



May 19, 2022

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

Re: **The Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road 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 April 28, 2022 meeting and a public hearing was held by the DBRA on May 5, 2022 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated April 28, 2022 (Exhibit B), recommending approval of the Plan, including the excerpt of the minutes of the CAC meeting pertaining to the plan and the minutes the public hearing held by the DBRA, are enclosed for the City Council's consideration.

On May 11, 2022, 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

NP Detroit Commerce Center, LLC is the project developer ("Developer"). The project includes the demolition, abatement, and preparation of the Property for the construction of one of the two following proposed building options, depending on prospective tenants. The first option includes two (2) buildings consisting of one (1) approximately 513,000 square foot building and one (1) approximately 215,000 square foot building that would house warehousing and light assembly industrial tenants (the "Option A"). The second option includes one (1) approximately 761,000 square foot building that would house warehousing and light assembly industrial tenants (the "Option B").

The total hard costs are estimated to be \$66 million. The Developer is requesting \$32,697,754.00 in TIF reimbursement. The Developer is requesting reimbursement of the \$32,697,754 while projected TIF reimbursement in the Plan is \$21,798,503.

There will be approximately 100 temporary construction jobs and approximately 350 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of approximately 50 acres, bounded by Fullerton Avenue to the north, Hubbell Avenue, Strathmoor Street and Mark Twain Street to the east, and Plymouth Road to the south.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for an industrial, commercial, or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcels have been determined to be a "Facility," "Blighted," or adjacent and contiguous to a parcel that has been determined to be a Facility or Blighted as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. 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

1. Baseline Environmental Assessment Activities	\$300,000.00
2. Department Specific Activities	\$11,675,873.00
3. Demolition & Lead and Asbestos Abatement	\$14,470,000.00
4. Site Preparation	\$1,000,000.00
5. Infrastructure Improvements	\$1,000,000.00
6. Brownfield Plan & Work Plan	\$30,000.00
7. Contingency (15%)	\$4,221,881.00
Total Reimbursement to Developer	\$32,697,754.00
8. Authority Administrative Costs	\$4,064,311.00
9. State Brownfield Redevelopment Fund	\$1,232,594.00
10. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$37,994,659.00

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. The developer is requesting \$32,697,754 while the projected TIF reimbursement in the Plan is \$21,798,503.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Industrial Facilities Exemption (PA 198) Tax Abatement.

DBRA's Request

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

- a.) May 24, 2021
City Council adoption of the Resolution (Exhibit D), setting the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for June 16, 2022 at 11:10 AM.
- b.) June 16, 2022, 11:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) June 16, 2022, 2022, 11:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan.
- d.) June 21, 2022
City Council adoption of the Resolution approving the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos
Authorized Agent

- c City Clerk
Marcel Todd
Irvin Corley, Jr.
David Whitaker
Derrick Headd
Marcel Hurt
Emberly Vick
Nicole Sherard-Freeman
Kevin Johnson
Malinda Jensen
Raymond Scott
Kamal Cheeks
Brian Vosburg
Gail Fulton

**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY**

**BROWNFIELD PLAN FOR THE
FORMER AMC HEADQUARTERS REDEVELOPMENT
PROJECT AT 14250 PLYMOUTH ROAD**

March 28, 2022

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**CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
AMENDED AND RESTATED BROWNFIELD PLAN**

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I. INTRODUCTION

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

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

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

This Plan is intended to be a living document, which may be modified or amended in accordance with the requirements of Act 381, as necessary to achieve the purposes of Act 381. A subsequent change to the identification or designation of a developer after 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 eligible property subject to this Plan are comprised of forty-one (41) parcels and are located at the following addresses:

Address	Parcel ID	Owner	Qualification
14250 Plymouth Road	22006074.001	City of Detroit	Facility
14306 Fullerton Avenue	22006735.	City of Detroit P&DD	Facility
14310 Fullerton Avenue	22036580.	Detroit Land Bank Authority	Adjacent & contiguous
12092 Hubbell Avenue	22038858.	Detroit Land Bank Authority	Blighted
12200 Hubbell Avenue	22038860.	Detroit Land Bank Authority	Blighted
12230 Hubbell Avenue	22038861.	Detroit Land Bank Authority	Blighted
12240 Hubbell Avenue	22038862.001	Detroit Land Bank Authority	Blighted
12250 Hubbell Avenue	22038863.001	Detroit Land Bank Authority	Blighted
12252 Hubbell Avenue	22038862.002L	Detroit Land Bank Authority	Blighted
12264 Hubbell Avenue	22038863.002L	Detroit Land Bank Authority	Blighted
12270 Hubbell Avenue	22038864.	Detroit Land Bank Authority	Blighted
12272 Hubbell Avenue	22038865.001	Ali Ftouni (under contract)	Adjacent & contiguous
12274 Hubbell Avenue	22038865.002L	Ali Ftouni (under contract)	Adjacent & contiguous
12400 Hubbell Avenue	22038866-9	Detroit Land Bank Authority	Blighted
11675 Mark Twain Street	22037444-59	City of Detroit Brownfield Redevelopment Authority	Adjacent & contiguous
12245 Mark Twain Street	22037438-43	City of Detroit	Adjacent & contiguous
12300 Mark Twain Street	22006074.002	City of Detroit	Adjacent & contiguous
12310 Mark Twain Street	22006074.003	City of Detroit	Adjacent & contiguous
12311 Mark Twain Street	22038870-3	City of Detroit P&DD	Facility
12603 Mark Twain Street	22037437.	Detroit Land Bank Authority	Blighted
12610 Mark Twain Street	22036581.	Detroit Land Bank Authority	Blighted or Adjacent & contiguous

Address	Parcel ID	Owner	Qualification
12617 Mark Twain Street	22037436.	Detroit Land Bank Authority	Blighted
12619 Mark Twain Street	22037435.	Detroit Land Bank Authority	Blighted
12625 Mark Twain Street	22037434.	Detroit Land Bank Authority	Blighted
12638 Mark Twain Street	22036585.	Detroit Land Bank Authority	Blighted or Adjacent & contiguous
12639 Mark Twain Street	22037433.001	Detroit Land Bank Authority	Blighted
12644 Mark Twain Street	22036586-97	Detroit Land Bank Authority	Blighted or Adjacent & contiguous
12101 Strathmoor Street	22038551-2	Detroit Land Bank Authority	Blighted
12111 Strathmoor Street	22038550.	Detroit Land Bank Authority	Blighted
12121 Strathmoor Street	22038549.	Detroit Land Bank Authority	Blighted
12187 Strathmoor Street	22038546.	Detroit Land Bank Authority	Blighted
12201 Strathmoor Street	22038545.	City of Detroit P&DD	Adjacent & contiguous
12233 Strathmoor Street	22038544.	City of Detroit P&DD	Adjacent & contiguous
12241 Strathmoor Street	22038543.002L	Muyideen & Wosilat Ibiyemi (under contract)	Adjacent & contiguous
12243 Strathmoor Street	22038543.001	Muyideen & Wosilat Ibiyemi (under contract)	Adjacent & contiguous
12251 Strathmoor Street	22038542.003L	Detroit Land Bank Authority	Adjacent & contiguous
12261 Strathmoor Street	22038542.002	Stephen Antonio Cardeia Jenkins (under contract)	Adjacent & contiguous
12269 Strathmoor Street	22038542.001	Detroit Land Bank Authority	Adjacent & contiguous
12400 Strathmoor Street	22038877.	City of Detroit P&DD	Facility
12600 Strathmoor Street	22037698.	Detroit Land Bank Authority	Blighted
12610 Strathmoor Street	22037699-710	Detroit Land Bank Authority	Blighted

The 14250 Plymouth, 12400 Strathmoor, 14306 Fullerton and 12311 Mark Twain parcels are each considered a “facility” as defined by Act 381, Section 2 and Part 201 of the Natural Resources and Environmental Protection Act, 451 P.A. 1994, as amended (“Act 451”) and the remaining parcels are with blighted (land bank owned) or adjacent and contiguous to the “facility” or blighted parcels and redevelopment of the parcels is expected to increase the parcels’ taxable value. The 14250 Plymouth and 12400 Strathmoor parcels are also considered a “site” as defined by Part 201 and 213 of Act 451 and the parcels are intended to be combined with the other parcels. The 14250 Plymouth parcel is the site of the former American Motors Corporation Headquarters that was closed in the 2010s and has been vacant since that time. The aforementioned parcels, including any active and abandoned right of ways, and all new tangible personal property located thereon 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, containing approximately 50 acres, is located in the City of Detroit, bounded by Fullerton Avenue to the north, Hubbell Avenue, Strathmoor Street and Mark Twain Street to the east, and Plymouth Road to the south. Attachment B provides the individual legal descriptions for the Property.

NP Detroit Commerce Center, LLC, an affiliate of Northpoint Development, LLC (“Developer”) is the project developer. Developer intends to prepare the Property for the construction of one of the two following proposed building options, depending on prospective tenants. The first option includes two (2) buildings consisting of one (1) approximately 513,000 square foot building and one (1) approximately 215,000 square foot building that would house warehousing and light-assembly industrial tenants (the “Option A”). The second option includes one (1) approximately 761,000 square foot building that would house warehousing and light-assembly industrial tenants (the “Option B”). Option A and Option B are individually and collectively referred to as the “Project.”

The Project description provided herein is a summary of the proposed development at the time of the adoption of this Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and/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. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the Project to be completed at the Property and Attachment D includes letters of support for the Project.

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

The 14250 Plymouth, 12400 Strathmoor, 14306 Fullerton and 12311 Mark Twain parcels were determined to be “eligible property” as defined by Act 381, Section 2, because they: (a) were previously utilized for an industrial, commercial or residential purpose; (b) are located within the City of Detroit, a qualified local governmental unit; and (c) were determined to be a “facility” as defined by Act 381. The remaining parcels comprising the Property are either blighted (land bank owned) or adjacent or contiguous to the aforementioned parcels and their development is estimated to increase the captured taxable value of the property and will be combined following acquisition. Further, the 14250 Plymouth and 12400 Strathmoor parcels are also considered a "site" as defined by Part 201 and 213 of Act 451.

The 14250 Plymouth parcel is a “facility” as defined by Act 381, Section 2 and Part 201 of Act 451 due to the presence of benzene, sec-butylbenzene, carbon tetrachloride, chloroform, cis-1,2-dichloroethene, ethylbenzene, isopropylbenzene, 2-methylnaphthalene, naphthalene, n-propylbenzene, toluene, trichloroethene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, vinyl chloride, xylenes, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, dibenz(a,h)anthracene, fluoranthene, phenanthrene, arsenic, cadmium, copper, lead, mercury, selenium, silver and zinc in the soil and groundwater above the Michigan Department of Environment Great Lakes and Energy (“EGLE”) Part 201 Generic Cleanup Criteria (GCC). This parcel is also a "site" as defined by Part 201 and 213 of Act 451 as it is a closed LUST site with 12 releases reported between 1989 and 2002 and another 6 releases reported between 2002 and 2020.

The 12400 Strathmoor parcel is a "facility" due to the presence of arsenic and benzo(a)pyrene in the soil above the EGLE Direct Contact (DC) Criteria.

The 14306 Fullerton parcel is a "facility" due to the presence of arsenic and chromium (total) in the soil above EGLE GCC.

The 12311 Mark Twain parcel is a "facility" due to the presence of arsenic, lead, benzo(a)anthracene, benzo(b)fluoranthene, benzo(a)pyrene, dibenzo(a,h)anthracene and indeno(1,2,3-cd)pyrene in the soil exceed the EGLE DC Criteria. Attachment G includes confirmation of identified contamination.

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

The eligible activities that the Developer intends to conduct at the Property pursuant to this Plan are considered “eligible activities,” as defined by Section 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and the development, preparation and implementation of a brownfield plan and/or work plan. A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with tax increment revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities described in Attachment E are not exhaustive. Subject to the approval of DBRA staff in writing, additional eligible activities may be carried out at the Property, without requiring an amendment to this Plan, so long as such eligible activities are permitted by Act 381 and the cost of such eligible activities does not exceed the total costs stated in Attachment E.

It is currently anticipated that demolition will begin around October 2022, with construction of the Project completed by March of 2024. Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared 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. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"), to the extent permitted by Act 381.

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(uu) of Act 381 and hereinafter referred to as "School Taxes"), unless otherwise agreed to by the DBRA, the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund ("MSF") and EGLE, as may be required pursuant to Act 381, 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 cost of eligible activities subject to payment or reimbursement, provided that the total 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 or MSF work plans.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan 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. The Project is also seeking approval of a 12-yr PA 198 industrial facilities property tax abatement which, if approved, will reduce the amount of tax increment revenues available pursuant to this Plan. The PA 198 abatement is included in the tax capture assumptions provided with this Plan in Attachment F.

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

Taxing Jurisdictions	<u>Reimbursement Costs</u>	<u>DBRA Admin Costs</u>	<u>SBRF Capture</u>	<u>LBRF Capture</u>	<u>Impact on Taxing Jurisdiction</u>
School Operating Tax	\$6,975,753	\$0	\$0	\$0	\$6,975,753
State Education Tax	\$1,803,648	\$0	\$1,232,594	\$0	\$3,036,242
City General Op	\$6,291,880	\$1,964,203	\$0	\$0	\$8,256,083
Wayne County Op	\$1,776,907	\$554,716	\$0	\$0	\$2,331,623
HCMA	\$65,877	\$20,565	\$0	\$0	\$86,442
Wayne County Jail	\$295,105	\$92,126	\$0	\$0	\$387,231
Library	\$1,460,295	\$455,876	\$0	\$0	\$1,916,171
Wayne County Parks	\$77,356	\$24,149	\$0	\$0	\$101,504
WCCC	\$1,021,043	\$318,750	\$0	\$0	\$1,339,793
Wayne County	\$311,346	\$97,196	\$0	\$0	\$408,542
Wayne County	\$1,719,293	\$536,730	\$0	\$0	\$2,256,023
ISD					
TOTAL ¹	\$21,798,503	\$4,064,311	\$1,232,594	\$0	\$27,095,408

The following taxes are projected to be generated but shall not to be captured during the life of the Plan:

City Debt	\$3,724,175
School Debt	\$5,379,364
DIA	\$82,553
Zoo	\$41,256
TOTAL	\$9,227,348

This Plan includes total Developer eligible activities of \$32,697,754, however, current tax increment revenue projections anticipate that only \$21,798,503 will be available to reimburse the Developer for its eligible activities costs during the term of this Plan. The Developer intends to submit reimbursement requests for the maximum amount of eligible costs approved for eligible activities under 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 first year of

¹ This is projected TIF Capture, but the total requested TIF Reimbursement is \$32,697,754.

capture is anticipated to be the 2025 tax year (commencing with the summer 2025 property taxes.

E. Plan of Financing (Section 13(2)(d)); Maximum Amount of 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.

If agreed upon by the Developer and the DBRA, and so long as the applicable agency/department of the State of Michigan approves an Act 381 Work Plan including this Plan, the DBRA may incur note or bonded indebtedness to finance the purposes of this Plan; provided that any such note or bonded indebtedness contemplated by this section shall be (i) subject to approval by the DBRA Board of Directors and other approvals required in accordance and compliance with Act 381 and applicable law; (ii) non-recourse to the DBRA; and (iii) in an amount not to exceed the maximum amount of tax increment revenues authorized for capture under this Plan and any subsequent Act 381 work plan approvals.

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

F. Duration of Plan (Section 13(2)(f))

Subject to Section 13b(16) of Act 381, the beginning date and duration of capture of tax increment revenues from the Property shall occur in accordance with the tax increment financing ("TIF") table included as Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan. The first year of capture is anticipated to be 2025. 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's 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 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 amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at \$0. All funds, if any, deposited into the LBRF shall be used in accordance with Section 8 of Act 381.

J. 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 Warrants; (Section 13(2)(m))

The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

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

The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA") has been prepared and conducted on the Property, and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), will be prepared and conducted on the Property (collectively, the "Environmental Documents"). Attached hereto as Attachment G is the City of Detroit's Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the Environmental Documents.

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

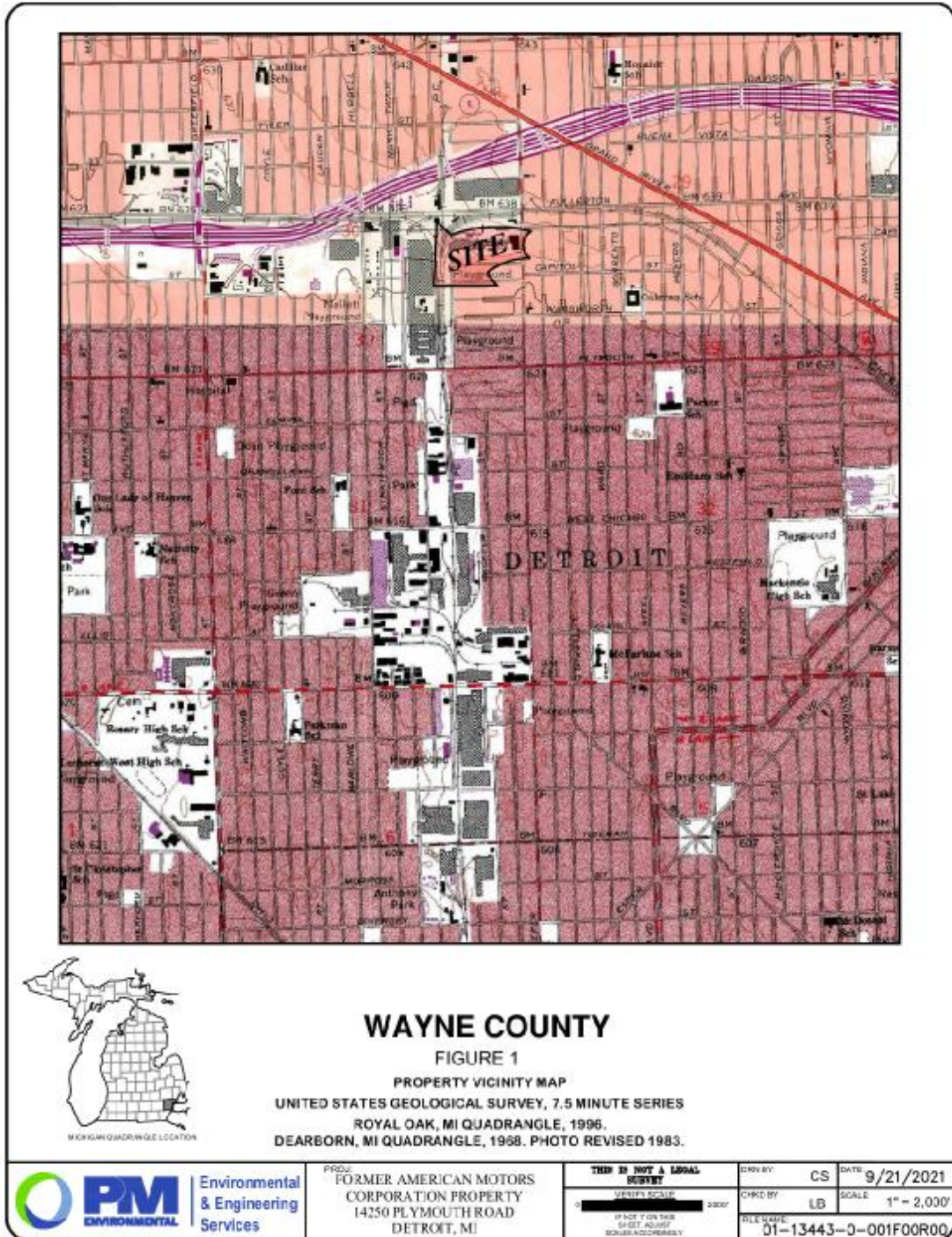
Except as otherwise agreed to by the DBRA, any breach of a representation or warranty contained in this Plan shall render the Plan invalid, subject to the Developer's reasonable opportunity to cure as described in the Reimbursement Agreement.

