



October 27, 2022

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

**Re: The Brownfield Redevelopment Plan for City Club Apartments Midtown**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the City Club Apartments Midtown 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 October 19, 2022 meeting and a public hearing was held by the DBRA on October 25, 2022 to solicit public comments. The Committee’s communication to the City Council and the DBRA, dated October 19, 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 October 26, 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

CCA Midtown Detroit, LLC is the project developer (“Developer”). The project includes the redevelopment the Property into a mixed-use development, including approximately 318,000 square feet of residential and commercial space. Within a three-building design, the development will feature approximately 344 residential units, 40,296 square feet of commercial space which will include a restaurant, café, bank, and retail space, and 186 underground parking spaces. Residential units will range in size from studio to 3-bedroom apartments. Resort-class amenities, multiple pocket parks, and an outdoor art park will be incorporated within the development, to enhance the community’s livability. It is currently anticipated construction will begin in the winter of 2022 and eligible activities will be completed within 24 months.

The total investment is estimated to be \$103 million, with hard costs totaling approximately \$84 million. The Developer is requesting \$23,956,477.00 in TIF reimbursement.

There will be approximately 130 temporary construction jobs and approximately 60 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the “Property”) consists of five (5) parcels, 3510 and 3540 Woodward Avenue, 80 and 90 Mack Avenue, and 33 Eliot Street, which are bounded by Mack Avenue to the north, John R Street to the east, Eliot Street and the property line to the south, and Woodward Avenue to the west in the Midtown neighborhood.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) it was previously utilized for an industrial or commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) determined to be a “facility” 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 Baseline Environmental Assessment activities, due care activities, additional response activities, site demolition, infrastructure improvements, site preparation, interest, and the 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. Department Specific Activities	\$1,626,145.00
2. Demolition	\$912,273.00
3. Lead, Asbestos, or Mold Abatement	\$160,000.00
4. Site Preparation	\$8,231,000.00
5. Public ROW Infrastructure Improvements	\$695,040.00
6. Public/Private Infrastructure Improvements	\$6,200,000.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$2,655,452.00
9. Interest	\$3,416,567.00
<b>Total Reimbursement to Developer</b>	<b>\$23,956,477.00</b>
10. Authority Administrative Costs	\$2,643,883.00
11. State Brownfield Redevelopment Fund	\$1,061,058.00
12. Local Brownfield Revolving Fund	\$1,581,416.00
<b>TOTAL Estimated Costs</b>	<b>\$29,242,834.00</b>

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

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) Tax Abatement.

DBRA's Request

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

- a.) November 1, 2022  
City Council adoption of the Resolution (Exhibit D), setting the City Club Apartments Midtown Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for November 17, 2022 at a requested time of 10:15 AM.
- b.) November 17, 2022, requested time of 10:10 AM  
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) November 17, 2022, 2022, requested time of 10:15 AM  
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the City Club Apartments Midtown Brownfield Redevelopment Plan.
- d.) November 22, 2022  
City Council adoption of the Resolution approving the City Club Apartments Midtown Brownfield Redevelopment Plan (Exhibit E).

Sincerely,



Jennifer Kanalos  
Authorized Agent

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

EXHIBIT A

CITY OF DETROIT  
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE  
CITY CLUB APARTMENTS MIDTOWN  
REDEVELOPMENT PROJECT

Prepared by:

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October 6, 2022



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

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## **I. INTRODUCTION**

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

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

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

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

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

## II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of five (5) parcels: 3510 and 3540 Woodward Avenue, 80 and 90 Mack Avenue, and 33 Eliot Street. The parcels included within this Plan are each considered to be “facility” in accordance with Act 381. The parcels and all tangible personal property located thereon will comprise the eligible property and are collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located between Detroit’s Midtown and Cass Corridor Neighborhoods and is bounded by Mack Avenue to the north, John R Street to the east, Eliot Street and the property line to the south, and Woodward Avenue to the west.

Parcel information is outlined below. Attachment B provides the individual legal descriptions for the Property.

Address	Tax ID	Development Entity
3510 Woodward Avenue	01004185	CCA Midtown Detroit, LLC (via Land Lease)
3540 Woodward Avenue	01004187.008	
80 Mack Avenue	01004187.009	
90 Mack Avenue	01004187.004	
33 Eliot Street	01004186-0	

CCA Midtown Detroit, LLC is the project developer (“Developer”) of the Property. CCA Midtown Detroit, LLC has a land lease on the Property with the Owner, Woodward Eliot, LLC. The project will convert the Property into a mixed-use development, including approximately 318,000 square feet of residential and commercial space. Within a three-building design, the development will feature approximately 344 residential units, 40,296 square feet of commercial space which will include a restaurant, café, bank, and retail space, and approximately 186 underground parking spaces. Residential units will range in size from studio to 3-bedroom apartments. Resort-class amenities, multiple pocket parks, and an outdoor art park will be incorporated within the development, to enhance the community’s livability. It is currently anticipated construction will begin in the winter of 2022 and eligible activities will be completed within twenty-four (24) months. 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 (including, without limitation, the references to square footage or number of units), without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA 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 (the “Project”) and Attachment D includes letters of support for the Project.

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

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

***33 Elliot Street***

A Phase I Environmental Site Assessment (“ESA”) completed in 2008, at which time this property was occupied by a vacant light industrial building, identified recognized environmental conditions (“REC(s)”) associated with the former high-risk operations onsite (i.e., automotive storage/service, factory, and photo processing/silk screen printing), observed staining onsite, and a potential orphan 1,000-gallon gasoline underground storage tank (“UST”). Additionally, previous site investigations were completed in 2008 to assess a potential orphan 1,000-gallon gasoline UST.

***80 Mack Avenue***

A Phase I ESA completed in 2015, at which time this property was occupied by surface parking lots, identified a REC associated with former automotive service operations at 3540 Woodward Avenue (parent parcel to 80 Mack Avenue, discussed below). Subsequent onsite investigation activities identified soil contamination above the Part 201 Residential and Nonresidential cleanup criteria.

***90 Mack Avenue***

A Phase I ESA completed in 2015, at which time this property was occupied by surface parking lots, identified a REC associated with former automotive service/painting operations along the eastern property boundary from the 1920s and 1930s to the 1960s, which extended offsite to the east.

***3510 Woodward Avenue***

Previous site investigations were conducted in 1996 and 1997, which were not available for review, but were summarized in a 2008 site investigation (discussed below) as follows:

- A site investigation was completed in February 1996 to evaluate the former gasoline service operations identified petroleum and/or lead contamination in soil above the former Michigan Department of Environmental Quality (“MDEQ”, currently known as the Michigan Department of Environment, Great Lakes and Energy (“EGLE”)) Part 201 Residential, Commercial, and Industrial cleanup

- criteria. Based on these analytical results, a Baseline Environmental Assessment (“BEA”) was submitted to EGLE on September 20, 1996 (BEA ID: 129).
- Based on the results from the February 1996 site investigation, release C-0876-96 was reported on October 29, 1996. Additional site investigation activities completed in February 1997 identified additional petroleum and/or lead contamination in soil above the former MDEQ Part 213 Residential, Commercial, and Industrial RBSLs. Based on these analytical results, a Restrictive Covenant (“RC”) was recorded for a rectangular area in the vicinity of former fuel dispensers that restricted any subsurface disturbances as documented in a 1997 LUST Closure Report. The October 1996 release was granted Tier I Commercial III Restricted Closure on December 29, 1997.

A Phase I ESA completed in 2008, at which time this property was occupied by a vacant auto service shop, identified RECs associated with 1) the ‘facility’ status as documented in the 1996 BEA; 2) former service operations; 3) former onsite USTs; observed hydraulic hoists; and observed staining. Subsequent onsite investigation activities identified petroleum contamination in soil north of the RC area above the Part 201 Residential and Nonresidential cleanup criteria.

### ***3540 Woodward Avenue***

A Phase I ESA completed in 2015, at which time this property was occupied by surface parking lots, identified a REC associated with former automotive service operations in the eastern portion of the property. Subsequent onsite investigation activities identified soil above the Part 201 Residential and Nonresidential cleanup criteria.

### ***Subject Property Summary***

Additional contaminant concentrations identified on the Property in soil during a September 2021 site investigation as part of the Developer’s pre-purchase due diligence. Combined with the previous site investigations conducted between 1996 and 2016, exceedances of the Parts 201/213 Residential and Nonresidential DWP, GSIP, and DC cleanup criteria/RBSLs are present. Additionally, the portion of the Property identified as 3510 Woodward Avenue (Facility ID: 50001945) is a closed LUST site with one reported release on October 29, 1996 and granted Tier I Commercial III Restricted Closure on December 29, 1997 (C-0876-96). **Therefore, the Property is a “facility” and a “property” in accordance with Parts 201/213 of P.A. 451, as amended.**

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

The “eligible activities” that are intended to be carried out at the Property pursuant to this Plan are considered “eligible activities” as defined by Section 2 of Act 381, because they include baseline environmental assessment activities, due care activities, additional response activities, site demolition, infrastructure improvements, site preparation, interest, and the development, preparation and implementation of a brownfield plan and/or Act 381 work plan.

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

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 shall 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. 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. BEA Activities have already been incurred as EGLE Pre-Approved Activities and are included within this request. The BEA Activities were conducted between 2020 and 2022. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the "Reimbursement Agreement"). In the event this Plan contemplates the capture of tax increment revenue derived from "taxes levied for school operating purposes" (as defined by Section 2(uu) of Act 381 and hereinafter referred to as "School Taxes"), the Developer acknowledges and agrees that DBRA's obligation to reimburse the Developer for the cost of eligible activities with tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, (as these capitalized terms are defined by Act 381) is contingent upon: (i) the Developer receiving at least the initial applicable work plan approvals by the Michigan Strategic Fund ("MSF") and EGLE, as may be required pursuant to Act 381, within 270 days after this Plan is approved by the governing body; 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 by 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.

