suzanne Shank



Barclays Capital
745 Seventh Avenue 19th Floor
New York, New York 10019
Phone: 917-416-0140
Contact: Christopher Moriarty



BOND ISSUER

DEGC/EDC
500 Griswold Street Suite 2200
Detroit MI 48826
Phone: 313-963-2940
Contact: Kevin Johnson & David Howell

UNDERWRITER'S COUNSEL



Miller Canfield
150 West Jefferson Avenue, Suite 2500
Detroit, MI 48226
Phone: 313-496-7678
Contact: Jeffrey S. Aronoff

BOND TRUSTEE/PAYING AGENT



US Bank
535 Griswold St., Suite 550
Detroit, MI 48226
Phone 313-234-4722
Contact: Kelli J. Lambrix



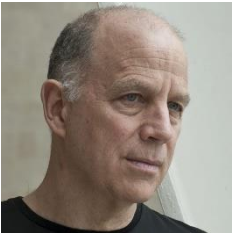
BOND COUNSEL – DEGC/EDC/ISSUER

Dickinson Wright, PLLC
123 W. Allegan Street, Suite 900
Lansing, Michigan 48933
Phone: 517-487-4791
Contact: Jarrod T. Smith



BOND COUNSEL – Music Hall

Lewis Munday PLC
660 Woodward Avenue Suite 2490, First National Building,
Detroit MI 48226
Phone: 202-835-0616
Contact: Karen Kendrick Brown, Esq & Ngozi E. Nwaesei, Esq



BUILDING ARCHITECTS

Tod Williams Billie Tsien Architects LLP
222 Central Park South
New York, NY 10019
Phone: 212-582-2385
Contact: Tod Williams & Billie Tsien



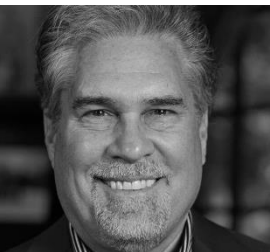
LANDSCAPE ARCHITECTS

Hamilton Anderson Associates 1435 Randolph Street, Suite 200
Detroit, MI 48226
Phone: 313-964-0270
Contact: Rainy Hamilton Jr.



CONSTRUCTION MANAGER

Barton Malow
1274 Library Street, Suite 500,
Detroit, MI 48226
Phone: 313-293-8979
Contact: Kara Martini



DEVELOPER REPRESENTATIVE

Ardent Advisors
241 Madison Street Suite 48
Detroit, MI 48226
Phone: 248-766-5503
Contact: Larry Lipa



REAL ESTATE COUNSEL

Butzel Long
150 W. Jefferson, Suite 100
Detroit, MI 48226
Phone: 313-225.7022
Contact: Geaneen Arends



MUNICIPAL BOND ADVISOR

PFM Financial Advisors LLC
555 Briarwood Circle, Suite 333
Ann Arbor, MI 48108
Phone: 734-794-2535
Contacts: Brodie Killian, Bethany Pugh,
Ryan Conway, Nathaniel Watson



COMPLIANCE AND REGULATIONS

Activate Detroit
28 West Adams, Suite 1300
Detroit, MI 48226
Phone: 313-506-8505
Contact: Buzz Thomas & Terence Thomas



CIVIL ENGINEER

PEA Group
45 W. Grand River Avenue Suite 501
Detroit, MI 48226
Phone: 313-769-5770
Contact: Emil Bunek



VERTICAL TRANSPORT CONSULTANT

VDA Elevator & Escalator Consulting
1420 Washington Blvd. Suite 301
Detroit, MI 48226
Phone: 313-725-4500
Contact: Dion Cooper



PUBLIC RELATIONS – Local

VVK PR + Creative

Detroit, MI

Phone: 248-202-6166

Contact: Stephen Jones



MEP FP IT ENGINEER

Altieri Sebor Wieber

31 Knight Street

Norwalk, CT 06851

Phone: 203-866-5538

Contact: Adam Trojanowski



THEATRICAL DESIGNER

Martin Vinik Planning for the Arts

1026 Ulster Landing

Saugerties, NY 12477

T 845.336.6069

Contact: Martin Vinik