III. ATTACHMENTS

General Property Boundary

ATTACHMENT A

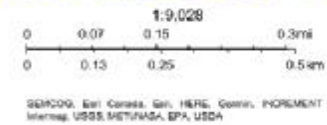
Site Map



General Property Boundary



August 4, 2021





ROW Areas to be vacated

ELIGIBLE PROPERTY MAP

Facility

Blighted

Adjacent & Contiguous

Blighted or Adjacent & Contiguous

Any property not filled in is not a part of this project

Wayne County Parcel Map



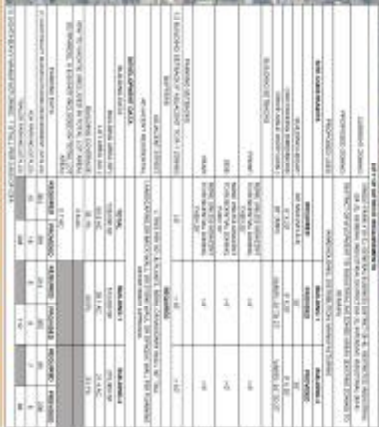
August 4, 2021

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IMAGING, USGS, METANASA, EPA, USDA

SCHEMATIC SITE PLAN A8



LEGEND

— 100% (100%)

— 90% (90%)

— 80% (80%)

— 70% (70%)

— 60% (60%)

— 50% (50%)

— 40% (40%)

— 30% (30%)

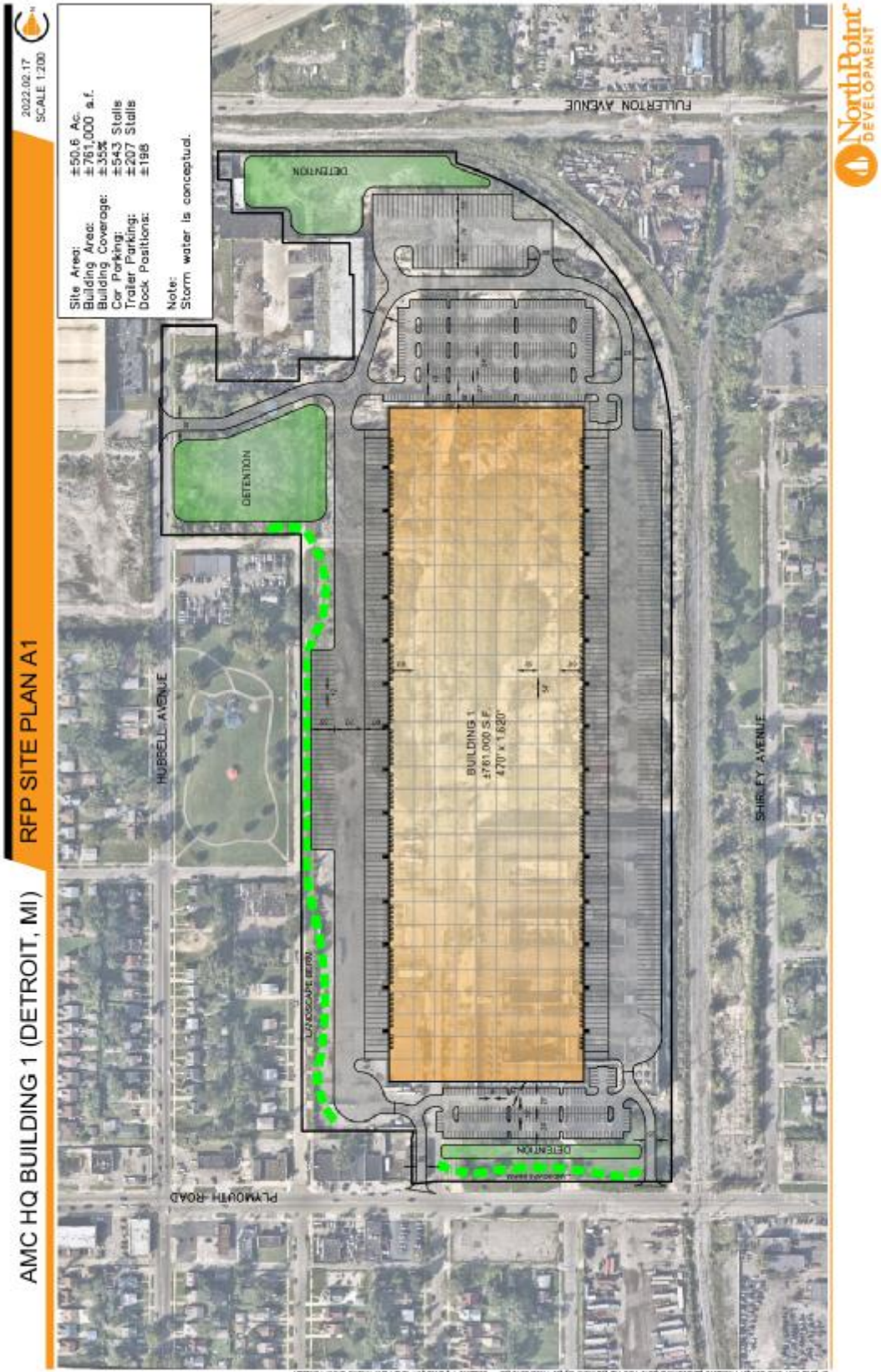
— 20% (20%)

— 10% (10%)

— 0% (0%)

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ALTERNATE SITE PLAN



ATTACHMENT B

Legal Descriptions of Eligible Property to which the Plan Applies

Address: 14250 Plymouth Road
Detroit, Michigan 48227

Parcel ID: 22006074.001

Legal Description: Part of the Southeast $\frac{1}{4}$ of Section 30, Town 1 South, Range 11 East, described as follows: Beginning at a point in the East line of Mark Twain (60 feet wide) 60 feet Northerly along said line from South line of said Section; Thence North 00 degrees 07 minutes 55 seconds West, 1200 feet; Thence North 89 degrees 58 minutes 05 seconds East, 566.54 feet; Thence South 00 degrees 03 minutes 55 seconds East, 1200 feet; Thence Westerly along the North line of Plymouth Rd., 565.14 feet to the Point of Beginning

Address: 14306 Fullerton Avenue
Detroit, Michigan 48227

Parcel ID: 22006735.

Legal Description: Beginning at a point in the center line of Fullerton Avenue, said point being North 89 degrees 45 minutes East, 193.00 feet and due South 33.0 feet from an Iron pipe located at the Northeast corner of Fullerton and Mark Twain Avenues, said point of beginning being also the Southeast corner of Schoolcraft Subdivision No. 2 of part of the West half of Northeast quarter of Section 30, Town 1 South, Range 11 East, Greenfield Township, Liber 30 on Page 90 of Plats, Wayne County Records, running thence due North along the Easterly line of said Subdivision, 324.76 feet to a point; Thence North 70 degrees 48 minutes East along the Southerly line of said Subdivision 37.06 feet to a point; Thence North 77 degrees 45 minutes 30 seconds East 76.74 feet to a point; Thence North 69 degrees 23 minutes 30 seconds East, 50.29 feet to a point; Thence due South 370.23 feet to a point in the center line of Fullerton Avenue; Thence South 89 degrees 45 minutes West along said center line of Fullerton Avenue 157.07 feet to the point of beginning, being a part of the Northeast $\frac{1}{4}$ of Section 30, Town 1 South, Range 11 East.

Address: 14310 Fullerton Avenue
Detroit, Michigan 48227

Parcel ID: 22036580.

Legal Description: Lot 72, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records

Address: 12092 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038858.

Legal Description: The North 57.33 feet of the South 123.33 feet of Lot 4, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12200 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038860.

Legal Description: The South 53.5 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12230 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038861.

Legal Description: The North 53.5 feet of the South 107 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12240 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038862.001

Legal Description: The South 48 feet of the North 132 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12250 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 2203863.001

Legal Description: The South 46 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12252 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038862.002L

Legal Description: The North 84 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12264 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038863.002L

Legal Description: The North 46 feet of South 92 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12270 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038864.

Legal Description: The North 40 feet of South 132 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12272 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038865.001

Legal Description: The North 33 feet of South 165 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39, Page 64, Wayne County Records

Address: 12274 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038865.002L

Legal Description: The North 33 feet of South 198 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12400 Hubbell Avenue
Detroit, Michigan 48227

Parcel ID: 22038866-9

Legal Description: The North 66 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 11675 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22037444-59

Legal Description: Lots 22 through 24, and Lots 31 through 33, and vacant Wadsworth Avenue and adjacent said lots, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

ALSO, Lots 44 through 58, and Lots 72 through 86, and vacated alleys adjacent to said lots, New Plymouth Road Subdivision, according to the recorded plat thereof, as recorded in Liber 46, Page 93 of Plats, Wayne County Records.

Address: 12245 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22037438-43

Legal Description: Lot 34 and Lot 21, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12300 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 2206074.002

Legal Description: Part of the Southeast quarter of Section 30, Town 1 South, Range 11 East; described as beginning at a point in East Line of Mark Twain Avenue (60 feet wide) distant North 00 degrees 07 minutes 55 seconds West 1200 feet from Intersection of North line of Plymouth Road (103 feet wide); Thence North 00 degrees 07 minutes 55 seconds West 649.19 feet; Thence South 89 degrees 54 minutes 45 seconds West 27 feet; Thence North 00 degrees 05 minutes 15 seconds West 406.56 feet; Thence North 89 degrees 54 minutes 45 seconds East 70.52 feet; Thence on a curve to the right 193.61 feet, with a radius of 590 feet whose chord bears North 41 degrees 57 minutes 51 second East 194.74 feet; Thence on a curve to the right 792.56 feet, with a radius is 716.79 feet; whose chord bears South 31 degrees 44 minutes 29 seconds East 752.80 feet; Thence South 00 degrees

03 minutes 55 seconds East 558.58 feet; Thence South 89 degrees 58 minutes 05 seconds West 566.54 feet to the point of beginning.

Address: 12310 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 2200674.003

Legal Description: That part of the Southeast $\frac{1}{4}$ of Section 30, Town 1 South, Range 11 East, described as beginning at a point at the intersection of the Easterly platted right-of-way line of Mark Twain Avenue (33 feet wide) and the projections of the Northerly line of vacated Foley Avenue (60 feet wide) said point being distant North 00 degrees 05 minutes 15 seconds West 406.56 feet and North 89 degrees 45 minutes 18 seconds East 33.00 feet from the intersection of the West line of Mark Twain Avenue (60 feet wide) and the North line of Foley Avenue (60 feet wide) as opened; Thence North 00 degrees 05 minutes 15 seconds West 220.09 feet to the Southerly line of the Chesapeake and Ohio Railroad right-of-way; Thence North 89 degrees 45 minutes 18 seconds East 27.00 feet to a point at the Easterly right-of-way line of Vacated Mark Twain Avenue (recorded as vacated Foley Avenue) (60 feet wide) on the said Railroad right-of-way; Thence North 89 degrees 42 minutes 15 seconds East, 49.01 feet along the South line of the Chesapeake and Ohio Railroad right-of-way, also being the North line of the Bormans Property; Thence South 00 degrees 17 minutes 45 seconds East 28.81 feet; Thence 132.84 feet along an arc of a non-tangent curve to the right, also being the South right-of-way line of the Chesapeake and Ohio Railroad, whose central angle is 10 degrees 37 minutes 08 seconds and a radius of 716.79 feet and whose chord bears South 68 degrees 40 minutes 53 seconds East 132.55 feet; Thence 193.61 feet along an arc of a non tangent curve to the left whose central angle is 18 degrees 48 minutes 05 seconds, radius of 590.00 feet, and whose chord bears South 41 degrees 57 minutes 51 seconds West 192.74 feet; Thence South 89 degrees 54 minutes 45 seconds West 70.52 feet to the point of beginning.

Address: 12311 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22038870-3

Legal Description: Lot 36 and parts of Lots 19, 20, and 35, and South quarter of vacated Foley Avenue (60 feet wide), adjacent to said Lot 36 and that part of Lot 19, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records, described as: Beginning at the intersection of the West line of Mark Twain Avenue (60 feet wide), and the North line of Foley Avenue (60 feet wide), as opened; Thence along said North line, South 89 degrees 54 minutes 45 seconds West, 264.52 feet to the East line of Strathmore Avenue (66 feet wide); Thence along said East line, North 0 degrees 07 minutes 09 seconds West, 125.10 feet; Thence North 89 degrees 45 minutes 06 seconds East, 132.00 feet; Thence North 0 degrees 25 minutes 40 seconds West, 18.06 feet to the wall of an existing building; Thence along said wall, South 89 degrees 54 minutes 45 seconds West, 1.04 feet to the

wall of another existing building; Thence along said building wall, North 0 degrees 24 minutes 0 seconds West 185.30 feet to a jog in said wall; Thence along said jog in wall, North 89 degrees 26 minutes 31 seconds West, 9.38 feet to a jog in said wall; Thence along said jog in wall, North 0 degrees 29 minutes 39 seconds West, 47.63 feet to the centerline of vacated Foley Avenue; Thence along said centerline, North 89 degrees 54 minutes 45 seconds East, 144.47 feet to the West line of Mark Twain; Thence along said West line, South 0 degrees 05 minutes 15 seconds East, 376.56 feet to the point of beginning.

Address: 12603 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22037437.

Legal Description: Lot 71, and the South 17.5 feet of Lot 70, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Address: 12610 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22036581.

Legal Description: Lot 73, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Address: 12617 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22037436.

Legal Description: The North 17.5 feet of Lot 70, Schoolcraft Subdivision No. 2, according to the recorded plat thereof; as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Address: 12619 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22037435.

Legal Description: Lot 69, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Address: 12625 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22037434.

Legal Description: Lot 68, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Address: 12638 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22036585.

Legal Description: Lot 77, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Address: 12639 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22037433.001

Legal Description: All that part of Lots 65, 66, and 67, Schoolcraft Subdivision Number 2 of part of the West One-Half (W ½) of the Northeast One-Quarter (NE ¼) of Section 30, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, as recorded in Liber 30, page 90 of Plats, Wayne County Records, which lies Southeasterly of a line described as: Commencing at the Southeast corner of said Lot 65; Thence North 01 degrees 39 minutes 32 seconds West along the East lot line 20.33 feet to the point of beginning; Thence South 63 degrees 16 minutes 35 seconds West to the West lot line of said Lot 66, which is 3.56 feet North of the Southwest corner of said Lot 66 and the point of ending.

Also described on Tax Rolls As:

The South 53.33 feet on the East line, being 3.56 feet on the West line of Lots 65 and 66, Also a triangular part of Lot 67, being West 35.81 feet on the North line, and North 16.75 feet on the West line, Schoolcraft Subdivision No. 2, Liber 30, Page 90 of Plats.

Address: 12644 Mark Twain Street
Detroit, Michigan 48227

Parcel ID: 22036586-97

Legal Description: Lot 78, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Address: 12101 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038551-2

Legal Description: The South 37 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12111 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038550.

Legal Description: The North 37 feet of the South 74 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12121 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038549.

Legal Description: The North 45.5 feet of the South 119.5 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12187 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038546.

Legal Description: The North 40 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12201 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038545.

Legal Description: The South 53.5 feet of Lot 16, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12233 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038544.

Legal Description: The North 53.50 feet of the South 107 feet of Lot 16, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12241 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038543.002L

Legal Description: The South 52 feet of the North 132 feet of Lot 16, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne Count Records.

Address: 12243 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038543.001

Legal Description: The North 80 feet of Lot 16, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12251 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038542.003L

Legal Description: The South 44 feet of Lot 17, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12261 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038542.002

Legal Description: The North 44 feet of the South 88 feet of Lot 17, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12269 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038542.001

Legal Description: The North 44 feet of South 132 feet of Lot 17, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Address: 12400 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22038877.

Legal Description: Lots 37 and 38 and part of Lot 39 and vacated Foley Avenue, Strathmoor Avenue and Mark Twain Avenue Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records, described as: beginning at a point on the Westerly right-of-way line of Mark Twain Avenue (60 feet wide) and the center line of vacated Foley Avenue (60 feet wide), said point being distant North 00 degrees 05 minutes 15 seconds West, 376.56 feet from the intersection of the Westerly line of Mark Twain Avenue (60 feet wide) and the Northerly line of Foley Avenue, opened (60 feet wide); thence South 89 degrees 54 minutes 45 seconds West, 144.47 feet; thence North 00 degrees 29 minutes 39 seconds West, 29.19 feet; thence South 89 degrees 54 minutes 45 seconds West, 161.13 feet; thence North 00 degrees 32 minutes 09 seconds West, 64.21 feet; thence South 89 degrees 55 minutes 00 seconds West, 123.00 feet; thence North 00 degrees 15 minutes 00 seconds East, 40.91 feet; thence South 89 degrees 55 minutes 00 seconds West, 0.70 feet; thence North 00 degrees 15 minutes 00 seconds East, 40.23 feet; thence North 89 degrees 04 minutes 46 seconds West, 31.71 feet; thence North 00 degrees 11 minutes 51 seconds East, 39.20 feet; thence North 89 degrees 18 minutes 43 seconds West, 1.82 feet; thence North 00 degrees 07 minutes 09 seconds West, 34.40 feet to the South line of the Chesapeake and Ohio Railroad; thence along said South line, North 89 degrees 45 minutes 18 seconds East, 495.87 feet to the 33 foot line of Mark Twain Avenue (vacated); thence along said line of vacated Mark Twain Avenue, South 00 degrees 05 minutes 15 seconds East, 220.09 feet; thence South 89 degrees 54 minutes 45 seconds West, 33.00 feet; thence South 00 degrees 05 minutes 15 seconds East, 30.00 feet to the point of beginning.

Address: 12600 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22037698.

Legal Description: Lot 64, Strathmoor Subdivision, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Page 22, Wayne County Records.

Address: 12610 Strathmoor Street
Detroit, Michigan 48227

Parcel ID: 22037699-710

Legal Description: Lot 63, and the South 28.45 feet on West line, being the South 106.72 feet on the East line of Lots 60 through 62, Strathmoor Subdivision, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Page 22, Wayne County Records.

Including the right of ways highlighted in Attachment A within the Eligible Property that will be abandoned as part of the Project, as well as all right of ways (active or abandoned) adjacent to the Eligible Property that shall be included in the Plan.

ATTACHMENT C

Project Description

Project Name: Former AMC Headquarters Redevelopment

Project Location:

14250 Plymouth Road	12300 Mark Twain Street	12233 Strathmoor Street
14306 Fullerton Avenue	12310 Mark Twain Street	12241 Strathmoor Street
14310 Fullerton Avenue	12311 Mark Twain Street	12243 Strathmoor Street
12092 Hubbell Avenue	12603 Mark Twain Street	12251 Strathmoor Street
12200 Hubbell Avenue	12610 Mark Twain Street	12261 Strathmoor Street
12230 Hubbell Avenue	12617 Mark Twain Street	12269 Strathmoor Street
12240 Hubbell Avenue	12619 Mark Twain Street	12400 Strathmoor Street
12250 Hubbell Avenue	12625 Mark Twain Street	12600 Strathmoor Street
12252 Hubbell Avenue	12638 Mark Twain Street	12610 Strathmoor Street
12264 Hubbell Avenue	12639 Mark Twain Street	
12270 Hubbell Avenue	12644 Mark Twain Street	
12272 Hubbell Avenue	12101 Strathmoor Street	
12274 Hubbell Avenue	12111 Strathmoor Street	
12400 Hubbell Avenue	12121 Strathmoor Street	
11675 Mark Twain Street	12187 Strathmoor Street	
12245 Mark Twain Street	12201 Strathmoor Street	

Properties are all under contract

City of Detroit, Wayne County, Michigan

Type of Eligible Property: Facility, blighted, and adjacent and contiguous – parcels to be combined.