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, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

	Reimbursement Costs	Admin. Costs	State Brownfield Fund	Local Brownfield Revolving Fund	Totals
School Operating Tax	\$7,365,214	\$0	\$0	\$692,235	\$8,057,449
State Education Tax	\$1,531,870	\$0	\$1,061,058	\$243,702	\$2,836,631
City Operating	\$7,283,807	\$1,278,772	\$0	\$723,412	\$9,285,990
Library	\$1,690,513	\$296,793	\$0	\$167,898	\$2,155,204
Wayne County Operating (summer)	\$2,047,987	\$359,552	\$0	\$203,402	\$2,610,940
Wayne County Operation (winter)	\$360,430	\$63,278	\$0	\$35,797	\$459,506
Wayne County Jails	\$341,629	\$59,978	\$0	\$33,930	\$435,537
Wayne County Parks	\$89,551	\$15,722	\$0	\$8,894	\$114,167
HCMA	\$76,262	\$13,389	\$0	\$7,574	\$97,226
RESA Enhancement	\$725,606	\$127,390	\$0	\$72,066	\$925,062
Wayne County ISD (RESA)	\$35,119	\$6,166	\$0	\$3,488	\$44,773
Wayne County RESA Special Ed	\$1,226,477	\$215,325	\$0	\$121,811	\$1,563,613
Wayne County Community College	\$1,182,012	\$207,518	\$0	\$117,395	\$1,506,926
<b>TOTAL</b>	<b>\$23,956,479</b>	<b>\$2,643,883</b>	<b>\$1,061,058</b>	<b>\$2,431,603</b>	<b>\$30,093,023</b>
<i>In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:</i>					
City Debt	\$4,188,749				
School Debt	\$6,050,415				
Wayne County DIA	\$93,083				
Wayne County Zoo	\$46,542				
<b>Total</b>	<b>\$10,378,788</b>				



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

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with School Taxes, interest shall not accrue or be paid under this Plan with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and applicable agency/department of the State of Michigan, the DBRA may approve interest on the local portion of the reimbursement to the extent that

the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the estimated total cost of eligible activities permitted under this Plan. For the avoidance of doubt, if the approved interest rate for interest on eligible activities described in this Plan (i.e. 5%) would result in actual reimbursement to the Developer that would exceed the estimated total costs for reimbursement described in Attachment E (the “Maximum Reimbursement”); notwithstanding the approved interest rate for eligible activities in this Plan, the actual reimbursement to Developer for all eligible activities (including interest) shall under no circumstances exceed the Maximum Reimbursement.

The Developer anticipates approval of a tax abatement under the Neighborhood Enterprise Zone Act, P.A. 147 of 1992, as amended (“NEZ”). If approved, the NEZ will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of tax increment revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan. Notwithstanding the tax capture projections described in Attachment F, the DBRA shall be permitted to capture tax increment revenue derived from Local Taxes, or Specific Taxes that are considered Local Taxes, during the abatement period.

The Developer has also applied or will apply for a Michigan Community Revitalization Program (CRP) loan. If the Developer is awarded the CRP loan or any other grant or loan that is forgiven or for which Developer received a credit for, the Developer acknowledges and agrees that any activities funded by such a grant or loan shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans awarded under the CRP or from other governmental agencies/sources such as EGLE or the United States Environmental Protection Agency that the Developer is required to unconditionally repay shall be eligible for reimbursement under the Plan, subject to the Reimbursement Agreement.

**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 for the Property shall occur in accordance with the tax increment financing (TIF) table described in Attachment F. In no event, however, shall this Plan extend beyond the maximum term allowed by Section 13(b)(16) of Act 381 for the duration of this Plan.

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

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

b. The governing body may terminate this Plan (or any subsequent amendment thereto) if the project for which eligible activities were identified in this Plan (or any subsequent amendment thereto) fails to occur with respect to the eligible property for at least two (2) years following the date of the governing body'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 are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

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

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

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at \$2,431,063. All funds, if any, deposited in 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 shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

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

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

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

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

### **III. ATTACHMENTS**

**ATTACHMENT A**

**Site Map**

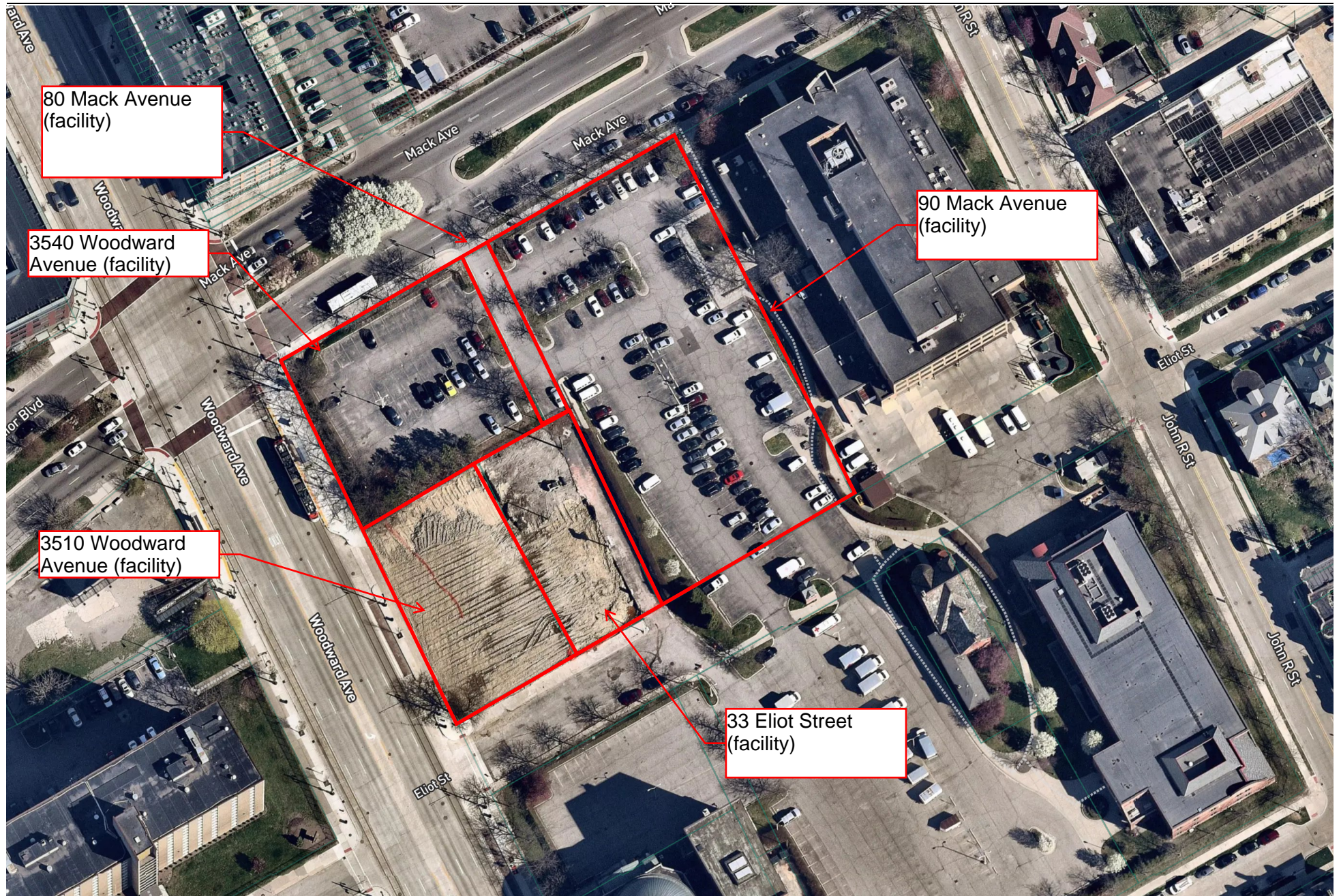


# Detroit

<https://landgrid.com/us/mi/wayne/detroit>

# Landgrid

By Loveland Technologies · May 20, 2021





# Detroit

<https://app.regrid.com/us/mi/wayne/detroit>

# Regrid

By Loveland Technologies · Sep 26, 2022





**ATTACHMENT B**

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

3510 Woodward Avenue: Parcel: 01004185

E WOODWARD PT OF LOTS 8 THRU 11 DESC AS BEG AT NE COR WOODWARD AVE 120 FT WD & ELIOT AVE 60 FT WD TH N 26D 24M 30S W 162.50 FT ALG E LINE WOODWARD AVE TH N 60D 13M E 98.76 FT TH S 26D 16M E 62.50 FT TH S 60D 13M W 0.25 FT TH S 26D 16M E 100 FT TH S 60D 12M 30S W 98.11 FT ALG N LINE ELIOT AVE TO P O B BLK 13 BRUSH SUB L1 P286 PLATS, W C R 1/104 15,960 SQ FT 162.50 IRREG

3540 Woodward Avenue: Parcel: 01004187.008

E WOODWARD --- PT OF LOT 11, ALL OF LOTS 12-13 BLK 13 BRUSH'S SUB L.8 P.12 W C R; DESC AS: COMM FROM NE COR OF SD LOT 13 TH S 26D 12M 01S E 137.56 FT; TH S 60D 17M W 158.75 FT; TH N 26D 10M 19S W 137.56 FT; TH N 60D 17M E 158.68 FT TO POB --- .5 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

80 Mack Avenue: Parcel: 01004187.009

S MACK --- N 137.56 FT OF VAC ALLEY LYING BTW MACK AVE (120 FT WD) & VAC ELIOT ST (60 FT WD) ADJ TO LOTS 12-13 & PT OF LOT 11 BLK 13 BRUSH'S SUB L.8 P.12 W C R - -- .063 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

90 Mack Avenue: Parcel: 01004187.004

S MACK --- PT OF LOTS 4, 16-17, ALL OF LOTS 5-7 & 14-15, ALL OF VAC ALLEY BLK 13 BRUSH'S SUB L.8 P.12 W C R ; COMM FROM NW COR OF SD LOT 14 TH N 60D 17M E 164.32 FT; TH S 26D 12M 01S E 300.08 FT; TH S 60D 17M W 164.41 FT; TH N 26D 12M 01S W 300.08 FT TO POB --- 1.13 ACRES SPLIT/COMBINED ON 02/09/2018 FROM 01000883-8, 01004187., 01004188.;