Total Project Investment: Approximately \$72.1 million

Eligible Activities: Baseline environmental assessment activities, department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and development, preparation and implementation of brownfield plan and work plan.

Reimbursable Costs: \$32,697,754 – Developer will seek reimbursement for the maximum amount of eligible costs approved for eligible activities under this Plan. While there are \$32,697,754 in eligible activities, current projections estimate approximately \$21,798,503 of tax increment revenue will be generated from the Property and available for capture and reimbursement under this Plan.

Years to Complete Payback: 30 years of capture

Base TV/New TV Estimate: Base \$14,256/ New \$14,560,000

Project Overview: NP Detroit Commerce Center, LLC is proposing a development of the Property located in the City of Detroit, Wayne County. The development will include demolition and abatement and preparation of the site for the construction of one to two buildings, comprising approximately 728,000 to 761,000 total square feet of industrial space to be utilized by one or more tenants. The Project will also seek approval of a 12yr PA 198 abatement.

The Property was historically occupied by several commercial entities, including the Kelvinator Corporation which merged with Nash Motors to become Nash-Kelvinator. The company later came to be known American Motors Corporation. Other entities that have occupied portions of the Property are Watson-Rose Manufacturing Company, Ray Jacobs Machinery and J. Lewis Company.

The site is currently not in use and owned by various entities, including the City of Detroit – P&DD, City of Detroit Land Bank Authority and the others listed above and will be acquired by NP Detroit Commerce Center, LLC prior to undertaking the eligible activities contemplated by this Plan on the Property. The site consists of approximately 50 acres over forty-one (41) parcels. The Project includes substantial demolition and abatement in order to prepare the site for construction.

The various parcels are all under contract by the Developer and the plan is to incorporate them into the overall development. Any buildings or debris located on these parcels will be demolished or removed as part of the redevelopment.

The Project is expected to generate approximately \$72.1 million in investment with approximately 350+ new jobs. The Project will significantly improve the site with the presence of a new industrial site that will remove blight, improve infrastructure, increase property taxes, and create new permanent and temporary jobs associated with the redevelopment activities.

ATTACHMENT D

Support Letters



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

April 4, 2022

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

RE: Former AMC Headquarters Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department review and comment on the former AMC Headquarters Redevelopment Plan (the "Plan").

NorthPoint Development, LLC is the project developer ("Developer"). The property is located on the north side of Plymouth Road and east of Strathmoor St., encompassing roughly 34 totaling approximately 56 acres. The Plan includes demolition of the vacant AMC building, infrastructure improvements, and environmental remediation.

The Plan involves the redevelopment of the former AMC Headquarters into at least 500,000 square feet of speculative Class A industrial, suited for advanced manufacturing, assembly, distribution, and logistics. This project is similar in size, scope, and building design to the redevelopment of the former Cadillac Stamping Plant site that is currently being redeveloped by the Developer. The project will have multiple access points to provide efficient circulation around the property, while directing trucks north to Fullerton via Hubbell to limit truck traffic near homes. The property will be screened along Strathmoor St., with offsite improvements to Mallet Playground and Shirley greenway providing additional buffering and landscaping to the east and west of the site. Total investment is estimated at \$66 million.

The review for this redevelopment plan is ongoing. Comments on the latest plan have been forwarded to the developer. The Planning and Development Department recommends conditional approval of the brownfield plan, provided the developer sufficiently addressing our outstanding comments.

Sincerely,

Russell Baltimore
Assistant Director, Design Review

Planning and Development Department

CC: B. Vosburg
C. Capier



**PLANNING AND
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339
www.detroitmi.gov

March 29, 2022

Tim Conder, Vice President
NorthPoint Development
3825 NW 41st Street, Suite 500
Riverside, MO 64150

RE: Tier 2 Community Benefits Ordinance Requirements for NorthPoint Development,
LLC Project at the former AMC Headquarters

Dear Mr. Conder,

As we communicated to you in our letter dated March 16, 2022, PDD has determined that the proposed NorthPoint Development, LLC (“NorthPoint”) project at the former AMC Headquarters at 14250 Plymouth Rd., Detroit, MI 48227 qualifies as a Tier 2 project under the Community Benefits Ordinance (CBO). This letter provides an update on the Tier 2 process and competition status for this project.

I. Tier 2 Project Requirements

Sec. 12-8-4(a): The developer shall... (2) Partner with the Planning Director to address and mitigate negative impacts that the Tier 2 project may have on the community and local residents.

The Planning and Development Department (PDD) has worked closely with your team through PDD’s Design Review process over the past six months to identify and address any negative impacts that the project might have on the surrounding community. The following documents our understanding of those issues and your responses to each:

- A. **Buffering.** Buffering will be provided around all parking areas, particularly where trailer parking and/or loading docks will be visible from the public right-of-way or neighboring residential areas. Off-site improvements to Mallet Playground and Shirley Greenway will be completed to enhance buffers and provide upgraded green space for the neighborhoods on either side of the property.
- B. **Site Access and Circulation.** Truck traffic will be routed primarily along Fullerton to the north, accessing the site from Hubbell to minimize truck traffic near homes. Access to the site from Plymouth will primarily be for visitors and/or employees.
- C. **Parking, Loading, and Outdoor Storage.** Landscaped buffers, detention areas, and/or a wall or fence will provide screening of truck parking areas and loading

docks where noted above. Loading docks are oriented away from Plymouth so that the front façade is not dominated by truck bays.

- D. Building Form and Materials. Building materials and massing will be similar in design and quality to the precedent images submitted to PDD.
- E. Site Plan Review. The project still needs to complete site plan review. PDD review of the site plan is required prior to permitting submittal to BSEED. During that review, PDD will provide comment on any changes to the above as well as any outstanding items noted in our Design Review Comments dated November 11, 2021.

In addition, PDD participated in two public meetings led by NorthPoint to hear resident concerns and answer questions about the project. Community feedback and NorthPoint's responses from those meetings are documented in the Community Outreach Ordinance (COO) Report submitted to Detroit City Council on February 4, 2021.

II. Next Steps

Should you agree that the above accurately reflects the project commitments discussed to date, please sign and return this letter to PDD to complete the Tier 2 process for this project.

Thank you for your investment and commitment to the City of Detroit and we look forward to continuing to work together towards the success of this project. Please reach out if you have any questions.

Sincerely,



Antoine Bryant
Director, Planning and Development Department

CC: Luke Polcyn, Mayor's Office
Aaron Goodman, Planning and Development Department
Julie Connochie, Planning and Development Department
Kenyetta Bridges, Detroit Economic Growth Corporation
Catherine Frazier, Detroit Economic Growth Corporation
Jean Belanger, Detroit Economic Growth Corporation

III. Acknowledgment

Should NorthPoint Development, LLC agree with the commitments detailed in this letter, please sign and date below and return to my office through LaTia Searcy (latsea@detroitmi.gov) and copy Julie Connochie, Industrial Planner (julie.connochie@detroitmi.gov) and Aaron Goodman, Community Benefits Ordinance Manager (goodmana@detroitmi.gov).

Tim Conder

3/31/2022

Signature

Date

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Beverly C. Brown
Signature

4/11/22
Date

Beverly C. Brown
Printed Name

beverlyroute37@yahoo.com
Email Address

11391 Strathmoor
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Cynthia M Carter 4-11-2022
Signature Date

CYNTHIA M CARTER

plannercmw@yahoo.com

9951 Strathmoor

February 4, 2022

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Council Members:

RE: AMC- NorthPoint Development, LLC Proposal

I am writing this letter to request that you help our community by supporting the proposal by NorthPoint LLC to demolish and build a completely new building at the old AMC factory site located at 14250 Plymouth.

I have lived in this community since 1979 about 43 years. I have been the block club president of Thornton Street for most of those years. I am also the President of Paved Way Block Club. I was here when the factory was AMC and later when it was Chrysler. The buildings were maintained, and it was the jewel in our working-class community. This community had a Kmart on Plymouth. We had several grocery stores/cleaners/a veterinary clinic/name brand pizza places. It was a friendly community with varied businesses in the area.

Chrysler made the decision to move out. This whole area seemed to have declined. The building was bought by a man who destroyed the building and sold off the lots to various individuals. The parking lot at Shirley and Plymouth was turned into an illegal truck school. The large parking lot next to the building was illegally being used by a company that had about 20 to 30 or more semi-trucks spewing fumes and leaking oil into the ground.

In addition, the former owner allowed huge monstrous piles of some type of landfill to be put on the property in our residential community. I had to go to The Department of Environment, Great Lakes and Energy (EGLE) the Detroit District Office that was in the Cadillac Building on W. Grand Blvd to have them test the numerous piles of landfill. They tested the materials for me. The test was negative for dangerous chemicals, but the piles are unsightly and need to be removed. They also informed me the current owner was a recently convicted criminal and had been sentenced to 5 years in prison for the illegal things he did at the old AMC plant.

We are still dealing with horrible situations at that abandoned factory. We in the community are continually having to run off corporations and individuals who want to dump all kinds of debris on the sides and behind the plant.

This proposal is a win-win situation. The tower and the rest of the building cannot be saved. They were open to the elements and are now too far gone. A plaque can be put on site there to acknowledge the old building and the beloved tower. I do not see trying to keep this old, dilapidated building and tower because someone who does not live near the building has sentimental value about it. I also feel if some people want to save the building and tower why didn't they do this years ago?

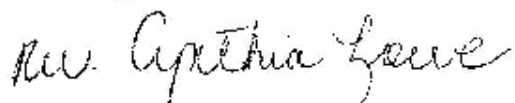
One of the reasons that no other companies would buy the building is because of the asbestos situation. The asbestos needs to be removed. NorthPoint is a company that is experienced and can get the asbestos removed correctly.

The proposed new building is beautiful. The whole proposed plans are just wonderful. The parks will be improved. North Point has agreed to have green space around the area. There will be camera and upgraded lighting to help the community fight the huge amount of illegal dumping on Shirley Street.

But the most important thing is the jobs this project will bring. The location is close to the Plymouth and Schaefer bus lines. It is also close to the Jeffries freeway. People living in this community could walk to work. This plot of land is zoned for industrial use. This is an industrial use that the residents are happy with. The plant will also have employees paying taxes to help the City of Detroit.

To conclude: The City of Detroit is in a revival. This new plant will be this community's revival. Please help us and approve this proposal. If you have any questions for me, please contact me at 313 934-1790 (h) or 313 330 1183 (c).

Sincerely,

A handwritten signature in cursive script that reads "Rev. Cynthia Lowe". The ink is dark and the signature is fluid.

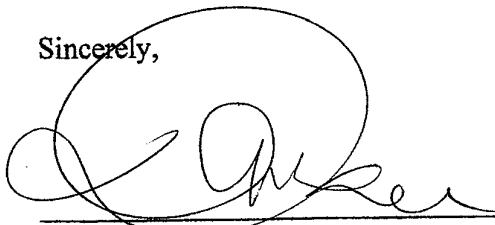
Reverend Cynthia Lowe
Paved Way Block Club

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,



Signature

4/11/22

Date

Daphne M. Lee

Printed Name

11/MARLIES@AOL.COM

Email Address

11311 Strathmore

Home Address

Det. 48227

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Signature Marilyn C. Wingrey Date 4-11-22

Marilyn C Winfrey
Printed Name

Celester@ameritech.net
Email Address

13974 Birwood Detroit, MI 48238
Home Address

February 8, 2022

Detroit City Council

Coleman A. Young Municipal Center
2 Woodward Ave
#1340
Detroit, MI 48226

To the Members of The Detroit City Council,

On behalf of The Longacre Block Club, we lend our full support behind revitalizing The American Motors Building while also improving our neighborhood identity by cleaning up blight, raising home values and creating much needed job opportunities. We are excited about this initiative and look forward to supporting you in the near future.

Sincerely,

Mike Banks
Longacre Block Club Vice President
(313) 687-3687

11724 Coyle Detroit M: 48227
Home Address

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Roger F Gibson
Signature

4/11/22
Date 4/11/2022

Roger Gibson
Printed Name

rogergibson622@gmail.com
Email Address

10105 Elmira
Home Address

February 4, 2022

Dear Members of the Detroit City Council,

As a community leader in the district "7", I support the American Motors Building coming down due to all the negativity that this building has brought to our communities over the years. When driving pass, the deliberated AMC site over the years, I watched it close down and financially destroy our businesses, communities, and neighborhoods. It started the revolving movement for the whole city. It was one of the largest business corporations in Detroit. The residents who live in our communities went to bed crying due to the horrible changes on Plymouth Road and the nightmares that led to broken hearts; to see their favor businesses has close and move away. Some of the residents have moved out of the community. Some stayed so they can tell what it used to be like on Plymouth Road, waiting for things to get better again. As far as my concern the residents that stayed in their homes and fought for their neighborhoods and communities were the ones that were punished and suffered the most.

Demolish the AMC building and ground so we don't have anything to remind us of the years of the building that drove down the value of our homes in our communities. The AMC over the years helped build our community up with new businesses moving in; but when they left and move to Southfield Michigan all the businesses close their doors and left. When they left our community, we didn't get new business. The AMC building became empty and destroyed by scrappers releasing dangerous toxins in our communities and then became an illegal dumping ground. This brought more blight to our communities. Across the GMC building site our children play in the park; they see what going on, we owe them a better quality of life. We want a safe, clean, and prosperous community. Tear the building down for our children, grandchildren and for our futures families. This is our responsibility to make sure we all make the right decision for our futures.

I also support new jobs in Detroit. Detroit was once the largest cities in the United States. Not now. We have to be capable of growth. Our new generation doesn't want to live in an old fashioned, dysfunctional city. Everyone wants to feel safe and secure. We need to bring jobs, cultures, and inspired communities in Detroit and keep our children and residents' living here. Detroit has too many old abandoned structures. We need to build new building s and shopping areas, new water pipes for new businesses. We have to be comparable to the suburbs including infrastructure improvement. Please start with the AMC building site we don't need 1920 pipes and wires. I welcome all the developments to Detroit that will bring quality and economic stability to the communities. New Developments is a great opportunity for Detroit. Thank you.

Shirley Rankin- Evergreen Block Club/Garden- President and Executive Director

Warrendale Community Organization- Board Member

Warrendale Worries Radio Patrol-Patroller

Cody Rouge Community Action Alliance- Member

Community Volunteer Leader

Phone- (313) 248-818-1952

Email- s-rankin22@hotmail.com

An open letter from the AMC-area community to Crain's Detroit Business

The AMC Building needs to be saved? Hey Crain's, what about the neighbors long-suffering in its shadows?

When Mayor Duggan and our local city, county, and state officials announced last week that the crumbling AMC building would finally be cleaned up and a new business employing hundreds would be built in its place, the joy in our neighborhoods was indescribable.

For many years, that monstrous abandoned AMC site has devastated our community, driving down the home values of those who stayed, crippling any effort to rebuild commercial businesses on Plymouth, and permanently affecting our children's view of the neighborhood where they are being raised.

That's why we were shocked and angered by the insensitive Crain's Editorial: "The AMC Complex is Worth Saving." The families who have suffered for decades from the decay of the AMC site read with disbelief Crain's romantic description of this "Art-Deco neighborhood landmark."

So whose history is Crain's demanding we preserve?

The history told by the many multi-generational families who live here is very different. This complex was originally built in the 1920's in what was then a white-only section of Detroit, where racial segregation was enforced by restrictive deed covenants and "citizen improvement" associations.

When black residents began migrating to this neighborhood, corporate investment fled. As Mayor Coleman A. Young was being elected Detroit's first Black Mayor in 1973, AMC suddenly announced it was moving its headquarters to a new building it was constructing in Southfield. The message was clear.

That 1.5 million square foot building steadily emptied in the years that followed, choking the economic vitality from our once-proud Plymouth corridor. The small businesses and shops that defined our neighborhood started closing, one after another. So many residents were driven out, local schools closed, further depressing the community.

When Chrysler moved the final employees out in 2009, we thought our neighborhood had hit bottom. We were wrong.

Chrysler sold the property to a chop shop operator who began rapidly stripping the building of every bit of steel, copper, and other material of value. We literally watched this giant hulk crumble before our eyes.

That owner scrapped the building so recklessly, he released high levels of asbestos, refrigerator coolant, and other dangerous toxins into our neighborhood. He was stopped only by a federal conviction and two-year prison sentence for spewing illegal air pollutants.

When the building owner was sentenced to prison in 2013, we thought our neighborhood had hit rock bottom. We were wrong.

The site was left totally abandoned and quickly became Detroit's center of illegal dumping, with trucks coming in and out all hours of the night. Our children's neighborhood park looked directly into the AMC property and 30 acres of unspeakable blight. With Detroit in bankruptcy and a \$10 million estimated AMC clean-up bill, our neighborhood felt completely abandoned.

This is our history of the “neighborhood landmark” Crain’s wants to preserve. It’s a history of environmental racism.

But in recent years, hope emerged. Mayor Duggan got control of the site, began removing the illegal dumping, acquired 8 acres of another adjacent abandoned site, and announced an agreement with a developer who will spend their money for the \$10 million clean-up, bringing a major new employer to our neighborhood.

Our excitement grew when we learned the new buyer was NorthPoint, the company that earlier this year demolished the 1 million square foot abandoned Cadillac Stamping plant on Conner. The demolition was done by a Black-owned company employing Detroiters. On that site is already rising a new Lear seating plant with 400 good paying jobs with benefits. Most importantly, all of those 400 jobs will be offered first to Detroiters.

With NorthPoint’s track record, we can expect a site of terrible blight to soon become a site of real opportunity for our residents.

Crain’s remained completely silent for decades as our neighborhood suffered from the deterioration of the AMC site. Now that we finally have hope, Crain’s speaks up. But not for safety and well-being of our residents.

So we are going to speak up loudly and clearly for ourselves: our lives matter. Our children’s futures matter. They matter more than saving a crumbling, segregation-era, abandoned building.

We won’t sit by while outsiders who couldn’t find our neighborhood without a map, presume to tell us how much we should value their precious “Art-deco neighborhood landmark.”

Sincerely,

Karen Whitsett, State Representative
Leela Hughes, Paveway Block Club
Rev. Cynthia Lowe, Paveway Block Club
Willie Dickerson, Pride Area Community Association
Police Commissioner William Davis, Barton McFarland
Loraine Dixon, Manor Community Association
Gregory Waller, Cheyenne Mackenzie Littlefield Block Club
Pastor QuanTez Pressley, Third New Hope Baptist Church
Mike Saad, Starters Bar & Grill
Pastor Everette Jennings, New Providence Baptist Church
Marcia George, Rutland Plymouth through Chicago Association
Shirley Rankin, Evergreen Block Club
Sylvia Roland, Greenview Block Club
Veronica Armstead, Brace Street Block Club
Angy Webb, Joy Community Association

February 8, 2022

Detroit City Council

Coleman A. Young Municipal Center
2 Woodward Ave
#1340
Detroit, MI 48226

To the Esteemed Members of the Detroit City Council,

I am writing this letter to express my support for the efforts to redevelop the old American Motors Building, a project that in turn, will improve our neighborhoods and provide good paying jobs to our fellow Detroiters. As the President of Greenview (Warren and Sawyer) Block Club I can tell you that the members of our community work very hard every day for change. We believe in unity, in coming together to create a community that enables everyone to thrive. An effort like this is exactly what we've been striving towards and I am not the only one who is relieved to finally see it coming to fruition.

When I first heard that the old American Motors Building would finally be coming down, I was overjoyed. As a longtime member of this community, I've seen firsthand the devastation that the crumbling AMC Building has brought with it. What was indeed, once a beautiful building and a center of economic life in our community has become an eyesore and an environmental catastrophe, harming the health of those of us who live nearby. As local businesses and schools closed, the building was carelessly ransacked – scrapped for useful metals and materials. In doing so, toxins and pollutants were released into the air and soil, including asbestos and even refrigerator coolant. When the scrappers finally moved out, the building became a site for illegal dumping, the blight getting worse by the day. As the years went on, we watched as the situation only became more and more dire.