33 Eliot Street: Parcel: 01004186-0

E WOODWARD PT OF LOTS 8 THRU 11 ALSO VAC ALLEY ADJ DESC AS BEG AT A PTE IN N LINE ELIOT AVE 60 FT WD DIST N 60D 12M 30S E 98.11 FT FROM E LINE WOODWARD AVE 120 FT WD TH N 26D 16M W 100 FT TH N 60D 13M E 0.25 FT TH N 26D 16M W 62.50 FT TH N 60D 13M E 80 FT TH S 26D 24M E 162.50 FT TH S 60D 12M 30S W 80.74 FT ALG N LINE ELIOT AVE TO P O B BLK 13 BRUSH SUB L1 P286 PLATS, W C R 1/104 13,032 SQ FT

**ATTACHMENT C**

**Project Description**

**City Club Apartments Midtown  
3510-3540 Woodward Avenue, 80-90 Mack Avenue, & 33 Eliot Street**

**PROJECT DESCRIPTION**



SE Corner of Woodward and Mack Ave

**Development Team and Company Synopsis**

City Club Apartments, LLC (CCA) (the “Developer”) is the evolution of a company that started over 100 years ago in Detroit. Over the course of 3 generations, City Club Apartments has continued to innovate and deliver the very best in housing. The Developer leads the industry in developing and managing innovative, urban mixed-use apartment communities. As a customer-centric, lifestyle brand, City Club Apartments delivers resort class amenities, social programming, and time-saving services to residents. Design-driven and technologically advanced, CCA is committed to social responsibility, with industry leading wellness and green certification. Their product targets the attitudinal shift in consumers towards lifestyle choices, targeting young urban professionals through to empty nesters, with a unique mix of apartments and penthouses. As the Developer, Owner and Manager of long-term urban real estate, City Club Apartments has a portfolio of approximately 10,000 mixed-use apartments. The development team has selected Norcon as the General Contractor and BKV Group and SITE as the architects, all of whom are all Detroit based.



Corner of Woodward and Eliot



Eliot Street looking West

## Project Synopsis

The Developer intends to construct a mixed-use development on vacant land at the northwestern corner of Woodward Avenue and Mack Avenue. Located between Midtown and Cass Corridor Neighborhoods in Detroit, MI, the development is a short bus or Q-Line ride from Downtown Detroit. These parcels were once occupied by a variety of commercial and light industrial uses, including service garages, tent/awning manufacturing companies, sheet metal shops, photo processing/silk screen printing operations, art/frame manufacturing, stoker service, and rubber company operations, and motel. Most recently, the Property has served as parking lots.

The project will combine the Property's five parcels to create three distinctly designed, yet cohesive buildings. The development will be constructed utilizing green building, Fitwel, and ESG standards. Altogether, the development will feature approximately 344 residential units and 40,296 square feet of commercial space.

Building 1 will consist of a 16-story residential building, spanning approximately 208,490 square feet. The building will contain an estimated 270 residential units. Of the residential units, 20% will be set aside at 80% the area mean income (AMI). Rising 6 stories, Building 2 will be mixed-use, incorporating both residential and commercial spaces. The 78,610 square foot building will feature 74 residential units and approximately 9,100 square feet of commercial space. Building 3, like Building 1, will be utilized for a single purpose, but differing in that this building features only commercial space. The single story Building 3 will provide approximately 31,196 square feet of retail.

Additional developments include an approximately 186 space, on-site parking structure underground. Two pocket parks will be positioned on the Property, one located at the northwestern corner of the Property, along Woodward and Mack and the other at the southwestern corner, along Woodward and Eliot. Pocket parks will incorporate designated outdoor eating areas for the restaurants, as well as water features, temporary bike storage, public seating, and native landscaping to facilitate a safe and comfortable pedestrian space.



SE Corner of Woodward and Mack



NE Corner of Woodward and Eliot

Further landscaping efforts will be incorporated within the open-air courtyard situated at the heart of the development. With access from both the southwest and east portions of the Property, the Art Park and will be similar in nature to the pocket parks. However, the larger Art Park will also include expressive murals and installations, as well as multiple greenspaces for explorative play. The outdoor Art Park will be reserved for apartment residents during the week and open to the community for public events on the weekend. The Developer will work to design the Art Park in collaboration with local non-profit arts organizations.

Growing from the ground up, this project will transform vacant parking lots into an intentional local mixed-use hub popular among families and young professionals. Upon completion, the development will provide much needed housing, and commercial spaces, helping to meet the growing demand for such places within Midtown and Cass Corridor. Additionally, the development will further catalyze economic development in the area as residents enjoy restaurant and retail options within the complex.

Landscaping, pocket parks, and the Art Park will not only add to the aesthetics of Midtown but will also contribute to a greater sense of community. Furthermore, the project will improve walkability as the landscaping offers a protective barrier between pedestrian and motorized traffic. The development also highlights Mack Avenue as an up-and-coming location, providing connectivity to the greater neighborhood.

### Approximate Project Investment Estimates

<b>Capital Cost</b>	<b>Total Cost</b>
Acquisition Cost	\$ 900,000
Hard Costs	\$ 84,000,000
Soft Costs	\$ 18,100,000
<b>Total Capital Costs</b>	<b>\$ 103,000,000</b>

### Additional Financing Incentives Associated with the Redevelopment

CCA Midtown will be a significant permanent investment from the developer/Owner/Operator, City Club Apartments. Construction of the development is anticipated to commence December of 2022 with a scheduled opening in 2024. The



proposed development includes a substantial ground lease that commenced in October of 2021.

CCA Midtown will become the fifth apartment community in the City of Detroit that is developed, owned, and operated by City Club Apartments. City Club is the evolution of a company that started over 100 years ago in Detroit, and over the course of 3 generations, have continued to innovate and deliver the very best in housing. City Club Apartments is committed to social responsibility, with industry leading wellness and green certification.

The CCA Midtown development requires significant investment and risk and would not be possible without incentives, including the establishment of a Neighborhood Enterprise Zone, Brownfield TIF, CRP loan and New Market Tax Credits. Without incentives and tax abatement, a project of this magnitude and at this location will not be possible. To lease up and stabilize 350 apartments and bring in a national retailer with a grocery store component, this project will require incentives and abatement that are appropriately offered for this type and magnitude of development.

A Brownfield TIF will allow for substantial clean-up and improvement of a site that is currently a vacant surface parking lot. The proposed development site has had prior uses that require environmental clean-up.

The CRP loan would provide gap financing for the permanent investment that help make this project possible by allowing for more competitive permanent financing. CCA Midtown is a long term investment for City Club Apartments, and would need to be for any developer/owner/operator, due to the higher risk and tighter but more consistent long term approach to profit margins on a project of this scale.

New Market Tax Credits would help make it financially feasible to entice and bring a national retailer with a grocery store component that offers fresh food and health care to the neighborhood. Something that is currently a need in Midtown.

The Neighborhood Enterprise Zone, Brownfield TIF, CRP loan and New Market Tax Credits will lead to construction of new residential housing in keeping with the city of Detroit Master Plan and the Woodward Avenue Traditional Main Street Overlay. This development will have a long-lasting impact on the City of Detroit and aims to keep existing Detroiters in the City and add future Detroiters, with the goal of increasing the Detroit population that will live, work and entertain in Midtown Detroit.

### **Cost/Benefit Analysis**

The proposed project will help meet demand for retail and housing stock in Detroit's Midtown and Cass Corridor Neighborhoods, bringing vacant land back to productive use after years of vacancy and neglect. This redevelopment is also part of a larger effort described in the Neighborhoods and Housing section of Detroit's Master Plan. The Plan encourages developers to "take advantage of the traffic volumes and regional prominence of Woodward to attract more intense commercial activity".

The additional retail and residential apartments within the City of Detroit will contribute to new income tax for Detroit as a result of the creation of private investment. The project

will provide a retail and culinary destination and increase the density of the Neighborhoods to further catalyze economic development in the surrounding area. Local businesses in the area will benefit from an influx of new jobs into the area and an increase in spinoff consumer spending.

On a short-term basis, approximately 130 construction jobs will be needed each day during the estimated 24-month construction period. On a long-term basis, the daily management of the development will provide approximately 8 full time equivalent (FTE) jobs. Additionally, the future tenants associated with the redevelopment project will also create indirect jobs between City Target, Chase Bank, a new restaurant, and a new Cafe. In total the development is anticipated to create approximately 60 new FTE permanent jobs. The development team has previously partnered with Detroit at Work to engage with the community, advertise job openings, and hire locally. Midtown Development will also utilize Detroit at Work to hire staff prior to opening in 2023.

The increase in tenant-based jobs within the building will City collected income tax at a 1.2% rate for non-residents and 2.4% rate for Detroiters.



**ATTACHMENT D**

**Supportive 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

September 27, 2022

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

**RE: City Club Apartments Midtown Brownfield Redevelopment Plan**

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the City Club Apartments Midtown Brownfield Redevelopment Plan (the "Plan").

CCA Midtown Detroit, LLC's, is the project developer ("Developer"). The property in the Plan consists of five parcels bounded by Mack Avenue to the north, the property line to the east, Eliot Street to the south, and Woodward Avenue to the west in the Brush Park neighborhood of Detroit.

The project consists of the development of existing vacant lots and parking lots to create a new construction mixed-use development at a major corner of the City. The development will feature three buildings ranging from 1 story to 16 stories tall. with a total of approximately 344 residential apartments, approximately 40,300 square feet of commercial space, an approximately 186 space parking structure, and several court yards and pocket parks. Total investment is estimated to be \$97 million.

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

Sincerely,

Russell Baltimore  
Assistant Director Design Review  
Planning and Development Department

c: B. Vosburg  
C. Capler



**PLANNING AND  
DEVELOPMENT DEPARTMENT**

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

Phone 313•224•1339  
[www.detroitmi.gov](http://www.detroitmi.gov)

March 4<sup>th</sup>, 2021

Jonathan Holtzman  
CCA Midtown Detroit, LLC  
31700 Middlebelt Road, Suite 140  
Farmington Hills, MI 48334

Re: PDD Receipt and Agreement with Request to Determine Development Project Status Under the Detroit Community Benefits Ordinance

Dear Mr. Holtzman,

This letter is to acknowledge receipt on February 10<sup>th</sup>, 2021 by the Planning and Development Department (PDD) of CCA Midtown Detroit, LLC's Request for a Community Benefits Project Determination concerning the CCA – Midtown project. After reviewing the documentation submitted, PDD agrees that the proposed project does not meet the investment and tax abatement thresholds required to qualify under Detroit's Community Benefits Ordinance (CBO). We also acknowledge CCA Midtown Detroit, LLC's stated commitment to opt out of any City of Detroit tax abatements for the project which would trigger the CBO. Please be advised that any change in this commitment would require a reevaluation of the project's status under the CBO.

Sincerely,

Katharine G. Trudeau  
Acting Director

CC: Amanda Elias, Mayor's Office  
Aaron Goodman, Planning and Development  
Marcell Todd, City Planning Commission  
Nevan Shokar, Detroit Economic Growth Corporation



September 20, 2022

Mr. Steven Kehm  
City Club Apartments Midtown  
31700 Middlebelt Road, Suite 140  
Farmington Hills, Michigan 48334

Dear Steve,

Midtown Detroit Inc. is pleased to provide this letter of support for your large-scale high impact project at the SE Corner of Mack and Woodward, a key location in Midtown. City Club Midtown, in addition to bringing a small format Target Store, will introduce sorely needed new housing options. The strong leasing activity we are already seeing in this area is further evidence of the large pent-up demand for housing options at all place points within the Woodward Corridor.

Other benefits of this project include other commercial uses that will be incorporated including pharmacy, banking, and cafes. This location is at a high-volume pedestrian and vehicular intersection and is a major transfer point for people using both bus and rail transportation. Locating Target at this corner will be very accessible to all Detroiters.

As 20% of the housing units will be for those with incomes below 80% AMI, these units will be affordable to many Detroiters who may have had a hard time accessing a new construction option in Midtown. The amenities, including a new park that will be available to the community, is another example of the value this project will bring.

Local hiring in the new commercial businesses will also be important. This location is well-served by transit options therefore local hiring should be a very viable hiring strategy and should be a strong component of the project.

Given all these benefits, we are happy to provide our support.

Sincerely,

A handwritten signature in black ink that reads "Susan T. Mosey".

Susan T. Mosey  
Executive Director  
Midtown Detroit, Inc.



234 Winder Street • Detroit, MI 48201 • [www.BrushParkCDC.org](http://www.BrushParkCDC.org) • [hello@brushparkcdc.org](mailto:hello@brushparkcdc.org)

---

February 3, 2021

Steve Kehm  
Assistant VP of Development, City Club Apartments  
328 S. Jefferson Street, Suite 570  
Chicago, IL 60661  
[skehm@cityclubapts.com](mailto:skehm@cityclubapts.com)

**Re: City Club Apartments Midtown**

Dear Mr. Kehm,

The Brush Park Community Development Corporation (the “CDC”) forwards this letter to indicate our support for the proposed “City Club Apartments Midtown” development project for the property located at Woodward Avenue and Mack Avenue (the “Project”).

The plan for the Project was originally presented virtually before the CDC and the Brush Park community at a public meeting in late 2020. An updated version of the plan was presented virtually before the CDC Board on January 21, 2021. We understand the Project proposes the new construction of three buildings (1, 6, and 16 stories in height), comprising 184 apartments, 261 parking spaces (186 of which are to be located underground), 44,500 SF of ground-floor retail, and a series of pocket parks along Woodward Avenue. The CDC Board and community members attending the virtual meetings were generally receptive of the Project.

By a vote of 8 in favor, 0 objections, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, these opinions have no bearing on the Board’s vote and are included for reference only.

Thank you for your commitment to Brush Park and for striving to make a positive impact in our community.

Sincerely,

A handwritten signature in black ink, appearing to read "Alexandra Niehaus".

Alexandra Niehaus, Secretary

Cc: Kimani Jeffrey, City of Detroit Planning Commission Department

## Attachment A: Poll Comments for “City Club Apartments Midtown”

Below are the opinions submitted by CDC Board Members during the voting process for reference and consideration. Please note, the opinions have no bearing on the Board's final vote and are included for reference only.

### Comment 1

*While I support the project, I would like to offer some suggestions to the development team for consideration. Please reconsider the materials of building 2: I am highly skeptical of the blue siding material and the swiss cheese pattern, though the developer described them as timeless, I disagree; I think they will be outdated, and I would encourage a color and pattern that better reflects the Brush Park neighborhood, resulting in more cohesion with the surrounding neighborhood and a more timeless result.*

*Please reconsider the location of the art mural: Mack & Woodward is a gateway to Brush Park and our neighborhood is well known for its quality, crafty, and elegant architecture, therefore I think letting quality architecture be the first impression would be better than a mural which may or may not be liked. Part of what makes urban art murals interesting is they are "discoverable", located on sides and backs of buildings; the proposed location on the primary facade seems foreign to that pattern of urban art.*

*Finally, while this site is located just outside the historic district boundary, it is still very much part of the Brush Park neighborhood. Please consider that in all of your design decisions.*

*While I disagree with some of the material choices proposed, I support the overall form, massing, placement, and circulation of the project - thank you for your thoughtful design efforts. I also like the pocket parks and think they could be a great addition to the streetscape if done well, though I know landscape budgets often get cut when project costs start to stack up. As an important design feature, please ensure these areas get the same care that buildings do in development.*

### Comment 2

*This project as an important gateway project to Midtown and although it technically is outside of Brush Park and the historic district, I appreciate the developer taking the time to present to the community over the summer. I also appreciate requesting the follow up meeting with the CDC board.*

*I agree with the comments [another Board Member] has made regarding the blue panels (I do not think this will age well). However, I recognize this is a matter of preference and I appreciate the developer's reaction to the community's reaction to the original multicolor design. This is much improved.*

*Overall, I support this project and am very excited for this to get started.*

### Comment 3

*I have voted to support this project. However, I seriously question the logistics proposed for managing the heavy truck traffic entering and leaving the site, especially during the early stage of excavation. Woodward Avenue can't be used because of the Q-line and Eliot Street from Brush to Woodward is too narrow to handle access. Also, Mack Avenue, between Woodward and John R, cannot manage heavy trucks waiting, in tandem, to serve the site.*

**ATTACHMENT E**

**Estimated Cost of Eligible Activities Table**

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department-Specific Activities		
Work Plan Exempt Activities (i.e. Phase I ESA, Phase II ESA, BEA, Haz Mat Survey etc.)	\$ 121,445	2019-2022
Due Care Activities	\$ 1,504,700	Fall 2022-Fall 2024
<b>EGLE Eligible Activities Subtotal</b>	<b>\$ 1,626,145</b>	
Contingency (15%)*	\$ 225,705	
Interest (5% following tax abatement expiration)	\$ 313,023	
Brownfield Plan and/or Work Plan Preparation	\$ 15,000	
Brownfield Plan and/or Work Plan Implementation	\$ 15,000	
<b>EGLE Eligible Activities Total</b>	<b>\$ 2,194,873</b>	

MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities	Cost	Completion Season/Year
Building demolition	\$ 514,000	Fall 2022-Fall 2024
Site demolition	\$ 398,273	Fall 2022-Fall 2024
Lead, asbestos or mold abatement	\$ 160,000	Fall 2022-Fall 2023
Infrastructure improvements - Public ROW Only	\$ 695,040	Fall 2022-Fall 2024
Infrastructure improvements - Public and Private Property	\$ 6,200,000	Fall 2022-Fall 2024
Site Preparation	\$ 8,231,000	Fall 2022-Fall 2024
<b>MSF Eligible Activities Subtotal</b>	<b>\$ 16,198,314</b>	
Contingency (15%)*	\$ 2,429,747	
Interest (5% following tax abatement expiration)	\$ 3,103,544	
Brownfield Plan and/or Work Plan Preparation	\$ 15,000	
Brownfield Plan and/or Work Plan Implementation	\$ 15,000	
<b>MSF Eligible Activities Total</b>	<b>\$ 21,761,606</b>	

\*Excludes work plan exempt activities



**ATTACHMENT F**

**TIF Tables**

Proposed CCA Midtown Development  
 Combined Tax Capture Table  
 PM Environmental Project 01-12945-0  
 September 27, 2022

<b>COMBINED</b>	Estimated Taxable Value (TV) Increase Rate:	1.50%	Multiplier	1.015									
<b>DETROIT</b>													
<b>Brownfield Plan Year</b>		<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	
Calendar Year	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	
Total Base Value Brownfield	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	
<b>Total Incremental Difference</b>		\$ -	\$ -	\$ 14,679,900	\$ 15,015,567	\$ 15,284,602	\$ 15,557,673	\$ 15,834,839	\$ 16,116,163	\$ 16,401,707	\$ 16,691,534	\$ 16,985,709	
<b>Post Development Taxable Value</b>	\$ -	\$ 2,920,100	\$ 2,955,141	\$ 17,670,608	\$ 17,935,667	\$ 18,204,702	\$ 18,477,773	\$ 18,754,939	\$ 19,036,263	\$ 19,321,807	\$ 19,611,634	\$ 19,905,809	

School Capture	Millage	NEZ Tax Abatement on Residential Portion (PA 147)										
State Education Tax (SET)	6.0000	\$ -	\$ -	\$ 39,509	\$ 40,353	\$ 41,076	\$ 41,810	\$ 42,555	\$ 43,312	\$ 44,079	\$ 44,858	\$ 45,649
School Operating Tax	17.0430	\$ -	\$ -	\$ 112,226	\$ 114,623	\$ 116,677	\$ 118,762	\$ 120,879	\$ 123,027	\$ 125,207	\$ 127,420	\$ 129,666
<b>School Total</b>	<b>23.0430</b>	\$ -	\$ -	\$ 151,735	\$ 154,976	\$ 157,754	\$ 160,573	\$ 163,434	\$ 166,338	\$ 169,286	\$ 172,278	\$ 175,315
<b>School Brownfield Capturable Total</b>	<b>23.0430</b>	\$ -	\$ -	\$ 151,735	\$ 154,976	\$ 157,754	\$ 160,573	\$ 163,434	\$ 166,338	\$ 169,286	\$ 172,278	\$ 175,315