But with the news that NorthPoint would be moving in to not only take control of the site but demolish it entirely and rebuild something new in its place, I was absolutely ecstatic. Not only has this company completed impressive projects at other sites in the past, but they've also shown to have a good track record of hiring local employees to complete the job. While this new development will bring beauty and new hope to our neighborhood, it will also bring new jobs and opportunities to Detroiters, and I couldn't be more excited.

In summary, this important effort by the City of Detroit in partnership with NorthPoint is one that will bring nothing but good to our community. This project is one that is long overdue. It's time to demolish the abandoned American Motors Building so that something new can be built in its place, something that will bring new jobs to our fellow Detroiters, new opportunities for our children, and new hope for our community. This is the start of something great for our neighborhood, and I am in full support of the redevelopment of the AMC Complex for a brighter and more prosperous future. If you have any questions, I can be reached at (313) 673-1338 and mrs.successful@yahoo.com.

Sincerely,

Sylvia Roland
President of Greenview (Warren and Sawyer) Block Club

February 7, 2022

Dear Sir/Madam:

My name is Veronica Armstead, President of the Brace Street Block Club. I would first like to thank Representative Karen Whitsett for all her hard work and diligence working with District 7 to bring a safe, clean and uplifting environment to our community.

As a community leader my block club and myself, which includes over 200 residents agree with the demolition of the AMC building and the possibility of new jobs for Detroiters with the reconstruction of new businesses in its place.

Please let this letter serve as written support of the efforts of Representative Karen Whitsett connected to this project.

Thank you.

A handwritten signature in black ink, appearing to read 'Veronica Armstead', with a large, stylized flourish extending from the end of the name.

Veronica Armstead, President Brace Street Block Club

cc: file

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue #1310
Detroit, MI 48226

Dear City of Detroit Councilmembers,

As a community member of District 7, I support the demolition of the AMC Headquarters, remediation of contamination, and construction of the new facility proposed by NorthPoint Development. I hope that the councilmembers will please take into consideration my endorsement for this project.

Sincerely,

Willie E. Dickerson
Signature Date

Willie E. Dickerson
Printed Name

pacPresident@yahoo.com
Email Address

12223 Northwell : 48227
Home Address

ATTACHMENT E

Estimated Cost of Eligible Activities Table

ESTIMATED COST OF ELIGIBLE ACTIVITIES

Description of Eligible Activities	Estimated Cost
EGLE Eligible Activities	
1. Baseline Environmental Assessment Activities	\$300,000
2. Department Specific Activities – transportation and disposal of contaminated soils, vapor mitigation system (local only), storm water management, UST removal and associated product disposal under Parts 211 and 213, and oversight/project management	\$11,675,873
<i>Subtotal EGLE Eligible Activities</i>	<i>\$11,975,873</i>
3. Contingency (15%) – Excludes BEA Costs	\$1,751,381
4. Brownfield/Work Plan Preparation, Development and Implementation	\$15,000
Total EGLE Eligible Activities	\$13,742,254
MSF Eligible Activities	
5. Demolition and Lead and Asbestos Abatement	\$14,470,000
6. Site Preparation – dewatering, temporary fencing, temporary security, temporary traffic control, temporary facility, clearing and grubbing, mass grading and land balancing, staking, erosion control, geotechnical testing, utility relocation	\$1,000,000
7. Infrastructure Improvements – Sidewalks, curb/gutter, landscaping and street/road improvements in the public ROW	\$1,000,000
<i>Subtotal MSF Eligible Activities</i>	<i>\$16,470,000</i>
8. Contingency (15%)	\$2,470,500
9. Brownfield/Work Plan Preparation, Development and Implementation	\$15,000
Total MSF Eligible Activities	\$18,955,500
Total Estimated Cost of Eligible Activities Conducted by Developer*	\$32,697,754
10. State Brownfield Revolving Fund	\$1,232,594
11. DBRA Administrative Fees	\$4,064,311
12. Local Brownfield Revolving Fund	\$0
Total Eligible Activities Cost	\$37,994,659

*Project is applying for an EGLE Grant in the amount of \$1,000,000 and any eligible costs covered by Grant funds will not be submitted for reimbursement under this Plan. Developer is requesting reimbursement of the \$32,697,754 while projected TIF reimbursement in the Plan is \$21,798,503.

ATTACHMENT F

TIF Tables

Tax Increment Revenue Capture Estimates for NP Detroit Commerce Center, LLC
Detroit, Michigan
March 28, 2022

Estimated Taxable Value (TV) Increase Rate:		1.00%			PA 198 Abatement Period																		
Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19				
Calendar Year	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040				
Base Taxable Value	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256				
Estimated New TV	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,560,000	\$ 14,705,600	\$ 14,852,656	\$ 15,001,183	\$ 15,151,194	\$ 15,302,706	\$ 15,455,733	\$ 15,610,291	\$ 15,766,394	\$ 15,924,058	\$ 16,083,298	\$ 16,244,131	\$ 16,406,572	\$ 16,570,638	\$ 16,736,345	\$ 16,903,708				
Incremental Difference (New TV - Base TV)	\$ -	\$ -	\$ -	\$ 14,545,744	\$ 14,691,344	\$ 14,838,400	\$ 14,986,927	\$ 15,136,938	\$ 15,288,450	\$ 15,441,477	\$ 15,596,035	\$ 15,752,138	\$ 15,909,802	\$ 16,069,042	\$ 16,229,875	\$ 16,392,316	\$ 16,556,382	\$ 16,722,089	\$ 16,889,452				

School Capture	Millage Rate																		
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ -	\$ 87,274	\$ 88,148	\$ 89,030	\$ 89,922	\$ 90,822	\$ 91,731	\$ 92,649	\$ 93,576	\$ 94,513	\$ 95,459	\$ 96,414	\$ 97,379	\$ 98,354	\$ 99,338	\$ 100,333
School Operating Tax	16.8579	\$ -	\$ -	\$ -	\$ 122,605	\$ 123,833	\$ 125,072	\$ 126,324	\$ 127,588	\$ 128,866	\$ 130,155	\$ 131,458	\$ 132,774	\$ 134,103	\$ 135,445	\$ 136,801	\$ 276,340	\$ 279,106	\$ 281,899
School Total	22.8579	\$ -	\$ -	\$ -	\$ 209,880	\$ 211,981	\$ 214,103	\$ 216,246	\$ 218,410	\$ 220,596	\$ 222,804	\$ 225,034	\$ 227,287	\$ 229,562	\$ 231,859	\$ 234,180	\$ 374,694	\$ 378,444	\$ 382,232

Local Capture	Millage Rate																		
City General Op	19.9520	\$ -	\$ -	\$ -	\$ 145,108	\$ 146,561	\$ 148,028	\$ 149,510	\$ 151,006	\$ 152,518	\$ 154,044	\$ 155,586	\$ 157,143	\$ 158,716	\$ 160,305	\$ 161,909	\$ 327,059	\$ 330,333	\$ 333,639
Wayne County Op	5.6347	\$ -	\$ -	\$ -	\$ 40,980	\$ 41,391	\$ 41,805	\$ 42,223	\$ 42,646	\$ 43,073	\$ 43,504	\$ 43,939	\$ 44,379	\$ 44,823	\$ 45,272	\$ 45,725	\$ 92,366	\$ 93,290	\$ 94,224
Huron Clinton MA	0.2089	\$ -	\$ -	\$ -	\$ 1,519	\$ 1,535	\$ 1,550	\$ 1,565	\$ 1,581	\$ 1,597	\$ 1,613	\$ 1,629	\$ 1,645	\$ 1,662	\$ 1,678	\$ 1,695	\$ 3,424	\$ 3,459	\$ 3,493
Wayne County Jail	0.9358	\$ -	\$ -	\$ -	\$ 6,806	\$ 6,874	\$ 6,943	\$ 7,012	\$ 7,083	\$ 7,153	\$ 7,225	\$ 7,297	\$ 7,370	\$ 7,444	\$ 7,519	\$ 7,594	\$ 15,340	\$ 15,493	\$ 15,649
Library	4.6307	\$ -	\$ -	\$ -	\$ 33,678	\$ 34,016	\$ 34,356	\$ 34,700	\$ 35,047	\$ 35,398	\$ 35,752	\$ 36,110	\$ 36,472	\$ 36,837	\$ 37,205	\$ 37,578	\$ 75,908	\$ 76,668	\$ 77,435
Wayne County Parks	0.2453	\$ -	\$ -	\$ -	\$ 1,784	\$ 1,802	\$ 1,820	\$ 1,838	\$ 1,857	\$ 1,875	\$ 1,894	\$ 1,913	\$ 1,932	\$ 1,951	\$ 1,971	\$ 1,991	\$ 4,021	\$ 4,061	\$ 4,102
Wayne County Community College	3.2378	\$ -	\$ -	\$ -	\$ 23,548	\$ 23,784	\$ 24,022	\$ 24,262	\$ 24,505	\$ 24,750	\$ 24,998	\$ 25,248	\$ 25,501	\$ 25,756	\$ 26,014	\$ 26,275	\$ 53,075	\$ 53,606	\$ 54,143
Wayne County	0.9873	\$ -	\$ -	\$ -	\$ 7,181	\$ 7,252	\$ 7,325	\$ 7,398	\$ 7,472	\$ 7,547	\$ 7,623	\$ 7,699	\$ 7,776	\$ 7,854	\$ 7,932	\$ 8,012	\$ 16,184	\$ 16,346	\$ 16,510
County ISD Spec Ed	3.3596	\$ -	\$ -	\$ -	\$ 24,434	\$ 24,679	\$ 24,926	\$ 25,175	\$ 25,427	\$ 25,682	\$ 25,939	\$ 26,198	\$ 26,460	\$ 26,725	\$ 26,993	\$ 27,263	\$ 55,072	\$ 55,623	\$ 56,180
County ISD Enhancement	1.9962	\$ -	\$ -	\$ -	\$ 14,518	\$ 14,663	\$ 14,810	\$ 14,958	\$ 15,108	\$ 15,259	\$ 15,412	\$ 15,566	\$ 15,722	\$ 15,880	\$ 16,039	\$ 16,199	\$ 32,722	\$ 33,050	\$ 33,381
County ISD Oper	0.0962	\$ -	\$ -	\$ -	\$ 700	\$ 707	\$ 714	\$ 721	\$ 728	\$ 735	\$ 743	\$ 750	\$ 758	\$ 765	\$ 773	\$ 781	\$ 1,577	\$ 1,593	\$ 1,609
Local Total	41.2845	\$ -	\$ -	\$ -	\$ 300,257	\$ 303,262	\$ 306,298	\$ 309,364	\$ 312,460	\$ 315,588	\$ 318,747	\$ 321,937	\$ 325,160	\$ 328,414	\$ 331,701	\$ 335,021	\$ 676,749	\$ 683,522	\$ 690,363

Non-Capturable Millages	Millage Rate																		
Zoo Authority	0.0997	\$ -	\$ -	\$ -	\$ 725	\$ 732	\$ 740	\$ 747	\$ 755	\$ 762	\$ 770	\$ 777	\$ 785	\$ 793	\$ 801	\$ 809	\$ 1,634	\$ 1,651	\$ 1,667
Art Institute	0.1995	\$ -	\$ -	\$ -	\$ 1,451	\$ 1,465	\$ 1,480	\$ 1,495	\$ 1,510	\$ 1,525	\$ 1,540	\$ 1,556	\$ 1,571	\$ 1,587	\$ 1,603	\$ 1,619	\$ 3,270	\$ 3,303	\$ 3,336
School Debt	13.0000	\$ -	\$ -	\$ -	\$ 94,547	\$ 95,494	\$ 96,450	\$ 97,415	\$ 98,390	\$ 99,375	\$ 100,370	\$ 101,374	\$ 102,389	\$ 103,414	\$ 104,449	\$ 105,494	\$ 213,100	\$ 215,233	\$ 217,387
City Debt	9.0000	\$ -	\$ -	\$ -	\$ 65,456	\$ 66,111	\$ 66,773	\$ 67,441	\$ 68,116	\$ 68,798	\$ 69,487	\$ 70,182	\$ 70,885	\$ 71,594	\$ 72,311	\$ 73,034	\$ 147,531	\$ 149,007	\$ 150,499
Total Non-Capturable Taxes	22.2992	\$ -	\$ -	\$ -	\$ 162,179	\$ 163,803	\$ 165,442	\$ 167,098	\$ 168,771	\$ 170,460	\$ 172,166	\$ 173,890	\$ 175,630	\$ 177,388	\$ 179,163	\$ 180,957	\$ 365,536	\$ 369,194	\$ 372,889

Total Tax Increment Revenue (TIR) Available for Capture	\$ -	\$ -	\$ -	\$ 510,137	\$ 515,243	\$ 520,400	\$ 525,609	\$ 530,871	\$ 536,184	\$ 541,551	\$ 546,972	\$ 552,446	\$ 557,976	\$ 563,561	\$ 569,201	\$ 1,051,443	\$ 1,061,966	\$ 1,072,595	\$ 1,083,330
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Footnotes:
Assumes new taxable value based on proposed build out,
plus 1% annual inflation increases thereafter
Assumes millage rate remains the same
Assumes 12yr PA 198 Abatement w/out 6 mill SET

Tax Increment Revenue Capture Estimates for NP Detroit Commerce Center, LLC
Detroit, Michigan
March 28, 2022

Estimated Taxable Value (TV) Increase Rate:

	Plan Year	20	21	22	23	24	25	26	27	28	29	30	31	32	33	TOTAL
	Calendar Year	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Base Taxable Value	\$	14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256	\$ 14,256
Estimated New TV	\$	17,072,745	\$ 17,243,473	\$ 17,415,907	\$ 17,590,066	\$ 17,765,967	\$ 17,943,627	\$ 18,123,063	\$ 18,304,294	\$ 18,487,336	\$ 18,672,210	\$ 18,858,932	\$ 19,047,521	\$ 19,237,996	\$ 19,430,376	\$ 19,430,376
Incremental Difference (New TV - Base TV)	\$	17,058,489	\$ 17,229,217	\$ 17,401,651	\$ 17,575,810	\$ 17,751,711	\$ 17,929,371	\$ 18,108,807	\$ 18,290,038	\$ 18,473,080	\$ 18,657,954	\$ 18,844,676	\$ 19,033,265	\$ 19,223,740	\$ 19,416,120	\$ 19,416,120
School Capture	Millage Rate															
State Education Tax (SET)	6.0000	\$ 102,351	\$ 103,375	\$ 104,410	\$ 105,455	\$ 106,510	\$ 107,576	\$ 108,653	\$ 109,740	\$ 110,838	\$ 111,948	\$ 113,068	\$ 114,200	\$ 115,342	\$ 116,497	\$ 3,036,242
School Operating Tax	16.8579	\$ 287,570	\$ 290,448	\$ 293,355	\$ 296,291	\$ 299,257	\$ 302,252	\$ 305,276	\$ 308,332	\$ 311,417	\$ 314,534	\$ 317,682	\$ 320,861	\$ 324,072	\$ 327,315	\$ 6,975,753
School Total	22.8579	\$ 389,921	\$ 393,824	\$ 397,765	\$ 401,746	\$ 405,767	\$ 409,828	\$ 413,929	\$ 418,072	\$ 422,256	\$ 426,482	\$ 430,750	\$ 435,060	\$ 439,414	\$ 443,812	\$ 10,011,995
Local Capture	Millage Rate															
City General Op	19.9520	\$ 340,351	\$ 343,757	\$ 347,198	\$ 350,673	\$ 354,182	\$ 357,727	\$ 361,307	\$ 364,923	\$ 368,575	\$ 372,263	\$ 375,989	\$ 379,752	\$ 383,552	\$ 387,390	\$ 8,256,083
Wayne County Op	5.6347	\$ 96,119	\$ 97,081	\$ 98,053	\$ 99,034	\$ 100,026	\$ 101,027	\$ 102,038	\$ 103,059	\$ 104,090	\$ 105,132	\$ 106,184	\$ 107,247	\$ 108,320	\$ 109,404	\$ 2,331,623
Huron Clinton MA	0.2089	\$ 3,564	\$ 3,599	\$ 3,635	\$ 3,672	\$ 3,708	\$ 3,745	\$ 3,783	\$ 3,821	\$ 3,859	\$ 3,898	\$ 3,937	\$ 3,976	\$ 4,016	\$ 4,056	\$ 86,442
Wayne County Jail	0.9358	\$ 15,963	\$ 16,123	\$ 16,284	\$ 16,447	\$ 16,612	\$ 16,778	\$ 16,946	\$ 17,116	\$ 17,287	\$ 17,460	\$ 17,635	\$ 17,811	\$ 17,990	\$ 18,170	\$ 387,231
Library	4.6307	\$ 78,993	\$ 79,783	\$ 80,582	\$ 81,388	\$ 82,203	\$ 83,026	\$ 83,856	\$ 84,696	\$ 85,543	\$ 86,399	\$ 87,264	\$ 88,137	\$ 89,019	\$ 89,910	\$ 1,916,171
Wayne County Parks	0.2453	\$ 4,184	\$ 4,226	\$ 4,269	\$ 4,311	\$ 4,354	\$ 4,398	\$ 4,442	\$ 4,487	\$ 4,531	\$ 4,577	\$ 4,623	\$ 4,669	\$ 4,716	\$ 4,763	\$ 101,504
Wayne County Community College	3.2378	\$ 55,232	\$ 55,785	\$ 56,343	\$ 56,907	\$ 57,476	\$ 58,052	\$ 58,633	\$ 59,219	\$ 59,812	\$ 60,411	\$ 61,015	\$ 61,626	\$ 62,243	\$ 62,866	\$ 1,339,793
Wayne County	0.9873	\$ 16,842	\$ 17,010	\$ 17,181	\$ 17,353	\$ 17,526	\$ 17,702	\$ 17,879	\$ 18,058	\$ 18,238	\$ 18,421	\$ 18,605	\$ 18,792	\$ 18,980	\$ 19,170	\$ 408,542
County ISD Spec Ed	3.3596	\$ 57,310	\$ 57,883	\$ 58,463	\$ 59,048	\$ 59,639	\$ 60,236	\$ 60,838	\$ 61,447	\$ 62,062	\$ 62,683	\$ 63,311	\$ 63,944	\$ 64,584	\$ 65,230	\$ 1,390,193
County ISD Enhancement	1.9962	\$ 34,052	\$ 34,393	\$ 34,737	\$ 35,085	\$ 35,436	\$ 35,791	\$ 36,149	\$ 36,511	\$ 36,876	\$ 37,245	\$ 37,618	\$ 37,994	\$ 38,374	\$ 38,758	\$ 826,022
County ISD Oper	0.0962	\$ 1,641	\$ 1,657	\$ 1,674	\$ 1,691	\$ 1,708	\$ 1,725	\$ 1,742	\$ 1,760	\$ 1,777	\$ 1,795	\$ 1,813	\$ 1,831	\$ 1,849	\$ 1,868	\$ 39,807
Local Total	41.2845	\$ 704,251	\$ 711,300	\$ 718,418	\$ 725,609	\$ 732,871	\$ 740,205	\$ 747,613	\$ 755,095	\$ 762,652	\$ 770,284	\$ 777,993	\$ 785,779	\$ 793,643	\$ 801,585	\$ 17,083,413
Non-Capturable Millages	Millage Rate															
Zoo Authority	0.0997	\$ 1,701	\$ 1,718	\$ 1,735	\$ 1,752	\$ 1,770	\$ 1,788	\$ 1,805	\$ 1,824	\$ 1,842	\$ 1,860	\$ 1,879	\$ 1,898	\$ 1,917	\$ 1,936	\$ 41,256
Art Institute	0.1995	\$ 3,403	\$ 3,437	\$ 3,472	\$ 3,506	\$ 3,541	\$ 3,577	\$ 3,613	\$ 3,649	\$ 3,685	\$ 3,722	\$ 3,760	\$ 3,797	\$ 3,835	\$ 3,874	\$ 82,553
School Debt	13.0000	\$ 221,760	\$ 223,980	\$ 226,221	\$ 228,486	\$ 230,772	\$ 233,082	\$ 235,414	\$ 237,770	\$ 240,150	\$ 242,553	\$ 244,981	\$ 247,432	\$ 249,909	\$ 252,410	\$ 5,379,364
City Debt	9.0000	\$ 153,526	\$ 155,063	\$ 156,615	\$ 158,182	\$ 159,765	\$ 161,364	\$ 162,979	\$ 164,610	\$ 166,258	\$ 167,922	\$ 169,602	\$ 171,299	\$ 173,014	\$ 174,745	\$ 3,724,175
Total Non-Capturable Taxes	22.2992	\$ 380,391	\$ 384,198	\$ 388,043	\$ 391,927	\$ 395,849	\$ 399,811	\$ 403,812	\$ 407,853	\$ 411,935	\$ 416,057	\$ 420,221	\$ 424,427	\$ 428,674	\$ 432,964	\$ 9,227,348
Total Tax Increment Revenue (TIR) Available for Capture	\$	1,094,172	\$ 1,105,123	\$ 1,116,184	\$ 1,127,355	\$ 1,138,637	\$ 1,150,033	\$ 1,161,542	\$ 1,173,167	\$ 1,184,908	\$ 1,196,766	\$ 1,208,743	\$ 1,220,839	\$ 1,233,057	\$ 1,245,397	\$ 27,095,408

Footnotes:
Assumes new taxable value based on proposed build out,
plus 1% annual inflation increases thereafter
Assumes millage rate remains the same
Assumes 12yr PA 198 Abatement w/out 6 mill SET

Tax Increment Financing Reimbursement Table
NP Detroit Commerce Center, LLC
Detroit, Michigan
March 28, 2022

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	40.3%	\$ 8,779,401	\$ -	\$ 8,779,401
Local	59.7%	\$ 13,019,102	\$ -	\$ 13,019,102
TOTAL		\$ 21,798,503		\$ 21,798,503
EGLE		\$ 9,161,503	\$ -	\$ 9,161,503
MSF		\$ 12,637,000	\$ -	\$ 12,637,000

Estimated Total
Years of Plan: 34

Estimated Capture	\$ 27,095,408
Administrative Fees	\$ 4,064,311
State Revolving Fund	\$ 1,232,594
LBRF	\$ -

				PA 198 Abatement Period															
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Total State Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 209,880	\$ 211,981	\$ 214,103	\$ 216,246	\$ 218,410	\$ 220,596	\$ 222,804	\$ 225,034	\$ 227,287	\$ 229,562	\$ 231,859	\$ 234,180	\$ 374,694	\$ 378,444
State Brownfield Revolving Fund (50% of SET)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (43,637)	\$ (44,074)	\$ (44,515)	\$ (44,961)	\$ (45,411)	\$ (45,865)	\$ (46,324)	\$ (46,788)	\$ (47,256)	\$ (47,729)	\$ (48,207)	\$ (48,690)	\$ (49,177)	\$ (49,669)
State TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 166,243	\$ 167,907	\$ 169,587	\$ 171,285	\$ 172,999	\$ 174,731	\$ 176,480	\$ 178,246	\$ 180,030	\$ 181,832	\$ 183,652	\$ 185,490	\$ 325,517	\$ 328,775
Total Local Incremental Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,257	\$ 303,262	\$ 306,298	\$ 309,364	\$ 312,460	\$ 315,588	\$ 318,747	\$ 321,937	\$ 325,160	\$ 328,414	\$ 331,701	\$ 335,021	\$ 676,749	\$ 683,522
BRA Administrative Fee (15%)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (76,521)	\$ (77,286)	\$ (78,060)	\$ (78,841)	\$ (79,631)	\$ (80,428)	\$ (81,233)	\$ (82,046)	\$ (82,867)	\$ (83,696)	\$ (84,534)	\$ (85,380)	\$ (157,716)	\$ (159,295)
Local TIR Available for Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 223,736	\$ 225,976	\$ 228,238	\$ 230,522	\$ 232,830	\$ 235,160	\$ 237,514	\$ 239,891	\$ 242,293	\$ 244,718	\$ 247,167	\$ 249,641	\$ 519,032	\$ 524,227
Total State & Local TIR Available	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 389,979	\$ 393,883	\$ 397,825	\$ 401,807	\$ 405,829	\$ 409,891	\$ 413,994	\$ 418,138	\$ 422,323	\$ 426,550	\$ 430,819	\$ 435,131	\$ 844,549	\$ 853,002
DEVELOPER	Beginning Balance																		
DEVELOPER Reimbursement Balance	\$ 32,697,754	\$ 32,697,754	\$ 32,697,754	\$ 32,697,754	\$ 32,697,754	\$ 32,697,754	\$ 32,307,775	\$ 31,913,892	\$ 31,516,067	\$ 31,114,260	\$ 30,708,431	\$ 30,298,539	\$ 29,884,545	\$ 29,466,408	\$ 29,044,085	\$ 28,617,535	\$ 28,186,715	\$ 27,751,584	\$ 26,907,035
MSF Non-Environmental Costs	\$ 18,955,500	\$ 18,955,500	\$ 18,955,500	\$ 18,955,500	\$ 18,955,500	\$ 18,955,500	\$ 18,729,422	\$ 18,501,081	\$ 18,270,454	\$ 18,037,519	\$ 17,802,252	\$ 17,564,630	\$ 17,324,630	\$ 17,082,228	\$ 16,837,399	\$ 16,590,120	\$ 16,340,366	\$ 16,088,113	\$ 15,598,512
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 96,374	\$ 97,339	\$ 98,313	\$ 99,297	\$ 100,291	\$ 101,295	\$ 102,309	\$ 103,333	\$ 104,367	\$ 105,412	\$ 106,467	\$ 107,532	\$ 188,708	\$ 190,597
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 129,704	\$ 131,002	\$ 132,314	\$ 133,638	\$ 134,976	\$ 136,327	\$ 137,691	\$ 139,070	\$ 140,462	\$ 141,867	\$ 143,287	\$ 144,722	\$ 300,893	\$ 303,904
Total MSF Reimbursement Balance		\$ 18,955,500	\$ 18,955,500	\$ 18,955,500	\$ 18,955,500	\$ 18,729,422	\$ 18,501,081	\$ 18,270,454	\$ 18,037,519	\$ 17,802,252	\$ 17,564,630	\$ 17,324,630	\$ 17,082,228	\$ 16,837,399	\$ 16,590,120	\$ 16,340,366	\$ 16,088,113	\$ 15,598,512	\$ 15,104,010
EGLE Environmental Costs	\$ 13,742,254	\$ 13,742,254	\$ 13,742,254	\$ 13,742,254	\$ 13,742,254	\$ 13,742,254	\$ 13,578,353	\$ 13,412,812	\$ 13,245,613	\$ 13,076,741	\$ 12,906,179	\$ 12,733,909	\$ 12,559,915	\$ 12,384,180	\$ 12,206,685	\$ 12,027,414	\$ 11,846,349	\$ 11,663,471	\$ 11,308,523
State Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 69,869	\$ 70,568	\$ 71,274	\$ 71,988	\$ 72,708	\$ 73,436	\$ 74,171	\$ 74,914	\$ 75,663	\$ 76,421	\$ 77,186	\$ 77,958	\$ 136,809	\$ 138,178
Local Tax Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 94,032	\$ 94,973	\$ 95,924	\$ 96,884	\$ 97,854	\$ 98,834	\$ 99,823	\$ 100,822	\$ 101,831	\$ 102,850	\$ 103,880	\$ 104,919	\$ 218,140	\$ 220,323
Total EGLE Reimbursement Balance		\$ 13,742,254	\$ 13,742,254	\$ 13,742,254	\$ 13,742,254	\$ 13,578,353	\$ 13,412,812	\$ 13,245,613	\$ 13,076,741	\$ 12,906,179	\$ 12,733,909	\$ 12,559,915	\$ 12,384,180	\$ 12,206,685	\$ 12,027,414	\$ 11,846,349	\$ 11,663,471	\$ 11,308,523	\$ 10,950,022
Local Only Costs		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement		\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Annual Developer Reimbursement		\$ -	\$ -	\$ -	\$ -	\$ 389,979	\$ 393,883	\$ 397,825	\$ 401,807	\$ 405,829	\$ 409,891	\$ 413,994	\$ 418,138	\$ 422,323	\$ 426,550	\$ 430,819	\$ 435,131	\$ 844,549	\$ 853,002

LOCAL BROWNFIELD REVOLVING FUN

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture																			

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

Footnotes:
(1) Assumes taxable value increases based on proposed build out, plus 1% annual increases for inflation thereafter. 2025 is the first year of TIF Capture and reimbursements are shown with a one year delay.
(2) Assumes Millage Rates remain constant.
(3) Assumes 12yr PA 198 w/out 6 mill SET abatement.
Total Eligible Activities are \$32,697,754 and current projections show that \$21,798,503 are reimbursed.

Tax Increment Financing Reimbursement Table
NP Detroit Commerce Center, LLC
Detroit, Michigan
March 28, 2022

	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	TOTAL
Total State Incremental Revenue	\$ 382,232	\$ 386,057	\$ 389,921	\$ 393,824	\$ 397,765	\$ 401,746	\$ 405,767	\$ 409,828	\$ 413,929	\$ 418,072	\$ 422,256	\$ 426,482	\$ 430,750	\$ 435,060	\$ 439,414	\$ 443,812	\$ 10,011,995
State Brownfield Revolving Fund (50% of SET)	\$ (50,166)	\$ (50,668)	\$ (51,175)	\$ (51,688)	\$ (52,205)	\$ (52,727)	\$ (53,255)	\$ (53,788)	\$ (54,326)	\$ (54,870)	\$ (55,419)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (1,232,594)
State TIR Available for Reimbursement	\$ 332,066	\$ 335,389	\$ 338,746	\$ 342,136	\$ 345,560	\$ 349,019	\$ 352,512	\$ 356,040	\$ 359,603	\$ 363,202	\$ 366,837	\$ 426,482	\$ 430,750	\$ 435,060	\$ 439,414	\$ 443,812	\$ 8,779,401
Total Local Incremental Revenue	\$ 690,363	\$ 697,273	\$ 704,251	\$ 711,300	\$ 718,418	\$ 725,609	\$ 732,871	\$ 740,205	\$ 747,613	\$ 755,095	\$ 762,652	\$ 770,284	\$ 777,993	\$ 785,779	\$ 793,643	\$ 801,585	\$ 17,083,413
BRA Administrative Fee (15%)	\$ (160,889)	\$ (162,499)	\$ (164,126)	\$ (165,768)	\$ (167,428)	\$ (169,103)	\$ (170,796)	\$ (172,505)	\$ (174,231)	\$ (175,975)	\$ (177,736)	\$ (179,515)	\$ (181,311)	\$ (183,126)	\$ (184,959)	\$ (186,809)	\$ (4,064,311)
Local TIR Available for Reimbursement	\$ 529,474	\$ 534,773	\$ 540,125	\$ 545,531	\$ 550,991	\$ 556,505	\$ 562,075	\$ 567,700	\$ 573,382	\$ 579,120	\$ 584,916	\$ 590,769	\$ 596,682	\$ 602,653	\$ 608,684	\$ 614,775	\$ 13,019,102
Total State & Local TIR Available	\$ 861,539	\$ 870,162	\$ 878,871	\$ 887,667	\$ 896,551	\$ 905,524	\$ 914,587	\$ 923,740	\$ 932,985	\$ 942,322	\$ 951,752	\$ 1,017,251	\$ 1,027,431	\$ 1,037,713	\$ 1,048,098	\$ 1,058,587	\$ 21,798,503
DEVELOPER																	
DEVELOPER Reimbursement Balance	\$ 26,054,033	\$ 25,192,493	\$ 24,322,331	\$ 23,443,460	\$ 22,555,793	\$ 21,659,242	\$ 20,753,718	\$ 19,839,131	\$ 18,915,391	\$ 17,982,407	\$ 17,040,085	\$ 16,088,333	\$ 15,071,081	\$ 14,043,650	\$ 13,005,937	\$ 11,957,838	\$ 11,957,838
MSF Non-Environmental Costs	\$ 15,104,010	\$ 14,604,560	\$ 14,100,111	\$ 13,590,613	\$ 13,076,015	\$ 12,556,268	\$ 12,031,319	\$ 11,501,116	\$ 10,965,606	\$ 10,424,738	\$ 9,878,456	\$ 9,326,707	\$ 8,736,988	\$ 8,141,367	\$ 7,539,785	\$ 6,932,183	
State Tax Reimbursement	\$ 192,505	\$ 194,431	\$ 196,377	\$ 198,343	\$ 200,328	\$ 202,333	\$ 204,358	\$ 206,403	\$ 208,469	\$ 210,555	\$ 212,662	\$ 247,239	\$ 249,714	\$ 252,213	\$ 254,737	\$ 257,286	\$ 5,089,583
Local Tax Reimbursement	\$ 306,946	\$ 310,018	\$ 313,121	\$ 316,255	\$ 319,420	\$ 322,617	\$ 325,845	\$ 329,106	\$ 332,400	\$ 335,727	\$ 339,087	\$ 342,480	\$ 345,907	\$ 349,369	\$ 352,865	\$ 356,397	\$ 7,547,417
Total MSF Reimbursement Balance	\$ 14,604,560	\$ 14,100,111	\$ 13,590,613	\$ 13,076,015	\$ 12,556,268	\$ 12,031,319	\$ 11,501,116	\$ 10,965,606	\$ 10,424,738	\$ 9,878,456	\$ 9,326,707	\$ 8,736,988	\$ 8,141,367	\$ 7,539,785	\$ 6,932,183	\$ 6,318,500	
EGLE Environmental Costs	\$ 10,950,022	\$ 10,587,933	\$ 10,222,221	\$ 9,852,847	\$ 9,479,778	\$ 9,102,974	\$ 8,722,399	\$ 8,338,015	\$ 7,949,785	\$ 7,557,669	\$ 7,161,629	\$ 6,761,625	\$ 6,334,093	\$ 5,902,283	\$ 5,466,152	\$ 5,025,656	
State Tax Reimbursement	\$ 139,561	\$ 140,958	\$ 142,369	\$ 143,793	\$ 145,233	\$ 146,686	\$ 148,154	\$ 149,637	\$ 151,134	\$ 152,647	\$ 154,175	\$ 179,242	\$ 181,036	\$ 182,848	\$ 184,678	\$ 186,526	\$ 3,689,818
Local Tax Reimbursement	\$ 222,528	\$ 224,755	\$ 227,005	\$ 229,277	\$ 231,571	\$ 233,889	\$ 236,230	\$ 238,594	\$ 240,982	\$ 243,393	\$ 245,829	\$ 248,289	\$ 250,774	\$ 253,284	\$ 255,818	\$ 258,379	\$ 5,471,685
Total EGLE Reimbursement Balance	\$ 10,587,933	\$ 10,222,221	\$ 9,852,847	\$ 9,479,778	\$ 9,102,974	\$ 8,722,399	\$ 8,338,015	\$ 7,949,785	\$ 7,557,669	\$ 7,161,629	\$ 6,761,625	\$ 6,334,093	\$ 5,902,283	\$ 5,466,152	\$ 5,025,656	\$ 4,580,751	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Annual Developer Reimbursement	\$ 861,539	\$ 870,162	\$ 878,871	\$ 887,667	\$ 896,551	\$ 905,524	\$ 914,587	\$ 923,740	\$ 932,985	\$ 942,322	\$ 951,752	\$ 1,017,251	\$ 1,027,431	\$ 1,037,713	\$ 1,048,098	\$ 1,058,587	
LOCAL BROWNFIELD REVOLVING FUN																	
LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture																	

* Up to five years of capture for LBRF Deposit: activities are reimbursed. May be taken from E only.

Footnotes:

- (1) Assumes taxable value increases based on plus 1% annual increases for inflation thereafter year of TIF Capture and reimbursements are 1 year delay.
- (2) Assumes Millage Rates remain constant.
- (3) Assumes 12yr PA 198 w/out 6 mill SET abat Total Eligible Activities are \$32,697,754 and can show that \$21,798,503 are reimbursed.

ATTACHMENT G

Blight Determination/Facility Confirmation

Lauren Hood, MCD
Chairperson
Donovan Smith
Vice Chair/Secretary

Marcell R. Todd, Jr.
Director

City of Detroit

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Kenneth R. Daniels
David Esparza, AIA, LEED
Ritchie Harrison
Gwen Lewis
Melanie Markowicz
Frederick E. Russell, Jr.

April 22, 2022

Jennifer Kanalos, Director
Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, Michigan 48226

RE: Former AMC Headquarters Redevelopment Project – 14250 Plymouth Rd.

Attached is the review by staff to the City Planning Commission (as part of the Legislative Policy Division - LPD) of the Brownfield Blight application for the Former AMC Headquarters Redevelopment Project. Staff has reviewed the proposed Brownfield project in light of the criteria for blight as defined in the Brownfield Redevelopment Act, PA 381.

Based on the information submitted, the proposed project appears to meet at least one of the blighted property criteria. As provided in the Act, a property must meet any one of seven criteria listed in Section 2(c). Attached is an "Initial Blighted Determination DBRA Brownfield Redevelopment" form, as well as the "Application for Brownfield Blight Determination" for the subject project.

Please contact Jamie Murphy of our staff with any questions.

Sincerely,



Marcell R. Todd, Jr., Director
Jamie Murphy, City Planner

Attachment

Initial Blighted Determination
DBRA Brownfield Redevelopment

The Brownfield Redevelopment Financing Act (Act 381) is intended to promote the revitalization, redevelopment and reuse of certain properties. These properties can be eligible for inclusion in a brownfield plan if determined to be blighted, functionally obsolete or a facility as defined by Act 381.

The Former AMC Headquarters Redevelopment Project is a proposed DBRA brownfield project that will include **twenty-three properties** generally located in the area bounded by the I-96 Freeway, Hubbell Street, Wadsworth Street, and Shirley Avenue.

Blighted property must meet any of several qualifying criteria as determined by the governing body, which include:

1. Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
2. Is an attractive nuisance to children because of physical condition, use, or occupancy.
3. Is a fire hazard or is otherwise dangerous to the safety of persons or property.
4. Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.
5. Is tax reverted property owned by a qualified local governmental unit, by a county, or by the state.
6. Is property owned or under control of a land bank fast track authority under the land bank fast track act.
7. Has substantial subsurface demolition debris buried on the site so that the property is unfit for its intended use.

The City of Detroit Planning Commission staff has been designated, by approval of City Council resolution on July 29, 2008 to make the initial determination of eligibility of blighted status for properties with that designation that will be included in DBRA brownfield plans.

The City of Detroit Planning Commission staff hereby makes the initial determination the property identified above for inclusion in the proposed brownfield project identified **qualifies as blighted according to criterion #6**, as defined in Act 381.



City of Detroit City Planning Commission



Application for Brownfield Blight Determination

To be filled in by Detroit Economic Growth Corporation staff:

Required date of submittal: _____

(At least 10 days before the Brownfield Authority needs the blight determination from the City Planning Commission [CPC] and at least 2 days before the initial brownfield review meeting.)

Project information

Applicant name: Northpoint Development

Project name: Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road

Contact person & telephone number/email: Johnny Sweeney, 816.381.2901,
jsweeney@northpointkc.com

Location:

Describe the general location of the project (including the streets by which it is bounded). Attach a location map of the project (with lot lines) in which at least the following elements are identified: street names, street address numbers, the property/ies included in the project, and property/ies for which a blight determination is being sought.