Local Capture	Millage	NEZ Tax Abatement on Residential Portion (PA 147)										
City Operating	19.9520	\$ -	\$ -	\$ 131,381	\$ 134,188	\$ 136,593	\$ 139,034	\$ 141,511	\$ 144,026	\$ 146,578	\$ 149,169	\$ 151,798
Library	4.6307	\$ -	\$ -	\$ 30,492	\$ 31,144	\$ 31,702	\$ 32,269	\$ 32,844	\$ 33,427	\$ 34,020	\$ 34,621	\$ 35,231
Wayne County Operating (summer)	5.6099	\$ -	\$ -	\$ 36,940	\$ 37,730	\$ 38,406	\$ 39,092	\$ 39,789	\$ 40,496	\$ 41,213	\$ 41,942	\$ 42,681
Wayne County Operation (winter)	0.9873	\$ -	\$ -	\$ 6,501	\$ 6,640	\$ 6,759	\$ 6,880	\$ 7,002	\$ 7,127	\$ 7,253	\$ 7,381	\$ 7,512
Wayne County Jails	0.9358	\$ -	\$ -	\$ 6,162	\$ 6,294	\$ 6,407	\$ 6,521	\$ 6,637	\$ 6,755	\$ 6,875	\$ 6,996	\$ 7,120
Wayne County Parks	0.2453	\$ -	\$ -	\$ 1,615	\$ 1,650	\$ 1,679	\$ 1,709	\$ 1,740	\$ 1,771	\$ 1,802	\$ 1,834	\$ 1,866
HCMCA	0.2089	\$ -	\$ -	\$ 1,376	\$ 1,405	\$ 1,430	\$ 1,456	\$ 1,482	\$ 1,508	\$ 1,535	\$ 1,562	\$ 1,589
RESA Enhancement	1.9876	\$ -	\$ -	\$ 13,088	\$ 13,368	\$ 13,607	\$ 13,850	\$ 14,097	\$ 14,348	\$ 14,602	\$ 14,860	\$ 15,122
Wayne County ISD (RESA)	0.0962	\$ -	\$ -	\$ 633	\$ 647	\$ 659	\$ 670	\$ 682	\$ 694	\$ 707	\$ 719	\$ 732
Wayne County RESA Special Ed	3.3596	\$ -	\$ -	\$ 22,122	\$ 22,595	\$ 23,000	\$ 23,411	\$ 23,828	\$ 24,252	\$ 24,681	\$ 25,118	\$ 25,560
Wayne County Community College	3.23780	\$ -	\$ -	\$ 21,320	\$ 21,776	\$ 22,166	\$ 22,562	\$ 22,964	\$ 23,372	\$ 23,787	\$ 24,207	\$ 24,634
<b>Local Total</b>	<b>41.2511</b>	\$ -	\$ -	\$ 271,632	\$ 277,436	\$ 282,408	\$ 287,454	\$ 292,577	\$ 297,776	\$ 303,053	\$ 308,409	\$ 313,846
<b>Local Brownfield Capturable Total</b>	<b>41.2511</b>	\$ -	\$ -	\$ 271,632	\$ 277,436	\$ 282,408	\$ 287,454	\$ 292,577	\$ 297,776	\$ 303,053	\$ 308,409	\$ 313,846

Non-Capturable Millages	Millage	NEZ Tax Abatement on Residential Portion (PA 147)										
City Debt	9.0000	\$ -	\$ -	\$ 59,264	\$ 60,530	\$ 61,615	\$ 62,716	\$ 63,833	\$ 64,968	\$ 66,119	\$ 67,287	\$ 68,474
School Debt	13.0000	\$ -	\$ -	\$ 85,603	\$ 87,432	\$ 88,999	\$ 90,589	\$ 92,203	\$ 93,842	\$ 95,505	\$ 97,193	\$ 98,906
Wayne County DIA	0.2000	\$ -	\$ -	\$ 1,317	\$ 1,345	\$ 1,369	\$ 1,394	\$ 1,419	\$ 1,444	\$ 1,469	\$ 1,495	\$ 1,522
Wayne County Zoo	0.1000	\$ -	\$ -	\$ 658	\$ 673	\$ 685	\$ 697	\$ 709	\$ 722	\$ 735	\$ 748	\$ 761
<b>Total Non-Capturable Taxes</b>	<b>22.3000</b>	\$ -	\$ -	\$ 146,842	\$ 149,979	\$ 152,667	\$ 155,395	\$ 158,164	\$ 160,975	\$ 163,828	\$ 166,723	\$ 169,662
<b>Total</b>	<b>86.5941</b>	\$ -	\$ -	\$ 570,209	\$ 582,391	\$ 592,829	\$ 603,422	\$ 614,175	\$ 625,089	\$ 636,167	\$ 647,411	\$ 658,823
		\$ -	\$ -	\$ 423,367	\$ 432,412	\$ 440,161	\$ 448,027	\$ 456,011	\$ 464,114	\$ 472,339	\$ 480,687	\$ 489,161

Footnotes (\*):  
 (1) Base Taxable Value is estimated porportionally based on proposed portion of the building anticipated to be renovated as residential  
 (2) In Year 13 of NEZ, NEZ Tax Rate = Sum of 5/8 of total mills levied for operating purposes by local government unit (LGU) and county, plus total mills collected under General Property Tax Act  
 (3) In Year 14 of NEZ, NEZ Tax Rate = Sum of 3/4 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act  
 (4) In Year 15 of NEZ, NEZ Tax Rate = Sum of 7/8 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act

Proposed CCA Midtown Development  
 Combined Tax Capture Table  
 PM Environmental Project 01-12945-0  
 September 27, 2022

<b>COMBINED</b>
<b>DETROIT</b>

Estimated Taxable Value (TV) Increase Rate:

Brownfield Plan Year	10	11	12	13	14	15	16	17	18	19	20
Calendar Year	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044
Total Base Value Brownfield	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100
<b>Total Incremental Difference</b>	<b>\$ 17,284,296</b>	<b>\$ 17,587,362</b>	<b>\$ 17,894,974</b>	<b>\$ 18,207,200</b>	<b>\$ 18,781,697</b>	<b>\$ 19,107,224</b>	<b>\$ 19,437,634</b>	<b>\$ 19,773,000</b>	<b>\$ 20,113,396</b>	<b>\$ 20,458,899</b>	<b>\$ 20,809,584</b>
<b>Post Development Taxable Value</b>	<b>\$ 20,204,396</b>	<b>\$ 20,507,462</b>	<b>\$ 20,815,074</b>	<b>\$ 21,127,300</b>	<b>\$ 21,701,797</b>	<b>\$ 22,027,324</b>	<b>\$ 22,357,734</b>	<b>\$ 22,693,100</b>	<b>\$ 23,033,496</b>	<b>\$ 23,378,999</b>	<b>\$ 23,729,684</b>

School Capture	Millage	5/8			3/4			7/8				
State Education Tax (SET)	6.0000	\$ 46,452	\$ 47,266	\$ 48,093	\$ 109,243	\$ 112,690	\$ 114,643	\$ 116,626	\$ 118,638	\$ 120,680	\$ 122,753	\$ 124,858
School Operating Tax	17.0430	\$ 131,946	\$ 134,260	\$ 136,609	\$ 310,305	\$ 320,096	\$ 325,644	\$ 331,276	\$ 336,991	\$ 342,793	\$ 348,681	\$ 354,658
<b>School Total</b>	<b>23.0430</b>	<b>\$ 178,398</b>	<b>\$ 181,526</b>	<b>\$ 184,702</b>	<b>\$ 419,549</b>	<b>\$ 432,787</b>	<b>\$ 440,288</b>	<b>\$ 447,901</b>	<b>\$ 455,629</b>	<b>\$ 463,473</b>	<b>\$ 471,434</b>	<b>\$ 479,515</b>
<b>School Brownfield Capturable Total</b>	<b>23.0430</b>	<b>\$ 178,398</b>	<b>\$ 181,526</b>	<b>\$ 184,702</b>	<b>\$ 419,549</b>	<b>\$ 432,787</b>	<b>\$ 440,288</b>	<b>\$ 447,901</b>	<b>\$ 455,629</b>	<b>\$ 463,473</b>	<b>\$ 471,434</b>	<b>\$ 479,515</b>

Local Capture	Millage	5/8			3/4			7/8				
City Operating	19.9520	\$ 154,467	\$ 157,176	\$ 159,926	\$ 254,163	\$ 337,088	\$ 381,227	\$ 387,820	\$ 394,511	\$ 401,302	\$ 408,196	\$ 415,193
Library	4.6307	\$ 35,851	\$ 36,479	\$ 37,118	\$ 58,989	\$ 78,235	\$ 88,480	\$ 90,010	\$ 91,563	\$ 93,139	\$ 94,739	\$ 96,363
Wayne County Operating (summer)	5.6099	\$ 43,432	\$ 44,193	\$ 44,966	\$ 71,463	\$ 94,779	\$ 107,190	\$ 109,043	\$ 110,925	\$ 112,834	\$ 114,772	\$ 116,740
Wayne County Operation (winter)	0.9873	\$ 7,644	\$ 7,778	\$ 7,914	\$ 12,577	\$ 16,680	\$ 18,865	\$ 19,191	\$ 19,522	\$ 19,858	\$ 20,199	\$ 20,545
Wayne County Jails	0.9358	\$ 7,245	\$ 7,372	\$ 7,501	\$ 11,921	\$ 15,810	\$ 17,881	\$ 18,190	\$ 18,504	\$ 18,822	\$ 19,145	\$ 19,474
Wayne County Parks	0.2453	\$ 1,899	\$ 1,932	\$ 1,966	\$ 3,125	\$ 4,144	\$ 4,687	\$ 4,768	\$ 4,850	\$ 4,934	\$ 5,019	\$ 5,105
HCMA	0.2089	\$ 1,617	\$ 1,646	\$ 1,674	\$ 2,661	\$ 3,529	\$ 3,991	\$ 4,061	\$ 4,131	\$ 4,202	\$ 4,274	\$ 4,347
RESA Enhancement	1.9876	\$ 15,388	\$ 15,658	\$ 15,932	\$ 25,319	\$ 33,580	\$ 37,978	\$ 38,634	\$ 39,301	\$ 39,977	\$ 40,664	\$ 41,361
Wayne County ISD (RESA)	0.0962	\$ 745	\$ 758	\$ 771	\$ 1,225	\$ 1,625	\$ 1,838	\$ 1,870	\$ 1,902	\$ 1,935	\$ 1,968	\$ 2,002
Wayne County RESA Special Ed	3.3596	\$ 26,010	\$ 26,466	\$ 26,929	\$ 42,797	\$ 56,760	\$ 64,193	\$ 65,303	\$ 66,429	\$ 67,573	\$ 68,734	\$ 69,912
Wayne County Community College	3.23780	\$ 25,067	\$ 25,506	\$ 25,953	\$ 41,245	\$ 54,702	\$ 61,865	\$ 62,935	\$ 64,021	\$ 65,123	\$ 66,242	\$ 67,377
<b>Local Total</b>	<b>41.2511</b>	<b>\$ 319,364</b>	<b>\$ 324,965</b>	<b>\$ 330,650</b>	<b>\$ 525,486</b>	<b>\$ 696,935</b>	<b>\$ 788,194</b>	<b>\$ 801,824</b>	<b>\$ 815,658</b>	<b>\$ 829,700</b>	<b>\$ 843,952</b>	<b>\$ 858,418</b>
<b>Local Brownfield Capturable Total</b>	<b>41.2511</b>	<b>\$ 319,364</b>	<b>\$ 324,965</b>	<b>\$ 330,650</b>	<b>\$ 525,486</b>	<b>\$ 696,935</b>	<b>\$ 788,194</b>	<b>\$ 801,824</b>	<b>\$ 815,658</b>	<b>\$ 829,700</b>	<b>\$ 843,952</b>	<b>\$ 858,418</b>