The eligible property subject to this Plan are comprised of 23 parcels as shown in the attached exhibit.

Brief project description (Response should be limited to the space provided.):

NorthPoint Development is proposing to remove the existing structures and to construct approximately 790,000 square feet of Class A industrial space.

Instructions for the property information table

In order to be determined blighted, a property must meet any one of seven criteria listed in Section 2(c) of the Brownfield Redevelopment Financing Act (Act 381 of 1996). Those seven criteria are listed by number below, along with a description of the

documentation that must be submitted to demonstrate each criterion. *Note that a property only needs to meet one criterion, not all seven.*

On the table provided, list the properties for which a blight determination is being sought. In Column 5, list the blight criterion (by number) that applies to each property. In Column 6, list the documentation that has been submitted to demonstrate that blight exists on the subject property.

A blight determination is being sought for all of the parcels on the attached exhibit under Blight criteria 6.

Please note: When their location cannot be confirmed, photographs will not be accepted as the sole determination of the state of buildings or the presence of subsurface demolition debris. All information submitted is subject to verification. CPC staff may conduct site visits to confirm the condition of properties and the presence of blight, as defined by Act 381 of 1996.

Blight criteria: *(for the full text of criteria see MCL § 125.2652[2][c])*

1. Has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.

Documentation: A demolition order by the Detroit City Council. A demolition order would be on file with the Detroit City Clerk.

2. Is an attractive nuisance to children because of physical condition, use, or occupancy.

Documentation: Statement and supporting evidence from the applicant explaining why the property is an attractive nuisance to children. Attached.

3. Is a fire hazard or is otherwise dangerous to the safety of persons or property.

Documentation: Copies of existing notices of, or citations for, code violations issued by the Detroit Buildings and Safety Engineering Department (B&SE) or the Detroit Fire Marshal. If the property has not yet been inspected, the applicant may request a special inspection by B&SE or the Fire Marshal. (Note that inspections may result in the issuance of fines and orders to improve or vacate structures on the property.)

4. Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

Documentation: Evidence from DTE Energy and/or the Detroit Water and Sewerage Department.

5. Is tax-reverted property owned by a qualified local governmental unit, by a county, or by this state.

Documentation: The applicant must show that the property is a tax-reverted property. Proof of the tax-reverted status is available from the Wayne County Register of Deeds. Proof of ownership by a qualified local governmental unit may be shown by a deed or listing with the Detroit Planning and Development Department's inventory of City-owned properties.

6. Is property owned or under the control of a land bank fast track authority under the Land Bank Fast Track Act, whether or not located within a qualified local governmental unit.

Documentation: Evidence that the property is on the inventory of real property of the City of Detroit or Wayne County Land Bank Authorities.

7. Has substantial subsurface demolition debris buried on site so that the property is unfit for its intended use.

Documentation: The presence of subsurface demolition debris must be documented (e.g., boring logs) by a qualified professional (e.g., licensed engineer, environmental consultant, construction management team, etc.).

Statement

This properties are owned by the land bank.

Facility

Blighted

Adjacent & Contiguous

Blighted or Adjacent & Contiguous

Any property not filled in is not a part of this project

Wayne County Parcel Map



August 4, 2021

1:9,028



SOURCE: Esri, Canada, Esri, HERE, Garmin, INCREMENT P,
Imagery, USGS, METANSA, EPA, USDA

Address	Parcel ID	Owner	Qualification
12092 Hubbell Avenue	22038858.	Detroit Land Bank Authority	Blighted
12200 Hubbell Avenue	22038860.	Detroit Land Bank Authority	Blighted
12230 Hubbell Avenue	22038861.	Detroit Land Bank Authority	Blighted
12240 Hubbell Avenue	22038862.001	Detroit Land Bank Authority	Blighted
12250 Hubbell Avenue	22038863.001	Detroit Land Bank Authority	Blighted
12252 Hubbell Avenue	22038862.002L	Detroit Land Bank Authority	Blighted
12264 Hubbell Avenue	22038863.002L	Detroit Land Bank Authority	Blighted
12270 Hubbell Avenue	22038864.	Detroit Land Bank Authority	Blighted
12400 Hubbell Avenue	22038866-9	Detroit Land Bank Authority	Blighted
12603 Mark Twain Street	22037437.	Detroit Land Bank Authority	Blighted
12610 Mark Twain Street	22036581.	Detroit Land Bank Authority	Blighted or Adjacent & contiguous
12617 Mark Twain Street	22037436.	Detroit Land Bank Authority	Blighted
12619 Mark Twain Street	22037435.	Detroit Land Bank Authority	Blighted
12625 Mark Twain Street	22037434.	Detroit Land Bank Authority	Blighted
12638 Mark Twain Street	22036585.	Detroit Land Bank Authority	Blighted or Adjacent & contiguous
12639 Mark Twain Street	22037433.001	Detroit Land Bank Authority	Blighted
12644 Mark Twain Street	22036586-97	Detroit Land Bank Authority	Blighted or Adjacent & contiguous
12101 Strathmoor Street	22038551-2	Detroit Land Bank Authority	Blighted
12111 Strathmoor Street	22038550.	Detroit Land Bank Authority	Blighted
12121 Strathmoor Street	22038549.	Detroit Land Bank Authority	Blighted
12187 Strathmoor Street	22038546.	Detroit Land Bank Authority	Blighted
12600 Strathmoor Street	22037698.	Detroit Land Bank Authority	Blighted
12610 Strathmoor Street	22037699-710	Detroit Land Bank Authority	Blighted

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



CHICAGO TITLE
INSURANCE COMPANY

Commitment Number:

GLT2101029
Revision 1

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Randy Quirk, President

Countersigned By:

Authorized Officer or Agent
Maxine Lieveois

Attest:

Marjorie Nemzura, Secretary

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ALTA Commitment for Title Insurance (08/01/2016)



CHICAGO TITLE INSURANCE COMPANY**Transaction Identification Data for reference only:**

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Ann Schafer Chicago Title Insurance Company 1050 Wilshire Drive, Suite 310 Troy, MI 48084 Phone: 248-816-3812 Fax: 248-649-1626 Main Phone: (248)649-1555 Email: Ann.Schafer@fnf.com	Escrow Officer: Randi K. Canon Kansas City Commercial CTIC LLC 6700 College Boulevard, Suite 300 Overland Park, KS 66211 Main Phone: (913)451-1026 Main Fax: (913)345-1573 Email: randi.canon@ctt.com Escrow No.: KCC213018-RC

Order Number: GLT2101029**Property Address:** 12400 Strathmoor St, Detroit, MI 48227

12311 Mark Twain St, MI
12400 Hubbell St, MI
12270 Hubbell St, MI
12264 Hubbell St, MI
12250 Hubbell St, MI
12252 Hubbell St, MI
12200 Hubbell St, MI
12269 Strathmoor St, MI
12251 Strathmoor St, MI
12201 Strathmoor St, MI
12245 Mark Twain St, MI
12187 Strathmoor St, MI
12092 Hubbell St, MI
12121 Strathmoor St, MI
12111 Strathmoor St, MI
12101 Strathmoor St, MI
11675 Mark Twain St, MI
12310 Mark Twain St, MI
12300 Mark Twain St, MI
14250 Plymouth Rd, MI
12610 Strathmoor St, MI
12600 Strathmoor St, MI
12639 Mark Twain St, MI
12625 Mark Twain St, MI
12619 Mark Twain St, MI
12617 Mark Twain St, MI
12603 Mark Twain St, MI
12644 Mark Twain St, MI
12638 Mark Twain St, MI
12610 Mark Twain St, MI
14310 Fullerton St, MI
12240 Hubbell St, MI
14306 Fullerton St, MI
12230 Hubbell St, MI

Project Name:**SCHEDULE A**

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SCHEDULE A
(continued)

1. Commitment Date: November 5, 2021 at 08:00 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006
Proposed Insured: NORTHPOINT DEVELOPMENT, LLC, a Missouri limited liability company
Proposed Policy Amount: \$2,000,000.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. The Title is, at the Commitment Date, vested in:
Detroit Land Bank Authority (as to Parcel 1)

City of Detroit (as to Parcel 2);

The Detroit Land Bank Authority (as to Parcel 3)

Detroit Land Bank Authority (as to Parcel 4)

The Detroit Land Bank Authority (as to Parcel 5)

The Detroit Land Bank Authority (as to Parcel 6)

Joseph Greene (as to Parcel 7)

Detroit Land Bank Authority (as to Parcel 8)

Detroit Land Bank Authority (as to Parcels 9 and 10)

The Detroit Land Bank Authority (as to Parcel 11)

The Detroit Land Bank Authority (as to Parcel 12)

The Detroit Land Bank Authority (as to Parcel 13);

Detroit Land Bank Authority (as to Parcel 14);

Detroit Land Bank Authority (as to Parcel 15);

Detroit Land Bank Authority (as to Parcel 16);

City of Detroit, Planning and Development Department (as to Parcel 17);

City of Detroit, a Michigan municipal corporation (as to Parcels 18, 33, 34 and 35);

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SCHEDULE A
(continued)

City of Detroit Brownfield Redevelopment Authority, and recorded as City of Detroit Brownfield Development Authority, (as to Parcel 19);

City of Detroit, Planning and Development Department (as to Parcel 20);

Detroit Land Bank Authority (as to Parcel 21);

Detroit Land Bank Authority (as to Parcel 22);

Detroit Land Bank Authority (as to Parcel 23);

Detroit Land Bank Authority (as to Parcel 24);

Detroit Land Bank Authority (as to Parcel 25);

Detroit Land Bank Authority (as to Parcel 26);

Detroit Land Bank Authority (as to Parcel 27);

Detroit Land Bank Authority (as to Parcels 28 and 29)

Detroit Land Bank Authority (as to Parcels 30, 31)

City of Detroit, Planning and Development Department (as to Parcel 32)

5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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ALTA Commitment for Title Insurance (08/01/2016)



EXHIBIT "A"
Legal Description

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

Parcel 1:

The North 66 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 2:

The North 40 feet of South 132 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 3:

The North 46 feet of South 92 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 4:

The South 46 feet of Lot 2, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 5:

The North 84 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 6:

The South 48 feet of the North 132 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 7:

The North 53.5 feet of the South 107 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 8:

The South 53.5 feet of Lot 3, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

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EXHIBIT "A"
Legal Description

Parcel 9:

The North 57.33 feet of the South 123.33 feet of Lot 4, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 10:

The North 40 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 11:

The North 45.5 feet of the South 119.5 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 12:

The North 37 feet of the South 74 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 13:

The South 37 feet of Lot 15, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 14:

The South 53.5 feet of Lot 16, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 15:

The North 44 feet of South 132 feet of Lot 17, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 16:

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EXHIBIT "A"
Legal Description

The South 44 feet of Lot 17, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 17:

Lot 36 and parts of Lots 19, 20 and 35, and the South quarter of vacated Foley Avenue (60 feet wide), adjacent to said Lot 36 and that part of Lot 19, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records, described as: Beginning at the intersection of the West line of Mark Twain Avenue (60 feet wide), and the North line of Foley Avenue (60 feet wide), as opened; Thence along said North line, South 89 degrees 54 minutes 45 seconds West, 264.52 feet to the East line of Strathmore Avenue (66 feet wide); Thence along said East line, North 0 degrees 07 minutes 09 seconds West, 125.10 feet; Thence North 89 degrees 45 minutes 06 seconds East, 132.00 feet; Thence North 0 degrees 25 minutes 40 seconds West, 18.06 feet to the wall of an existing building; Thence along said wall, South 89 degrees 54 minutes 45 seconds West, 1.04 feet to the wall of another existing building; Thence along said building wall, North 0 degrees 24 minutes 0 seconds West 185.30 feet to a jog in said wall; Thence along said jog in wall, North 89 degrees 26 minutes 31 seconds West, 9.38 feet to a jog in said wall; Thence along said jog in wall, North 0 degrees 29 minutes 39 seconds West, 47.63 feet to the centerline of vacated Foley Avenue; Thence along said centerline, North 89 degrees 54 minutes 45 seconds East, 144.47 feet to the West line of Mark Twain; Thence along said West line, South 0 degrees 05 minutes 15 seconds East, 376.56 feet to the point of beginning.

Parcel 18:

Lot 34 and Lot 21, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

Parcel 19:

Lots 22 through 24, and Lots 31 through 33, and vacant Wadsworth Avenue and adjacent said lots, Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records.

ALSO,

Lots 44 through 58, and Lots 72 through 86, and vacated alleys adjacent to said lots, New Plymouth Road Subdivision, according to the recorded plat thereof, as recorded in Liber 46, Page 93 of Plats, Wayne County Records.

Parcel 20:

Lots 37 and 38 and part of Lot 39 and vacated Foley Avenue, Strathmoor Avenue and Mark Twain Avenue Frischkorn's Grand River Farms, according to the recorded plat thereof, as recorded in Liber 39 of Plats, Page 64, Wayne County Records, described as: beginning at a point on the Westerly right-of-way line of Mark Twain Avenue (60 feet wide) and the center line of vacated Foley Avenue (60 feet wide), said point being distant North 00 degrees 05 minutes 15 seconds West, 376.56 feet from the intersection of the Westerly line of Mark Twain Avenue (60 feet wide) and the Northerly line of

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EXHIBIT "A"

Legal Description

Foley Avenue, opened (60 feet wide); thence South 89 degrees 54 minutes 45 seconds West, 144.47 feet; thence North 00 degrees 29 minutes 39 seconds West, 29.19 feet; thence South 89 degrees 54 minutes 45 seconds West, 161.13 feet; thence North 00 degrees 32 minutes 09 seconds West, 64.21 feet; thence South 89 degrees 55 minutes 00 seconds West, 123.00 feet; thence North 00 degrees 15 minutes 00 seconds East, 40.91 feet; thence South 89 degrees 55 minutes 00 seconds West, 0.70 feet; thence North 00 degrees 15 minutes 00 seconds East, 40.23 feet; thence North 89 degrees 04 minutes 46 seconds West, 31.71 feet; thence North 00 degrees 11 minutes 51 seconds East, 39.20 feet; thence North 89 degrees 18 minutes 43 seconds West, 1.82 feet; thence North 00 degrees 07 minutes 09 seconds West, 34.40 feet to the South line of the Chesapeake and Ohio Railroad; thence along said South line, North 89 degrees 45 minutes 18 seconds East, 495.87 feet to the 33 foot line of Mark Twain Avenue (vacated); thence along said line of vacated Mark Twain Avenue, South 00 degrees 05 minutes 15 seconds East, 220.09 feet; thence South 89 degrees 54 minutes 45 seconds West, 33.00 feet; thence South 00 degrees 05 minutes 15 seconds East, 30.00 feet to the point of beginning.

Parcel 21:

Lot 63, and the South 28.45 feet on West line, being the South 106.72 feet on the East line of Lots 60 through 62, Strathmoor Subdivision, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Page 22, Wayne County Records.

Parcel 22:

Lot 64, Strathmoor Subdivision, according to the recorded plat thereof, as recorded in Liber 32 of Plats, Page 22, Wayne County Records.

Parcel 23:

All that part of Lots 65, 66, and 67, Schoolcraft Subdivision Number 2 of part of the West One-Half (W 1/2) of the Northeast One-Quarter (NE 1/4) of Section 30, Town 1 South, Range 11 East, City of Detroit, Wayne County, Michigan, as recorded in Liber 30, page 90 of Plats, Wayne County Records, which lies Southeasterly of a line described as: Commencing at the Southeast corner of said Lot 65; Thence North 01 degrees 39 minutes 32 seconds West along the East lot line 20.33 feet to the point of beginning; Thence South 63 degrees 16 minutes 35 seconds West to the West lot line of said Lot 66, which is 3.56 feet North of the Southwest corner of said Lot 66 and the point of ending.

Also Described on Tax Rolls As:

The South 53.33 feet on the East line, being 3.56 feet on the West line of Lots 65 and 66, Also a triangular part of Lot 67, being West 35.81 feet on the North line, and North 16.75 feet on the West line, Schoolcraft Subdivision No. 2, Liber 30, Page 90 of Plats.

Parcel 24:

Lot 68, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 25:

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EXHIBIT "A"
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Lot 69, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 26:

The North 17.5 feet of Lot 70, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 27:

Lot 71, and the South 17.5 feet of Lot 70, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 28:

Lot 72, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 29:

Lot 73, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 30:

Lot 77, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 31:

Lot 78, Schoolcraft Subdivision No. 2, according to the recorded plat thereof, as recorded in Liber 30 of Plats, Page 90, Wayne County Records.

Parcel 32:

Beginning at a point in the center line of Fullerton Avenue, said point being North 89 degrees 45 minutes East, 193.00 feet and due South 33.0 feet from an iron pipe located at the Northeast corner of Fullerton and Mark Twain Avenues, said point of beginning being also the Southeast corner of Schoolcraft Subdivision No. 2 of part of the West half of Northeast quarter of Section 30, Town 1 South, Range 11 East, Greenfield Township, Liber 30 on Page 90 of Plats, Wayne County Records, running thence due North along the Easterly line of said Subdivision, 324.76 feet to a point; Thence North 70 degrees 48 minutes East along the Southerly line of said Subdivision 37.06 feet to a point; Thence North 77 degrees 45 minutes 30 seconds East 76.74 feet to a point; Thence North 69 degrees 23 minutes 30 seconds East, 50.29 feet to a point; Thence

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EXHIBIT "A"

Legal Description

due South 370.23 feet to a point in the center line of Fullerton Avenue; Thence South 89 degrees 45 minutes West along said center line of Fullerton Avenue 157.07 feet to the point of beginning, being a part of the Northeast 1/4 of Section 30, Town 1 South, Range 11 East.

Parcel 33:

That part of the Southeast 1/4 of Section 30, Town 1 South, Range 11 East, described as beginning at a point at the intersection of the Easterly platted right-of-way line of Mark Twain Avenue (33 feet wide) and the projections of the Northerly line of vacated Foley Avenue (60 feet wide) said point being distant North 00 degrees 05 minutes 15 seconds West 406.56 feet and North 89 degrees 45 minutes 18 seconds East 33.00 feet from the intersection of the West line of Mark Twain Avenue (60 feet wide) and the North line of Foley Avenue (60 feet wide) as opened; Thence North 00 degrees 05 minutes 15 seconds West 220.09 feet to the Southerly line of the Chesapeake and Ohio Railroad right-of-way; Thence North 89 degrees 45 minutes 18 seconds East 27.00 feet to a point at the Easterly right-of-way line of Vacated Mark Twain Avenue (recorded as vacated Foley Avenue) (60 feet wide) on the said Railroad right-of-way; Thence North 89 degrees 42 minutes 15 seconds East, 49.01 feet along the South line of the Chesapeake and Ohio Railroad right-of-way, also being the North line of the Bormans Property; Thence South 00 degrees 17 minutes 45 seconds East 28.81 feet; Thence 132.84 feet along an arc of a non tangent curve to the right, also being the South right-of-way line of the Chesapeake and Ohio Railroad, whose central angle is 10 degrees 37 minutes 08 seconds and a radius of 716.79 feet and whose chord bears South 68 degrees 40 minutes 53 seconds East 132.55 feet; Thence 193.61 feet along an arc of a non tangent curve to the left whose central angle is 18 degrees 48 minutes 05 seconds, radius of 590.00 feet, and whose chord bears South 41 degrees 57 minutes 51 seconds West 192.74 feet; Thence South 89 degrees 54 minutes 45 seconds West 70.52 feet to the point of beginning.