Non-Capturable Millages	Millage	5/8			3/4			7/8				
City Debt	9.0000	\$ 69,678	\$ 70,900	\$ 72,140	\$ 114,648	\$ 152,055	\$ 171,965	\$ 174,939	\$ 177,957	\$ 181,021	\$ 184,130	\$ 187,286
School Debt	13.0000	\$ 100,645	\$ 102,410	\$ 104,202	\$ 165,603	\$ 219,634	\$ 248,394	\$ 252,689	\$ 257,049	\$ 261,474	\$ 265,966	\$ 270,525
Wayne County DIA	0.2000	\$ 1,548	\$ 1,576	\$ 1,603	\$ 2,548	\$ 3,379	\$ 3,821	\$ 3,888	\$ 3,955	\$ 4,023	\$ 4,092	\$ 4,162
Wayne County Zoo	0.1000	\$ 774	\$ 788	\$ 802	\$ 1,274	\$ 1,689	\$ 1,911	\$ 1,944	\$ 1,977	\$ 2,011	\$ 2,046	\$ 2,081
<b>Total Non-Capturable Taxes</b>	<b>22.3000</b>	<b>\$ 172,645</b>	<b>\$ 175,673</b>	<b>\$ 178,747</b>	<b>\$ 284,073</b>	<b>\$ 376,757</b>	<b>\$ 426,091</b>	<b>\$ 433,459</b>	<b>\$ 440,938</b>	<b>\$ 448,529</b>	<b>\$ 456,233</b>	<b>\$ 464,054</b>
<b>Total</b>	<b>86.5941</b>	<b>\$ 670,407</b>	<b>\$ 682,165</b>	<b>\$ 694,098</b>	<b>\$ 1,229,107</b>	<b>\$ 1,506,479</b>	<b>\$ 1,654,573</b>	<b>\$ 1,683,184</b>	<b>\$ 1,712,225</b>	<b>\$ 1,741,701</b>	<b>\$ 1,771,620</b>	<b>\$ 1,801,987</b>
		\$ 497,762	\$ 506,491	\$ 515,352	\$ 945,034	\$ 1,129,722	\$ 1,228,482	\$ 1,249,725	\$ 1,271,287	\$ 1,293,173	\$ 1,315,386	\$ 1,337,933

Footnotes (\*):  
 (1) Base Taxable Value is estimated porportionally based on proposed portion of the building anticipated to be renovated as residential  
 (2) In Year 13 of NEZ, NEZ Tax Rate = Sum of 5/8 of total mills levied for operating purposes by local government unit (LGU) and county, plus total mills collected under General Property Tax Act  
 (3) In Year 14 of NEZ, NEZ Tax Rate = Sum of 3/4 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act  
 (4) In Year 15 of NEZ, NEZ Tax Rate = Sum of 7/8 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act

Proposed CCA Midtown Development  
 Combined Tax Capture Table  
 PM Environmental Project 01-12945-0  
 September 27, 2022

<b>COMBINED</b>
<b>DETROIT</b>

Estimated Taxable Value (TV) Increase Rate:

Brownfield Plan Year Calendar Year	21 2045	22 2046	23 2047	24 2048	25 2049	26 2050	27 2051	28 2052	29 2053	30 2054	TOTAL
Total Base Value Brownfield	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	\$ 2,920,100	
<b>Total Incremental Difference</b>	<b>\$ 21,165,529</b>	<b>\$ 21,526,814</b>	<b>\$ 21,893,517</b>	<b>\$ 22,265,722</b>	<b>\$ 22,643,509</b>	<b>\$ 23,026,963</b>	<b>\$ 23,416,169</b>	<b>\$ 23,811,213</b>	<b>\$ 24,212,183</b>	<b>\$ 24,619,167</b>	
<b>Post Development Taxable Value</b>	<b>\$ 24,085,629</b>	<b>\$ 24,446,914</b>	<b>\$ 24,813,617</b>	<b>\$ 25,185,822</b>	<b>\$ 25,563,609</b>	<b>\$ 25,947,063</b>	<b>\$ 26,336,269</b>	<b>\$ 26,731,313</b>	<b>\$ 27,132,283</b>	<b>\$ 27,539,267</b>	

School Capture	Millage											
State Education Tax (SET)	6.0000	\$ 126,993	\$ 129,161	\$ 131,361	\$ 133,594	\$ 135,861	\$ 138,162	\$ 140,497	\$ 142,867	\$ 145,273	\$ 147,715	\$ 2,836,631
School Operating Tax	17.0430	\$ 360,724	\$ 366,881	\$ 373,131	\$ 379,475	\$ 385,913	\$ 392,449	\$ 399,082	\$ 405,815	\$ 412,648	\$ 419,584	\$ 8,057,449
<b>School Total</b>	<b>23.0430</b>	<b>\$ 487,717</b>	<b>\$ 496,042</b>	<b>\$ 504,492</b>	<b>\$ 513,069</b>	<b>\$ 521,774</b>	<b>\$ 530,610</b>	<b>\$ 539,579</b>	<b>\$ 548,682</b>	<b>\$ 557,921</b>	<b>\$ 567,299</b>	<b>\$ 10,894,080</b>
<b>School Brownfield Capturable Total</b>	<b>23.0430</b>	<b>\$ 487,717</b>	<b>\$ 496,042</b>	<b>\$ 504,492</b>	<b>\$ 513,069</b>	<b>\$ 521,774</b>	<b>\$ 530,610</b>	<b>\$ 539,579</b>	<b>\$ 548,682</b>	<b>\$ 557,921</b>	<b>\$ 567,299</b>	<b>\$ 10,894,080</b>
\$ -												
\$ -												
<b>Local Capture</b>												
City Operating	19.9520	\$ 422,295	\$ 429,503	\$ 436,819	\$ 444,246	\$ 451,783	\$ 459,434	\$ 467,199	\$ 475,081	\$ 483,081	\$ 491,202	\$ 9,285,990
Library	4.6307	\$ 98,011	\$ 99,684	\$ 101,382	\$ 103,106	\$ 104,855	\$ 106,631	\$ 108,433	\$ 110,263	\$ 112,119	\$ 114,004	\$ 2,155,204
Wayne County Operating (summer)	5.6099	\$ 118,737	\$ 120,763	\$ 122,820	\$ 124,908	\$ 127,028	\$ 129,179	\$ 131,362	\$ 133,579	\$ 135,828	\$ 138,111	\$ 2,610,940
Wayne County Operation (winter)	0.9873	\$ 20,897	\$ 21,253	\$ 21,615	\$ 21,983	\$ 22,356	\$ 22,735	\$ 23,119	\$ 23,509	\$ 23,905	\$ 24,307	\$ 459,506
Wayne County Jails	0.9358	\$ 19,807	\$ 20,145	\$ 20,488	\$ 20,836	\$ 21,190	\$ 21,549	\$ 21,913	\$ 22,283	\$ 22,658	\$ 23,039	\$ 435,537
Wayne County Parks	0.2453	\$ 5,192	\$ 5,281	\$ 5,370	\$ 5,462	\$ 5,554	\$ 5,649	\$ 5,744	\$ 5,841	\$ 5,939	\$ 6,039	\$ 114,167
HCMA	0.2089	\$ 4,421	\$ 4,497	\$ 4,574	\$ 4,651	\$ 4,730	\$ 4,810	\$ 4,892	\$ 4,974	\$ 5,058	\$ 5,143	\$ 97,226
RESA Enhancement	1.9876	\$ 42,069	\$ 42,787	\$ 43,516	\$ 44,255	\$ 45,006	\$ 45,768	\$ 46,542	\$ 47,327	\$ 48,124	\$ 48,933	\$ 925,062
Wayne County ISD (RESA)	0.0962	\$ 2,036	\$ 2,071	\$ 2,106	\$ 2,142	\$ 2,178	\$ 2,215	\$ 2,253	\$ 2,291	\$ 2,329	\$ 2,368	\$ 44,773
Wayne County RESA Special Ed	3.3596	\$ 71,108	\$ 72,321	\$ 73,553	\$ 74,804	\$ 76,073	\$ 77,361	\$ 78,669	\$ 79,996	\$ 81,343	\$ 82,711	\$ 1,563,613
Wayne County Community College	3.23780	\$ 68,530	\$ 69,700	\$ 70,887	\$ 72,092	\$ 73,315	\$ 74,557	\$ 75,817	\$ 77,096	\$ 78,394	\$ 79,712	\$ 1,506,926
<b>Local Total</b>	<b>41.2511</b>	<b>\$ 873,101</b>	<b>\$ 888,005</b>	<b>\$ 903,132</b>	<b>\$ 918,486</b>	<b>\$ 934,070</b>	<b>\$ 949,888</b>	<b>\$ 965,943</b>	<b>\$ 982,239</b>	<b>\$ 998,779</b>	<b>\$ 1,015,568</b>	<b>\$ 19,198,943</b>
<b>Local Brownfield Capturable Total</b>	<b>41.2511</b>	<b>\$ 873,101</b>	<b>\$ 888,005</b>	<b>\$ 903,132</b>	<b>\$ 918,486</b>	<b>\$ 934,070</b>	<b>\$ 949,888</b>	<b>\$ 965,943</b>	<b>\$ 982,239</b>	<b>\$ 998,779</b>	<b>\$ 1,015,568</b>	<b>\$ 19,198,943</b>
\$ -												
\$ -												
<b>Non-Capturable Millages</b>												
City Debt	9.0000	\$ 190,490	\$ 193,741	\$ 197,042	\$ 200,391	\$ 203,792	\$ 207,243	\$ 210,746	\$ 214,301	\$ 217,910	\$ 221,573	\$ 4,188,749
School Debt	13.0000	\$ 275,152	\$ 279,849	\$ 284,616	\$ 289,454	\$ 294,366	\$ 299,351	\$ 304,410	\$ 309,546	\$ 314,758	\$ 320,049	\$ 6,050,415
Wayne County DIA	0.2000	\$ 4,233	\$ 4,305	\$ 4,379	\$ 4,453	\$ 4,529	\$ 4,605	\$ 4,683	\$ 4,762	\$ 4,842	\$ 4,924	\$ 93,083
Wayne County Zoo	0.1000	\$ 2,117	\$ 2,153	\$ 2,189	\$ 2,227	\$ 2,264	\$ 2,303	\$ 2,342	\$ 2,381	\$ 2,421	\$ 2,462	\$ 46,542
<b>Total Non-Capturable Taxes</b>	<b>22.3000</b>	<b>\$ 471,991</b>	<b>\$ 480,048</b>	<b>\$ 488,225</b>	<b>\$ 496,526</b>	<b>\$ 504,950</b>	<b>\$ 513,501</b>	<b>\$ 522,181</b>	<b>\$ 530,990</b>	<b>\$ 539,932</b>	<b>\$ 549,007</b>	<b>\$ 10,378,788</b>
\$ -												
\$ -												
<b>Total</b>	<b>86.5941</b>	<b>\$ 1,832,810</b>	<b>\$ 1,864,095</b>	<b>\$ 1,895,849</b>	<b>\$ 1,928,080</b>	<b>\$ 1,960,794</b>	<b>\$ 1,993,999</b>	<b>\$ 2,027,702</b>	<b>\$ 2,061,911</b>	<b>\$ 2,096,632</b>	<b>\$ 2,131,875</b>	<b>\$ 40,471,811</b>
		\$ 1,360,819	\$ 1,384,047	\$ 1,407,624	\$ 1,431,555	\$ 1,455,844	\$ 1,480,498	\$ 1,505,522	\$ 1,530,921	\$ 1,556,700	\$ 1,582,867	

Footnotes (\*):

(1) Base Taxable Value is estimated porportionally based on proposed portion of the building anticipated to be renovated as residential

(2) In Year 13 of NEZ, NEZ Tax Rate = Sum of 5/8 of total mills levied for operating purposes by local government unit (LGU) and county, plus total mills collected under General Property Tax Act

(3) In Year 14 of NEZ, NEZ Tax Rate = Sum of 3/4 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act

(4) In Year 15 of NEZ, NEZ Tax Rate = Sum of 7/8 of total mills levied for operating purposes by LGU and county, plus total mills collected under General Property Tax Act





Proposed CCA Midtown Development  
Reimbursement Table  
PM Environmental Project 01-12945-0  
September 26, 2022

	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	
Total State Incremental Revenue	\$471,434	\$479,515	\$487,717	\$496,042	\$504,492	\$513,069	\$521,774	\$530,610	\$539,579	\$548,682	\$557,921	\$567,299	\$10,894,080
State Brownfield Revolving Fund (50% of SET)	\$61,377	\$62,429	\$63,497	\$64,580	\$65,681	\$66,797	\$67,931						\$1,061,058
State TIR Available for Reimbursement	\$410,058	\$417,086	\$424,221	\$431,462	\$438,812	\$446,272	\$453,844	\$530,610	\$539,579	\$548,682	\$557,921	\$567,299	\$9,833,021
Total Local Incremental Revenue	\$843,952	\$858,418	\$873,101	\$888,005	\$903,132	\$918,486	\$934,070	\$949,888	\$965,943	\$982,239	\$998,779	\$1,015,568	\$19,198,943
BRA Administrative Fee (15% or max \$100,000)	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$2,643,883
Local TIR Available for Reimbursement	\$743,952	\$758,418	\$773,101	\$788,005	\$803,132	\$818,486	\$834,070	\$849,888	\$865,943	\$882,239	\$898,779	\$915,568	\$16,555,061
<b>Total State &amp; Local TIR Available</b>	<b>\$1,154,010</b>	<b>\$1,175,505</b>	<b>\$1,197,322</b>	<b>\$1,219,467</b>	<b>\$1,241,943</b>	<b>\$1,264,757</b>	<b>\$1,287,913</b>	<b>\$1,380,498</b>	<b>\$1,405,522</b>	<b>\$1,430,921</b>	<b>\$1,456,700</b>	<b>\$1,482,867</b>	<b>\$ 26,388,082</b>
<b>DEVELOPER</b>													
DEVELOPER Reimbursement Balance	\$8,695,245	\$7,519,740	\$6,322,418	\$5,102,951	\$3,861,008	\$2,596,250	\$1,308,337	\$0	\$0	\$0	\$0	\$0	\$0
Unreimbursed Interest Balance	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567	\$3,416,567
<b>MSF Non-Environmental Costs</b>													
State Tax Reimbursement	\$372,489	\$378,873	\$385,354	\$391,932	\$398,608	\$405,385	\$412,263	\$442,860	\$0	\$0	\$0	\$0	\$6,882,308
Local Tax Reimbursement	\$675,792	\$688,933	\$702,270	\$715,808	\$729,549	\$743,497	\$757,653	\$745,608	\$0	\$0	\$0	\$0	\$11,775,753
Developer Reimbursement Balance	\$7,898,593	\$6,830,787	\$5,743,163	\$4,635,423	\$3,507,265	\$2,358,384	\$1,188,468	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interest Reimbursement*</b>													
State Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$39,136	\$490,143	\$498,412	\$171,941	\$0	\$1,199,632
Local Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$26,414	\$786,606	\$801,409	\$289,484	\$0	\$1,903,912
Interest Reimbursement Balance	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,103,544	\$3,037,995	\$1,761,246	\$461,425	\$0	\$0	\$0
<b>Total MSF Reimbursement Balance</b>	<b>\$11,002,138</b>	<b>\$9,934,332</b>	<b>\$8,846,707</b>	<b>\$7,738,967</b>	<b>\$6,610,810</b>	<b>\$5,461,928</b>	<b>\$4,292,012</b>	<b>\$3,037,995</b>	<b>\$1,761,246</b>	<b>\$461,425</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Interest Accumulation	\$394,930	\$341,539	\$287,158	\$231,771	\$175,363	\$117,919	\$59,423	\$0	\$0	\$0	\$0	\$0	\$0
<b>MSF Non-Environmental Costs</b>													
State Tax Reimbursement	\$372,489	\$378,873	\$385,354	\$391,932	\$398,608	\$405,385	\$412,263	\$481,996	\$490,143	\$498,412	\$171,941	\$0	\$8,081,940
Local Tax Reimbursement	\$675,792	\$688,933	\$702,270	\$715,808	\$729,549	\$743,497	\$757,653	\$745,608	\$786,606	\$801,409	\$289,484	\$0	\$13,679,665
Developer Reimbursement Balance	\$11,002,138	\$9,934,332	\$8,846,707	\$7,738,967	\$6,610,810	\$5,461,928	\$4,292,012	\$3,037,995	\$1,761,246	\$461,425	\$0	\$0	\$0
<b>EGLE Environmental Costs</b>													
State Tax Reimbursement	\$37,569	\$38,213	\$38,867	\$39,530	\$40,204	\$40,887	\$41,581	\$44,667	\$0	\$0	\$0	\$0	\$694,149
Local Tax Reimbursement	\$68,160	\$69,486	\$70,831	\$72,196	\$73,582	\$74,989	\$76,417	\$75,202	\$0	\$0	\$0	\$0	\$1,187,701
Developer Reimbursement Balance	\$796,651	\$688,952	\$579,255	\$467,528	\$353,742	\$237,866	\$119,869	\$0	\$0	\$0	\$0	\$0	\$0
<b>Interest Reimbursement*</b>													
State Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$3,947	\$49,436	\$50,270	\$17,342	\$0	\$120,995
Local Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,664	\$79,337	\$80,830	\$29,197	\$0	\$192,028
Interest Reimbursement Balance	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$313,023	\$306,412	\$177,639	\$46,539	\$0	\$0	\$0
<b>Total EGLE Reimbursement Balance</b>	<b>\$1,109,674</b>	<b>\$1,001,976</b>	<b>\$892,278</b>	<b>\$780,551</b>	<b>\$666,766</b>	<b>\$550,889</b>	<b>\$432,892</b>	<b>\$306,412</b>	<b>\$177,639</b>	<b>\$46,539</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Interest Accumulation	\$ 39,833	\$ 34,448	\$ 28,963	\$ 23,376	\$ 17,687	\$ 11,893	\$ 5,993	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>EGLE Environmental Costs</b>													
State Tax Reimbursement	\$37,569	\$38,213	\$38,867	\$39,530	\$40,204	\$40,887	\$41,581	\$48,614	\$49,436	\$50,270	\$17,342	\$0	\$815,144
Local Tax Reimbursement	\$68,160	\$69,486	\$70,831	\$72,196	\$73,582	\$74,989	\$76,417	\$77,866	\$79,337	\$80,830	\$29,197	\$0	\$1,379,730
Developer Reimbursement Balance	\$1,109,674	\$1,001,976	\$892,278	\$780,551	\$666,766	\$550,889	\$432,892	\$306,412	\$177,639	\$46,539	\$0	\$0	\$0
<b>Local Only Costs</b>													
Local Tax Reimbursement	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Developer Reimbursement Balance	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Annual Developer Reimbursement</b>	<b>\$1,154,010</b>	<b>\$1,175,505</b>	<b>\$1,197,322</b>	<b>\$1,219,467</b>	<b>\$1,241,943</b>	<b>\$1,264,757</b>	<b>\$1,287,913</b>	<b>\$1,380,498</b>	<b>\$1,405,522</b>	<b>\$1,430,921</b>	<b>\$507,964</b>	<b>\$0</b>	<b>\$23,956,479</b>
<b>LOCAL BROWNFIELD REVOLVING FUND</b>													
LBRF Deposits	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$948,736	\$1,482,867	\$2,431,603
State Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$368,638	\$567,299	\$935,937
Local Tax Capture	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$580,098	\$915,568	\$1,495,666
<b>Total LBRF Capture</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$948,736</b>	<b>\$1,482,867</b>	<b>\$2,431,603</b>