Parcel 34:

Part of the Southeast quarter of Section 30, Town 1 South, Range 11 East; described as beginning at a point in East Line of Mark Twain Avenue(60 feet wide) distant North 00 degrees 07 minutes 55 seconds West 1200 feet from intersection of North line of Plymouth Road (103 feet wide); Thence North 00 degrees 07 minutes 55 seconds West 649.19 feet; Thence South 89 degrees 54 minutes 45 seconds West 27 feet; Thence North 00 degrees 05 minutes 15 seconds West 406.56 feet; Thence North 89 degrees 54 minutes 45 seconds East 70.52 feet; Thence on a curve to the right 193.61 feet, with a radius of 590 feet whose chord bears North 41 degrees 57 minutes 51 seconds East 194.74 feet; Thence on a curve to the right 792.56 feet, with a radius is 716.79 feet; whose chord bears South 31 degrees 44 minutes 29 seconds East 752.80 feet; Thence South 00 degrees 03 minutes 55 seconds East 558.58 feet; Thence South 89 degrees 58 minutes 05 seconds West 566.54 feet to the point of beginning.

Parcel 35:

Part of the Southeast 1/4 of Section 30, Town 1 South, Range 11 East, described as follows: Beginning at a point in the East line of Mark Twain (60 feet wide) 60 feet Northerly along said line from South line of said Section; Thence North 00 degrees 07 minutes 55 seconds West, 1200 feet; Thence North 89 degrees 58 minutes 05 seconds East, 566.54 feet; Thence South 00 degrees 03 minutes 55 seconds East, 1200 feet; Thence Westerly along the North line of Plymouth Rd, 565.14 feet to the Point of Beginning.

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ATTACHMENT H

Incentives Chart

City of Detroit
CITY COUNCIL
COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART

Project Type	Incentive Type	Investment Amount	District
Industrial	Brownfield TIF and PA 198	\$72.1 million	7

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
6	4	80	10	50	100	100	100

1. What is the plan for hiring Detroiters?
- The Developer's contractor will work with local trades and the landlord will work with tenants and the City of Detroit to help facilitate and ensure that local hiring practices are implemented.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e.: job type, job qualifications, etc.
- Available jobs will include professional and non-professional office and administrative positions as well as skilled and non-skilled warehouse/shop labor. The above estimates are based on past tenant placement but may vary depending on final tenant mix.

Construction trade contractors include carpenters, laborers, operators, roofers, plumbers, electricians, and landscapers. There will be approximately 100 construction positions during the duration of construction with additional indirect support positions.

3. Will this development cause any relocation that will create new Detroit residents?
- Given the scope of the Project, it is unknown whether or not it will result in the creation of new Detroit residents. However, the Project will provide new industrial space for tenant growth and expansion and it is anticipated that it will act as a draw for employees that may currently be living outside of the City.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
- The developer has reached out and discussed the project with members of the community and is in the process of assembling additional support letters from the parties.

5. When is the construction slated to begin?
 - Construction is anticipated to begin between the fourth quarter of 2022 and the first quarter of 2023.
6. What is the expected completion date of construction?
 - Construction of the overall Project is expected to be completed within approximately 18 months following construction commencement.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.

Exhibit B



April 28, 2022

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 Former AMC Headquarters Redevelopment Project
at 14250 Plymouth Road 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 April 28, 2022, adopted a resolution approving the proposed Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Redevelopment 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 the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Redevelopment.

Very truly yours,

By:



Brad Lutz, Vice-Chairperson
Community Advisory Committee to the City of Detroit
Brownfield Redevelopment Authority



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
MINUTES OF THE
SPECIAL COMMUNITY ADVISORY COMMITTEE MEETING
THURSDAY, APRIL 28, 2022 - 9:00 AM**

COMMITTEE MEMBERS

PRESENT:

Rick Blocker
Michelle Lee
Peter Rhoades
Brad Lutz
Rico Razo

COMMITTEE MEMBERS

ABSENT:

Kamal Cheeks
Simone Sagovac
Allen Rawls
Dr. Regina Randall

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Jean Belanger (DEGC)
Kenyetta Bridges (DEGC)
Adam Patton (PM Environmental)
Robbie Nguyen (Northpoint)
Tim Conder (Northpoint)
Brian Ellison (Intersection Consulting Group)



Call to Order

Mr. Lutz, Vice-Chairperson, called the meeting to order at 9:28 a.m.

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

Projects

Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road

Mr. Vosburg presented the Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road.

Project Introduction

Northpoint Development is the project developer ("Developer"). The project includes the demolition, abatement, and preparation of the Property for the construction of one of the two following proposed building options, depending on prospective tenants. The first option includes two (2) buildings consisting of one (1) approximately 513,000 square foot building and one (1) approximately 215,000 square foot building that would house warehousing and light assembly industrial tenants (the "Option A"). The second option includes one (1) approximately 761,000 square foot building that would house warehousing and light assembly industrial tenants (the "Option B").

The total investment is estimated to be \$72.1 million. The Developer is requesting \$32,697,754.00 in TIF reimbursement. The Developer is requesting reimbursement of the \$32,697,754 while projected TIF reimbursement in the Plan is \$21,798,503.

There will be approximately 100 temporary construction jobs and approximately 350 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of approximately 50 acres, bounded by Fullerton Avenue to the north, Hubbell Avenue, Strathmoor Street and Mark Twain Street to the east, and Plymouth Road to the south.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized for an industrial, commercial, or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property parcels have been determined to be a "Facility," "Blighted," or adjacent and contiguous to a parcel that has been determined to be a Facility or Blighted as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, site preparation, infrastructure improvements, and development, preparation and implementation of a brownfield plan and Act 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. 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

1. Baseline Environmental Assessment Activities	\$300,000.00
2. Department Specific Activities	\$11,675,873.00
3. Demolition & Lead and Asbestos Abatement	\$14,470,000.00
4. Site Preparation	\$1,000,000.00
5. Infrastructure Improvements	\$1,000,000.00
6. Brownfield Plan & Work Plan	\$30,000.00
7. Contingency (15%)	\$4,221,881.00
Total Reimbursement to Developer	\$32,697,754.00
8. Authority Administrative Costs	\$4,064,311.00
9. State Brownfield Redevelopment Fund	\$1,232,594.00
10. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$37,994,659.00

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. The developer is requesting \$32,697,754 while the projected TIF reimbursement in the Plan is \$21,798,503.

Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of an Industrial Facilities Exemption (PA 198) Tax Abatement.

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

Mr. Nguyen stated that the Property is very challenging due to the environmental issues that have been identified on the Property but that the Developer has put together a team of consultants that are highly qualified and capable of handling those challenges and that they are looking forward to cleaning up the Property, building a new development that will create a significant number of new jobs in the City, and that the Developer has conducted a significant amount of community engagement and is committed to making improvements to the parks across from the Property to benefit the local residents.

Mr. Razo stated that it was great to see so many support letters from the community included in the Plan and asked if there was feedback from the community on the proposed truck routes into and out of the Property for the future tenant(s). Mr. Nguyen stated that the Developer has considered an increase in truck traffic into and out of the Property and a proposed truck route that will keep truck traffic off of Plymouth Road and the City approved truck route map for the development was displayed on the screen to the Committee.

Mr. Lutz asked about the status of the Administrative Building on the Property and if the Developer has considered rehabilitating the structure. Mr. Patton stated that there are serious structural issues with the Administrative Building as a result of the heavy scrapping activity that occurred over the years. Additionally, the scrapping has caused extensive free asbestos to be released and spread throughout the building resulting in significant and expensive abatement work that will need to be completed. It is unfortunately unfeasible for the Administrative Building to be rehabilitated as part of this redevelopment project.

Mr. Blocker asked if the Developer is confident that at least the majority of the environmental issues present on the Property have been identified. Mr. Nguyen stated that there has been extensive environmental due diligence conducted on the Property to identify the environmental concerns and that the Developer will draft a Due Care Plan that will be reviewed and approved by EGLE to address those concerns.

Mr. Blocker asked if the Developer is sure that the contractors are well-equipped to perform the asbestos abatement safely. Mr. Patton stated that there is asbestos abatement, soil and groundwater contamination present on the Property that will need to be addressed and that there will be a Demolition Specification drafted and the actual abatement activities will be conducted under the supervision of an environmental professional and then clearance testing will be conducted to confirm that the abatement is complete and will confirm if the air on the Property is free from asbestos prior to the demolition of the structures. Mr. Patton added that the soil and groundwater contamination will be remediated in accordance with the Due Care Plan, the Construction Management Plan, and a Soil and Groundwater Management Plan to make sure all of the contamination present on the Property is handled in accordance with all regulations, EGLE and otherwise.

Ms. Lee stated that she was happy to see the support letters included in the Plan and asked if there are plans to continue community engagement throughout the construction of the project. Mr. Vosburg stated that the project was not subject to the Community Benefits Ordinance, but it was subject to the Community Outreach Ordinance due to the sale of land owned by the City and that the Developer has satisfied all of the requirements of the Community Outreach Ordinance. Mr. Nguyen stated that the site plan and the park improvements were a result of the feedback from the community, and the Developer is working with Detroit At Work to ensure that Detroit residents have access to and priority for the new jobs to be created by the future tenant.

Mr. Lutz asked if the project exceeds the \$75 million threshold for the Community Benefits Ordinance due to cost overruns, if the Developer would then be required to complete the Community Benefits Ordinance process. Ms. Belanger stated that the projected hard costs for the project are currently \$66 million, and that the Developer does not anticipate cost overruns so large as to exceed the \$75 million threshold for the Community Benefits Ordinance and that to her knowledge the Community Benefits Ordinance is not retroactive for projects that end up with cost overruns that exceed a \$75 million hard cost investment.

Mr. Razo asked if the abatement contractor or the demolition contractor has been selected. Ms. Belanger stated that the Developer did participate in a Grow Pro session for the selection of a General Contractor and that all of the contractors involved in that event are certified as Detroit-based and that the Developer is committed to using Detroit-based contractors for the project. Mr. Nguyen stated that the Developer has issued a bid for the abatement and demolition work but has not yet selected a contractor.

Mr. Lutz called for a motion regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road, as presented.

Mr. Razo made a motion to recommend approval of the Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road without a CAC public hearing and without appointing special members. Ms. Lee seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. Blocker, Mr. Lutz, Mr. Razo, and Ms. Lee

Nays: None.

Abstentions: Mr. Rhoades

DBRA-CAC Resolution Code 22-04-308-01 was approved.



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT 14250 PLYMOUTH ROAD
BROWNFIELD REDEVELOPMENT PLAN**

**Thursday, May 5, 2022
Held via Zoom
5:00 PM**

In attendance were:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Jean Belanger (DEGC)
Kenyetta Bridges (DEGC)
Robbie Nguyen (Northpoint Development)
Tim Conder (Northpoint Development)
Adam Patton (PM Environmental)
Jared Belka (Warner Norcross)
Brian Ellison (Intersection Consulting Group)
Emberly Vick (Policy Analyst, Councilmember Tate's Office)
Mona Ali (District 7 Manager, City of Detroit)
State Representative Karen Whitsett
Cynthia Lowe
Piper Carter
Daphne Lee
Anthony Stafford McDonald
Theo Pride
Francis Grunow
Beverly Brown
Belinda Lee
Cynthia Carter
Arthur Leon Edge

Ms. Kanalos called the meeting to order at 5:05 PM.

Ms. Kanalos gave an overview of the structure of the public hearing and provided instructions to participants on how to utilize the Zoom software to ask questions and/or provide public comment. Ms. Kanalos stated that the DBRA had received several emails to be submitted as public comment that all written correspondence would be attached to the public hearing minutes which would be submitted to the Detroit Brownfield Redevelopment Authority Board of Directors and Detroit City Council.

Mr. Vosburg informed the hearing of the way tax increment financing works, the structure of the Detroit Brownfield Redevelopment Authority, and provided information on the tax increment financing request per the Brownfield Plan and provided an overview of the project.

Mr. Nguyen provided additional details regarding the project, including the community engagement conducted for the project and the support letters that have been received from the community, the changes



in the design after consulting with the Planning and Development Department of the City of Detroit and feedback from the neighboring residents.

Mr. Patton provided more information on the current state of disrepair of the Administration Building present on the Property and the environmental assessments that have been conducted on the Property to determine the extent of the environmental contamination that will need to be remediated in addition to the compromised structural integrity of the Administration Building after decades of being vacant and the reuse of the building would be extremely cost prohibitive.

A presentation regarding TIF financing, the DBRA, and the Brownfield Plan including renderings for the project was shown to attendees.

Ms. Kanalos thanked the development team for their presentation and opened the hearing to public comment.

Mr. Grunow stated he understands that the Administration Building has structural and environmental issues but that some of the greatest rehabilitation projects in the City have been of similar structures that had long been vacant and urged the Developer to remediate the building and to look into additional resources to help finance the rehabilitation of the Administration Building and preserve it for a future use. Mr. Vosburg stated that given the current state of the Administration Building and the potential unknown costs that could be encountered it is difficult to estimate what the costs of rehabilitating the Administration Building would be but that the Developer is working through those estimates now and hopes to have the numbers complete by the time the Plan goes to the Detroit City Council for consideration.

Ms. Daphne Lee stated that she is excited that something is being done on the Property and knows that there are going to be pros and cons with any project, that it would be nice for the Administration Building to be saved but if the costs of saving that structure are extremely high then she understands why it would need to be demolished and asked for confirmation on the date for the public hearing for Detroit City Council and for how to submit a written public comment to the DBRA. Mr. Vosburg stated that written public comments can be submitted to ccapler@degc.org and that the City Council public hearing for the Plan is currently scheduled for Thursday, June 2, 2022 at the Planning and Economic Development Standing Committee. Ms. Kanalos added that if anyone would like to receive notice of the City Council public hearing for the Plan, that they can email Cora Capler at ccapler@degc.org to be included on the distribution list.

Ms. Piper Carter stated that she is a resident of District 7 and lives close to the Property and while the project will remove a hideous and overwhelming eyesore from the neighborhood, it will extract more resources from the City and will harm the air and water quality in the area and add to the pollution present in the area and in the City and would like the DBRA to consider those impacts and the project falls short of the promise to impact the community and that the community needs more than new jobs, and that the approval of tax incentives for a project that does not improve the quality of life for residents of the area would send a message to the residents that the jobs are a fair exchange for the resident's health and quality of life.

Ms. Cynthia Carter asked what will be put in place in the future to ensure that the Developer won't leave future eyesores and asked what will be done to secure the Property. Ms. Carter also stated that she is all for new development and thinks that some structures just need to be demolished and that the City needs to be all hands on deck for ensuring that all regulations are being followed and that the neighboring residents are negatively impacted. Mr. Nguyen stated that an air quality assessment will be completed after the truck traffic study is completed and the air quality assessment should be completed next week and can be shared after completion and added that the Developer is working to create a safe construction environment and a



long-term environment once the project is completed. Mr. Ellison stated that the Developer has completed another very complicated project within the City, the Former Cadillac Stamping Plant, and that when you have a property with so many environmental issues, the State of Michigan Department of Environment, Great Lakes and Energy (EGLE) will conduct its one inspections and checks on the Property while the environmental remediation is being done and during construction of the project. Mr. Vosburg added that before the Developer can begin any work on the Property, the Developer has to have an approved Work Plan by EGLE as well as a Due Care Plan and that in order for the Developer to receive any of the Tax Increment Financing under the Plan, they have to be in compliance with all local, state, and federal regulations and with a project of this size and with environmental contamination at this extent, there will be representatives from EGLE conducting unannounced site visits throughout the project to ensure all regulations are being met and that the DBRA has been working with the City, the Detroit Police Department and the Department of Public Works to help secure the Property to prevent further dumping of materials and vandalism. Mr. Nguyen added that the Developer does not currently own the Property but that once they do, they will be securing the site.

Mr. Edge stated that he just retired from the City of Detroit and worked in demolition for 27 years and is familiar with the AMC property and that the Administration Building should be saved and that the building will have to be remediated whether the building is saved or demolished so the cost of remediation will be necessary regardless and that there have been other buildings that have been vacant for a long time and have been vandalized that have been rehabilitated and that the Building Safety Engineering and Environment Department (BSEED) of the City of Detroit does a great job and works with EGLE when a project involves any kind of abatement.

Ms. Cynthia Carter asked where she can find a copy of the Plan. Mr. Vosburg stated that the Plan is posted on the DBRA website and that he can also send the link to Ms. Ali for distribution as well.

Ms. Jensen stated that she would like to acknowledge State Representative Karen Whitsett's attendance in the public hearing.

Ms. Kanalos stated that if anyone would like to provide written public comment or be notified of the Detroit City Council public hearing for the project that they can contact Cora Capler at ccapler@degc.org.

Citing no questions or public comments, Ms. Kanalos closed the public hearing at 5:51 PM.

Cora Capler

From: Francis Grunow <francisgrunow@gmail.com>
Sent: Wednesday, May 4, 2022 4:05 PM
To: Cora Capler
Cc: senssantana@senate.michigan.gov; councilmemberdurhal@detroitmi.gov
Subject: DBRA Public Comment - AMC Administration Building

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? If not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building.

Finally, in terms of your charge to responsibly administer Michigan's Brownfield Act, I would posit that if the possibility exists for the City of Detroit to assess whether additional public resources can be brought to a site, those resources should be seriously investigated, and presented for consideration. While the AMC building is not currently listed on the National Register of Historic Places, Detroit Historic Designation Advisory Board staff have indicated that it is eligible. It would almost certainly be designated so that its reuse could benefit from National and Michigan historic tax credits. With the administration building destroyed, those tax credits go away.

Why haven't these approaches been properly presented? Why can't the administration building be separated from the rest of the site? What would the actual projected cost for that approach be? Why can't other resources be marshaled to secure the administration building's future for the benefit of Detroit, and of District 7?

Thank you.

Sincerely,

Francis Grunow

--

Francis Grunow

34 W Bethune Ave, Detroit, MI 48202

++

313.717.4298 | francisgrunow@gmail.com

Cora Capler

From: Valenti, Antonio <AntonioValenti@rocketmortgage.com>
Sent: Thursday, May 5, 2022 10:12 AM
To: Cora Capler
Cc: councilmemberdurhal@detroitmi.gov
Subject: AMC Building

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

As a Detroiter it's very concerning to me that the AMC building is going to be demolished.

This plan lacks vision and thought. Demolishing our past will not get us to the future. When will we finally learn that this will not mean redevelopment? This will just leave a scar for the foreseeable future.

Please reconsider redeveloping this property.

Antonio Valenti
President's Club Banker
Rocket Mortgage

T (313) 545-0843 **Text Me!**
F (855) 879-0432
NMLS# 1720409



**See What Other Clients
Say About Me**

Cora Capler

From: William Cheek <williamcheek1@yahoo.com>
Sent: Thursday, May 5, 2022 10:36 AM
To: Cora Capler; councilmemberdurhal@detroitmi.gov
Subject: AMC Admin building

Follow Up Flag: Follow up
Flag Status: Flagged

I'd like to add my support to Francis Grunow's passionate advocacy for saving the AMC Administrative building. At some point, we have to be more thoughtful about preservation of the great structures in Detroit that can be restored instead of demolished. I have to ask whether the additional incremental cost of demolition for this structure, which does not impact the footprint of the new development, could be re-allocated to stabilizing and securing the admin building for future redevelopment?

Save the Admin building!

Bill Cheek
2520 Ash Street
Detroit, MI 48208

Cora Capler

From: Jordan Medeiros <gogojordan@alum.rpi.edu>
Sent: Thursday, May 5, 2022 10:58 AM
To: Cora Capler
Subject: Save the AMC Headquarters

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? If not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building.

Finally, in terms of your charge to responsibly administer Michigan's Brownfield Act, I would posit that if the possibility exists for the City of Detroit to assess whether additional public resources can be brought to a site, those resources should be seriously investigated, and presented for consideration. While the AMC building is not currently listed on the National Register of Historic Places, Detroit Historic Designation Advisory Board staff have indicated that it is eligible. It would almost certainly be designated so that its reuse could benefit from National and Michigan historic tax credits. With the administration building destroyed, those tax credits go away.

Why haven't these approaches been properly presented? Why can't the administration building be separated from the rest of the site? What would the actual projected cost for that approach be? Why can't other resources be marshaled to secure the administration building's future for the benefit of Detroit, and of District 7?

Thank you.

Sincerely,
Jordan Medeiros
Detroit

Cora Capler

From: R Weaver <mwmweaver446@gmail.com>
Sent: Thursday, May 5, 2022 10:58 AM
To: Cora Capler
Subject: Written Comment on AMC Project

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing to speak about the potential impact of this project and why the consideration of the Brownfields availability to this project should be reconsidered.

We are aware that at this point, there is no stopping this project. That is not the intent of my comment today. I am making these comments today with the hope that we can, as stewards of our community, responsible for protecting the most vulnerable residents who need us, take the time to slow down and negotiate an environmental remediation plan with this developer prior to giving away tax dollars from the very people in this community who will be harmed the most by the project.

Heavy Industrial Development is a lifetime commitment, a marriage between the facility and the residents surrounding it. Even once the facility closes, negative impacts persist for decades. And that is exactly what we see at this AMC site. This was once a site that provided many jobs and added economic value to the community. The residents who approved this site before it opened in 1927 probably did not think that they were setting the stage for what would ultimately become an environmental hazard and major eyesore in the heart of the community. Now, 100 years later, we have an opportunity to make more informed decisions about how development of this nature should show up in community and to prevent significant long-term harm. This is possible if we take the time to get the proper environmental protections for residents in place prior to approving the use of public resources and tax dollars.

With this information in mind, I recommend that the Brownfield with Authority deny the Brownfield tax credit for this project until the developer commits to completing an environmental impact analysis to include potential negative impacts to the air quality, water quality, and overall quality of life as a result of the project and methods that the developer can employ to both mitigate and eliminate negative environmental impacts.

--

R.Weaver
[they/them/theirs]

Cora Capler

From: Jeffrey S Cowin <jeffreyscowin@gmail.com>
Sent: Thursday, May 5, 2022 11:35 AM
To: Cora Capler
Cc: councilmemberdurhal@detroitmi.gov
Subject: Letters to DEGC for preserving AMC Admin Building

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

My name is Jeff Cowin, and I'm a Detroit resident and taxpayer who's rehabilitated numerous historic buildings in our city. We are only caretakers of these irreplaceable structures. If we do it right, we keep them well and beautifully maintained to show all comers that our neighborhoods are special and alive. If we do it right, we keep these buildings activated and programmed as local economic drivers.

Imagine living in New Center without the Fisher Building, or Brush Park without the scattered restored Victorian Mansions. They each tell a story about Detroit to all who encounter these irreplaceable structures.

We all know that the gorgeous Art Deco AMC Administration Building should be preserved for adaptive reuse. NorthPointe will not back out of their development plans if their proposed demolition of one of our city's historic landmark buildings is rightly prohibited.

Managing Detroit takes teamwork, and our mayor is doing a fantastic job leading us. The best outcomes happen when the best leaders listen to smart and strong advisors and team leaders. Let's see what you can do. You can withhold Brownfield subsidies until a compromise is reached that preserves the Administration Building. You can prevent some corporate ego from getting in the way of placemaking best practices for Detroiters.

Additionally, I support and hope you will consider the salient points made by our fellow Detroiters, in the following statement. Thank you for your time, consideration, and labor on behalf of all Detroiters. -Jeff Cowin

"Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPointe's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Cora Capler

From: Halima Afi <halima.afi@gmail.com>
Sent: Thursday, May 5, 2022 11:53 AM
To: Cora Capler
Subject: For Public Comment DBRA Meeting Re: AMC 5/5/22

Follow Up Flag: Follow up
Flag Status: Flagged

It was stated that Northpoint will be cleaning up one of the most contaminated sites in Detroit, and that there would only be positive benefits seen by residents nearby. I find these statements contradictory especially since the law only provides for environmental impact studies on the site proper. We have seen in the case with the expansion of the Stellantis (former FCA) plant that they remain in violation with EGLE, getting their fourth air-quality citation about a month ago, and remain out of compliance with their CBO, and yet operate fully. The jobs they have created do not outweigh the negative health impacts their neighbors are facing. What they are doing to their neighbors by remaining out of compliance becomes matter of life and death. According to a recent Washington Post article, "Black people are four times as likely to die from exposure to pollution than White people." That same research showed that Black people are also 75% more likely to live in neighborhoods with a plant or factory in their backyards. We need to ensure that everyone on this proposed project is doing all they can to ensure the health and safety of their neighbors. What is being put in place to study, monitor, and remediate any negative health and environmental impacts related to this project? What is the proposed enforcement mechanism?

I am a concerned homeowner, business owner, gardener, and mother who lives in the city of Detroit. I thank you for your time.

Halima Cassells



P+L

Halima Afi Cassells

Community Advocate

halimacassells@gmail.com | 313.881.1562 | @halimacassells

City of Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold St., Ste. 2200
Detroit, MI 48226

RE: AMC REDEVELOPMENT 14250 PLYMOUTH RD, DETROIT, MI

Dear City of Detroit Brownfield Authority

While the thought of seeing a long abandoned heavy industrial site in my community restored excites me, it has become abundantly clear from the information provided at recent community meetings that the AMC Redevelopment project does not add value to the local neighborhood. Though this project is eliminating a hideous and overwhelming eyesore from the neighborhood, it in fact, will extract more resources from this City, and do more harm to our already LOW air and water quality during and after construction, than it does right now as an eyesore. This is awfully troubling, especially because we know that the current air and water quality in our neighborhoods is already detrimental to our health. So low in fact, that Detroit has been named by many national news outlets as being home to an "environmental justice nightmare" – with this city having some of the most polluted zip codes in the country, mostly due in part to the lack of proper regulation of industrial facilities like those proposed at this AMC site.

No resident, having been educated about the potential harm of this project, can, in good conscience, blindly support this project without seeing a proper community environmental impact analysis completed and especially without written commitments from the developer about how these harms will be mitigated, remediated, or offset to the greatest extent possible. Right now, this developer has provided no community impact assessment and as a result, most residents in the impact area do not have clear understanding of its potential quality of life impacts.

We are aware that at this point, there is no stopping this project. That is not the intent of my comment today. I am making these comments today with the hope that we can, as stewards of our community, responsible for protecting the most vulnerable residents who need us, take the time to slow down and negotiate an environmental remediation plan with this developer prior to giving away tax dollars from the very people in this community who will be harmed the most by the project.

Heavy Industrial Development is a lifetime commitment, a marriage between the facility and the residents surrounding it. Even once the facility closes, negative impacts persist for decades. And that is exactly what we see at this AMC site. This was once a site that provided many jobs and added economic value to the community. The residents who approved this site before it opened in 1927 probably did not think that they were setting the stage for what would ultimately become an environmental hazard and major eyesore in the heart of the community. Now, 100 years later, we have an opportunity to make more informed decisions about how development of this nature should show up in community and to prevent significant long-term harm. This is possible if we take the time to get the proper environmental protections for residents in place prior to approving the use of public resources and tax dollars.

As a high intensity industrial development located at the center of an at risk, health deprived neighborhood, it is imperative that we do everything we can to ensure that this site is not further deteriorating the already low quality of life that residents who live around this project have been subjected to for decades. Currently, the developer has shown no interest, nor have they made any written commitments to provide the necessary information to educate residents about the impact of this project. Given the recent environmental violations at the new Chrysler Plant on Detroit's east side and the ongoing air quality complaints from residents who live around the Marathon Refinery in District 6, the idea of another possible industrial polluter showing up in our already health deprived neighborhoods should scare all of us. And it should scare us enough to protect ourselves and those of us who are least protected in community. The idea that this developer has gotten this far in the process without having to provide necessary environmental reporting and commitments to remediation is unconscionable and a great failure by our City Leaders, elected officials, and others who support yet another project that will undoubtedly continue to deteriorate our quality of life without the proper environmental controls in place.

Cora Capler

From: Devan Anderson <danderson@preservationdetroit.org>
Sent: Thursday, May 5, 2022 3:05 PM
To: Cora Capler; councilmemberdurhal@detroitmi.gov; senssantana@senate.michigan.gov
Cc: Francis Grunow; Mark Hall; Samantha Ellens; Tanya Stephens; Jeff Richards; Richard Summersett; Timothy Boscarino
Subject: Re: DBRA Public Comment - AMC Administration Building

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority:

Preservation Detroit wholeheartedly and unabashedly supports every position Mr. Grunow has expressed below.

Cordially.

Devan Anderson
Board President, Preservation Detroit.
8801 Woodward Ave.
Detroit, MI 48202
313.671.8176 (cell)

On Wed, May 4, 2022 at 4:05 PM Francis Grunow <francisgrunow@gmail.com> wrote:
Dear Brownfield Authority -

I'm writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found.

Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the bland suburban box that is proposed.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? If not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building.

Finally, in terms of your charge to responsibly administer Michigan's Brownfield Act, I would posit that if the possibility exists for the City of Detroit to assess whether additional public resources can be brought to a site, those resources

Cora Capler

From: Lucas McGrail <thegreenboot@yahoo.com>
Sent: Thursday, May 5, 2022 3:12 PM
To: Cora Capler; CouncilmemberDurhal
Subject: AMC Headquarters Redevelopment

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Brownfield Authority -

By now, you undoubtedly have received many emails from concerned citizens regarding this property and the matter of total demolition of the site.

I too am writing regarding the Brownfield Plan for the Former AMC Headquarters Redevelopment Project, which I generally support. Addressing long standing blight, and delivering environmental remediation, park improvements and jobs to the site and its surroundings are potentially all good outcomes.

I am, however, very concerned that more care, creativity, and overall vision were not afforded the project, especially in terms of integrating the administration building, which as you are aware fronts along Plymouth Road, and serves as an important architectural and historic beacon for District 7. This structure should have been more properly positioned as an asset at the site and reclaimed for another use and for the benefit of the community. Even remediating, securing, and mothballing the administration building would be preferable to losing it altogether if an immediate use could not be found. Practically speaking, the administration building does not impede NorthPoint's planned footprint. In fact, the administration building, with its art deco tower and fine brickwork, serves a much more appropriate and distinguished buffer element than the proposed berm, which would only partially conceal the utilitarian architecture that is proposed. Moreover, the reclamation and reuse of this portion of the structure not only could preserve a valuable piece of Detroit and American architecture, it will also conserve the embodied energy that is contained in the building materials.

Second, the environmental concerns on the site, which no doubt should be addressed with any proposal, are presumably different at the administration building than they are for the rest of the site. Asbestos and lead have been noted at the administration building--successful abatement of asbestos and lead is the hallmark of many rehabilitation projects. Are there heavy metals, underground tanks, or other manufacturing-related hazardous materials at the administration building? Most likely there are not and if not, their presence elsewhere on the site should not be confused or conflated with conditions at the administration building. Remediation of the administration building will have to be performed whether the building is demolished or preserved, therefore by reusing the building the redevelopment would find itself ahead of schedule by 6 to 8 months by already having an admin bldg. erected and ready for occupancy while the main building of the new campus is under construction. In addition to these reason, there are other reasons that the reuse of the bldg. would be more advantageous. The redevelopment of this site would require what's known as a "trailer city".

Cora Capler

From: Thomas Page <pagete@gmail.com>
Sent: Friday, May 6, 2022 6:11 AM
To: Cora Capler
Cc: durhal@detroitmi.gov
Subject: AMC Building

Follow Up Flag: Follow up
Flag Status: Flagged

Please preserve the iconic AMC headquarters and tower on the Plymouth Road project. At the very least, "mothball it" so it can be rehabilitated and restored in the future. Our City's history shouldn't be erased so that it resembles a suburban office/industrial park. Preservation inevitably adds to the value of the property.

Thank you.

Thomas E. Page
7741 Woodward Ave.
Detroit, MI 48202

Thomas E. Page

313-473-7118

[@ThomasEPage](http://facebook.com/PageTom)

Cora Capler

From: JaVaughn Perkins <usroute10@hotmail.com>
Sent: Friday, May 6, 2022 1:05 PM
To: Cora Capler; councilmemberdurhal@detroitmi.gov
Subject: AMC HQ building in Detroit, MI

Hello, I was not able to participate in Thursday's Brownfield Authority Community Advisory Council meeting, but I needed to reach out to you about the AMC complex on the west side.

Hi, I am a resident of Detroit and I am excited about the prospect of a new large industrial facility at the former AMC HQ site that will bring much-needed jobs and tax revenue to Detroit.

I firmly believe, however, that Detroit is missing out on an opportunity to create something much more substantial and beneficial for that community by not including the landmark Administration Building in this development.

This planned complex will bring long overdue jobs to the city, but incorporating a restored administration building could transform this development into a multi-faceted space that features not only a new industrial facility, but also an inviting community space and community focal point. The redeveloped building could house:

*** Community Center *** Community Tech Hub *** Office Space/Co-working space *** Coffee Shop ***
and more that the community could benefit from

It could also include a small museum that would tell the story about the contributions to home refrigeration, production of World War II military vehicles, and innovation of Jeep & AMC vehicles that were made in that complex.

There are enough federal and state historic preservation tax credits available that make restoration of the administration building worthy of serious consideration. A representative of the State Preservation Historic Office, whom I have been in contact with, stated this complex is eligible for designation to the National Register of Historic Places.

This AMC complex has the potential to not only to be a much-needed jobs and tax-revenue renovator but can also be major community hub that preserves the industrial history of the city and one of its architectural masterpieces.

I urge members of the Brownfield Authority Community Advisory Council and local elected officials to advocate for, and facilitate, any efforts to re-purpose the Administration Building as an integral part of this AMC site re-development.

From: Lijewski, Bryan (LEO) <LijewskiB@michigan.gov>

Sent: Saturday, April 9, 2022 9:51 AM

To: JaVaughn Perkins <usroute10@hotmail.com>; MacFarlane-Faes, Martha (LEO) <FaesM@michigan.gov>; Higgins, S. Alan (LEO) <HigginsS3@michigan.gov>

Cc: Nietering, Nathaniel (LEO) <NieteringN1@michigan.gov>; Walsh, Todd (LEO) <WalshT@michigan.gov>

Subject: RE: Question about Michigan State Historic Tax Credit and about the AMC HQ building in Detroit, MI

Good Morning JaVaughn,

Thank you for your inquiry about the new Michigan State Historic Tax Credit program and its potential use for the rehabilitation of the resource you describe as the American Motors Corporation HQ building. I will provide an initial answer to your questions but my SHPO colleagues may have more information to add.

1. We don't have a firm date yet for the a roll out of the program. I will ask Martha if she can provide a time frame for when the program may be open for applications. In addition, I would suggest you keep an eye on our website for any program updates. <https://www.miglace.org/historic-preservation/programs-and-services/historic-preservation-tax-credits/>
2. Yes, you are reading the website information correctly. There is a total of \$5 million available in credits for all projects in the state. The \$5 million is broken down into three categories. The large commercial category (over \$2 million in rehabilitation expenditures) will have \$2 million in credits, the small commercial category (less than \$2 million in rehabilitation expenditures) will have \$2 million in credits, and the owner occupied residential category will have \$1 million in credits.
3. The building complex that you are referring to was built as the Kelvinator Corporation Factory. This has been determined eligible for the National Register of Historic Places by our staff. Our site number is P63883. I assume this eligibility was determined based on an evaluation of all the existing structures on the site. This means that the state tax credit program would be available for the rehabilitation of the resource. If some of the existing structures are demolished, then we would have to re-evaluate the eligibility of the site. Only if the front administration building on its own is determined eligible would the owner be eligible to apply for state tax credits for that building. A second option for state tax credit eligibility would be if the resource was locally designated through the city of Detroit. But again, that determination would have to clearly state that the administration building on its own is significant enough for designation.

Let us know if you have any follow-up questions or if I can clarify anything in my responses to your questions.



Architect Specialist
State Historic Preservation Office
300 N. Washington Square
Lansing, MI 48913
Office: 517.335.9840 Cell: 517.331-4761
michigan.gov/shpo

Get the latest news with the [SHPO](#) and [MEDC Community Development](#) newsletters!

From: JaVaughn Perkins <usroute10@hotmail.com>

Sent: Friday, April 8, 2022 11:54 AM

To: MacFarlane-Faes, Martha (LEO) <FaesM@michigan.gov>; Higgins, S. Alan (LEO) <HigginsS3@michigan.gov>; Lijewski, Bryan (LEO) <LijewskiB@michigan.gov>

Subject: Question about Michigan State Historic Tax Credit and about the AMC HQ building in Detroit, MI

CAUTION: This is an External email. Please send suspicious emails to phishreport@michigan.gov

Hi, I hope all is well. I have 3 questions, I humbly request you answer them if you have time!

1. When will MICHIGAN'S NEW STATE HISTORIC TAX CREDIT program be up-and-running?

2. Am I reading the website correctly - there will only be \$5 million total in tax credits for a year? That \$5 million will be spread across all projects that are awarded a tax credit?

3. There are still a few of us historic preservationists in Detroit who are trying to see if we could save a portion of the American Motors Corporation HQ in Detroit, MI. Although the back portion is where a lot of manufacturing and engineering work was done, the front administration building is the architectural showstopper. We are trying to make a last-ditch effort to convince the industrial developer who is redeveloping the site, to spare the front administration building and restore into Community Center/Community Tech Hub/Office Space/Coffee Shop kind of mixed-use place. I am wondering if a potential restoration of the front Administration Building could apply for state tax credits, given that the back portion of the complex would be demolished?

Cora Capler

From: Evan Markarian <evanmarkarian@yahoo.com>
Sent: Tuesday, May 10, 2022 11:59 AM
To: Cora Capler; angela.calloway@detroitmi.gov; fred.durhal@detroitmi.gov
Subject: E: Saving Former AMC HQ Admiration Building

Dear Brownfield Authority, and Council Member Durhal, Council Member Whitfield-Calloway,

Forwarding this message- sent in error previously from other email.

I am writing to provide general support for the redevelopment of the former AMC HQ on Plymouth Road.

I often drive past the building as my family lives in the area. I am elated at the project addressing blight and creating jobs for the community. **My issue is the administration building facing Plymouth. It must be saved! The historic architecture and beauty of the administration building and tower are irreplaceable and a landmark in the district.** Simply leaving it and securing it for future projects instead of demolishing this once-in-a-lifetime structure makes so much more sense than leveling history. Once it is gone it is gone forever. So many beautiful buildings in the city have disappeared over the years and District 7 needs to preserve this building as a showpiece of our history and hope for future development in an often forgotten part of our city. If this building were designated a National Historic Place, tax credits could be used for rehabbing the structure- and it is eligible and deserving of this distinction.

Why can't the administration building be a separate project than the NorthPoint plan? It does not impede their plan in anyway. Please step up and save this amazing building for the community and the future of our neighborhood.

Thank you for your consideration and service,

Evan A. Markarian

Exhibit C



CODE DBRA 22-05-308-03

**FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT 14250 PLYMOUTH ROAD
BROWNFIELD REDEVELOPMENT PLAN**

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

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

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the **Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road 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 **Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road 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.

May 11, 2022

EXHIBIT D

RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT 14250
PLYMOUTH ROAD 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 Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road 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 16th day of June, 2022 at 11:10 AM, prevailing Eastern Time, to be held 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 FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT
14250 PLYMOUTH ROAD 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 Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Redevelopment Project (the “Plan”); and

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on April 28, 2022, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on May 5, 2022 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on April 28, 2022; and

WHEREAS, the Authority approved the Plan on May 11, 2022 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 June 16, 2022.

NOW, THEREFORE, BE IT RESOLVED, THAT:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan.

The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

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

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

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

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

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

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

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

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

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

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2022, 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