**ATTACHMENT G**

**BSE&E Acknowledgement and Eligibility Determination**

## Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT

PROJECT: City Club Apartments Midtown

DATE: 10/4/2022

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

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

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a Part 201/213 facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

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

By: Anita Harrington  
Its: Environmental Specialist III



**ATTACHMENT H**

**Incentive Chart**

**INCENTIVE INFORMATION CHART**

Incentive Information Chart: City Club Apartments Midtown, Detroit

<b>Project Type</b>	<b>Incentive Type</b>	<b>Investment Amount</b>	<b>District</b>
New Construction – Mixed Use	Brownfield TIF, NEZ	Approx. \$84 Million Hard Cost Investment (\$103 Million total)	District 6

<b>Jobs Available</b>							
<b>Construction</b>				<b>Post Construction</b>			
<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>	<b>Professional</b>	<b>Non-Professional</b>	<b>Skilled Labor</b>	<b>Non-Skilled Labor</b>
0	0	130	0	14	41	0	5

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

The development team will present at local trades sessions to solicit bidders and garner opportunities to employ Detroit residents, including use of Detroit at Work.

City Club Apartments currently partners with Detroit at Work to advertise job openings at our 4 existing communities in Detroit and the new midtown development will do the same. City Club Apartments Midtown has already reached out to Detroit at work and will look to engage with the community and hire locally prior to opening in 2024.

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

**Construction** - Available construction jobs include demolition, site utilities, concrete, masonry, carpentry, steel work, architectural woodwork, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing and HVAC, and electrical. It is anticipated 130 construction jobs will be created.

**City Club Apartments** – Estimated 8 full time equivalent employees at the property plus additional corporate staff to support the development, opening, and ongoing operations/marketing.

Estimated split of compensation type. This is an estimate and can vary greatly based on the applicant for each role and promotion opportunities.

*Managerial/Salary 38%*  
*Hourly 42%*

City Club Apartments prides itself on promoting from within and a sales staff employee can be promoted up to property management and beyond as there is also plenty of room to grow at the corporate level.

## INCENTIVE INFORMATION CHART

City Club Apartments leads the industry in developing and managing innovative, urban mixed-use apartment communities. As a customer centric, international lifestyle brand, we deliver resort class amenities and time saving services to our residents. Design driven and technologically advanced, we are committed to social responsibility, wellness, and building and living green.

### Career Paths

We offer career paths and programs for our people to become property managers, chief engineers, sales managers, and corporate associates.

### Training & Development

City Club Apartments is defined by its people, that's why we emphasize our training and development programs. CCA offers a robust training curriculum available to each onsite department. The training is offered through a variety of learning methods to meet the needs of a decentralized workforce. We have numerous programs to assist with the development of technical skills, leadership development and executive education.

**Restaurant** – Estimated 6 full time equivalent employees at the Restaurant

Estimated split of compensation type:

Managerial/Salary 17%

Hourly 83%

**Cafe** – Estimated 3 full time equivalent employees at the Cafe

Estimated split of compensation type:

Managerial/Salary 33%

Hourly 67%

**Bank (Chase Bank)** – Estimated 5 full time equivalent employees at the Bank

Estimated split of compensation type:

Managerial/Salary 60%

Hourly 40%

**Retailer (Target)** – Estimated 38 full time equivalent employees

From the Retailer:

- Of the total hired, 6-8 would be leadership positions.
- We offer a compelling work environment with meaningful experiences and abundant growth and career development opportunities. This includes extensive programs that help our team build skills at all levels, including specialized skill development, leadership opportunities, coaching and mentoring. Our Leaders balance the recruitment of external hires with internal promotions and new experiences.

Estimated split of compensation type:

Managerial/Salary 21%

Hourly 79%

## INCENTIVE INFORMATION CHART

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

The development is anticipated to create an estimated 344 new residential units in the City of Detroit housing 400+ new and existing Detroit Residents.

No relocation of existing residents or businesses from the development site will occur as the property is currently a vacant surface parking lot.

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

The development team has engaged with the following list of local neighbors to provide a presentation to of the proposed development, solicit feedback and incorporate revisions as applicable. Outreach thus far has mostly been focused on residential neighbors, although it is mostly corporate businesses that are adjacent to the proposed development (Starbucks, FedEx, Whole Foods, and parking garages).

	Address	Presentation Date
1	Brush Park CDC Public and Board Meeting	7/2020 and 1/21/2021
2	3670 Woodward Ave (Ellington Residents)	2/25/2021
3	100 Mack Ave (Owners of Office Building)	2/3/2021
4	115 Erskine St (Owners of Office building)	2/3/2021
5	80 Eliot Street (Members of Club/Ownership)	2/4/2021
6	3424 Woodward (Owner)	2/3/2021
7	SWC Stimson/Woodward (Developer/Owner)	2/3/2021
8	3152 Woodward Ave (Owner)	2/2/2021
9	3663 Woodward Ave (Broder and Sachse Building)	2/2/2021
10	81 Erskine St (Owner)	2/3/2021
11	3448 Woodward Ave (Owner)	2/3/2021
12	40 Davenport (Owner)	2/2/2021

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

Construction is slated to commence in December 2022.

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

Construction is expected to be completed in November 2024.

## Exhibit B



October 19, 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 City Club Apartments Midtown 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 October 19, 2022, adopted a resolution approving the proposed Brownfield Plan for City Club Apartments 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 City Club Apartments.

Very truly yours,

By:

Kamal Cheeks, Chairperson  
Community Advisory Committee to the City of Detroit  
Brownfield Redevelopment Authority



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
MINUTES OF THE  
SPECIAL COMMUNITY ADVISORY COMMITTEE MEETING  
WEDNESDAY, OCTOBER 19, 2022 - 9:00 AM**

**COMMITTEE MEMBERS**

**PRESENT:**

Rick Blocker  
Michelle Lee  
Allen Rawls  
Rico Razo  
Kamal Cheeks

**COMMITTEE MEMBERS**

**ABSENT:**

Brad Lutz  
Dr. Regina Randall  
Simone Sagovac

**OTHERS PRESENT:**

Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Monika McKay-Polly (DEGC/DBRA)  
Emery Matthews (Real Estate Interests, LLC)  
Jonathan Sherman (CCA Midtown)  
Paul Fromm (CCA Midtown)  
Steve Kehm (CCA Midtown)  
Karriem Holman (CCA Midtown)  
Elizabeth Masserang (PM Environmental)  
Aaron Goodman (City of Detroit)



### **Call to Order**

Mr. Cheeks, Chairperson, called the meeting to order at 9:08 a.m.

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

### **General**

#### **Approval of Minutes**

Mr. Cheeks called for approval of the minutes of the September 28, 2022 (resolution) DBRA-CAC meeting, as presented. The Committee took the following action:

Mr. Razo made a motion approving the minutes of the September 28, 2022, meeting, as presented.

Mr. Blocker seconded the motion.

DBRA-CAC Resolution Code 22-10-02-170 was approved.

### **Projects**

#### **City Club Apartments Midtown Brownfield Redevelopment Plan**

Mr. Vosburg presented the City Club Apartments Brownfield Redevelopment Plan.

#### **Project Introduction**

CCA Midtown Detroit, LLC is the project developer ("Developer"). The project includes the redevelopment the Property into a mixed-use development, including approximately 318,000 square feet of residential and commercial space. Within a three-building design, the development will feature approximately 344 residential units, 40,296 square feet of commercial space which will include a restaurant, café, bank, and retail space, and 186 underground parking spaces. Residential units will range in size from studio to 3-bedroom apartments. Resort-class amenities, multiple pocket parks, and an outdoor art park will be incorporated within the development, to enhance the community's livability. It is currently anticipated construction will begin in the winter of 2022 and eligible activities will be completed within 24 months.

The total investment is estimated to be \$103 million, with hard costs totaling approximately \$84 million. The Developer is requesting \$23,956,477.00 in TIF reimbursement.

There will be approximately 130 temporary construction jobs and approximately 60 permanent jobs are expected to be created by the project.

#### **Property Subject to the Plan**

The eligible property (the "Property") consists of five (5) parcels, 3510 and 3540 Woodward Avenue, 80 and 90 Mack Avenue, and 33 Eliot Street, which are bounded by Mack Avenue to the north, John R Street to the east, Eliot Street and the property line to the south, and Woodward Avenue to the west in the Midtown neighborhood.

#### **Basis of Eligibility**

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for an industrial or commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) determined to be a "facility" 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 Baseline Environmental Assessment activities, due

care activities, additional response activities, site demolition, infrastructure improvements, site preparation, interest, and the 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. Department Specific Activities	\$1,626,145.00
2. Demolition	\$912,273.00
3. Lead, Asbestos, or Mold Abatement	\$160,000.00
4. Site Preparation	\$8,231,000.00
5. Public ROW Infrastructure Improvements	\$695,040.00
6. Public/Private Infrastructure Improvements	\$6,200,000.00
7. Brownfield Plan & Work Plan	\$60,000.00
8. Contingency (15%)	\$2,655,452.00
9. Interest	\$3,416,567.00
<b>Total Reimbursement to Developer</b>	<b>\$23,956,477.00</b>
10. Authority Administrative Costs	\$2,643,883.00
11. State Brownfield Redevelopment Fund	\$1,061,058.00
12. Local Brownfield Revolving Fund	\$1,581,416.00
<b>TOTAL Estimated Costs</b>	<b>\$29,242,834.00</b>

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

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of a Neighborhood Enterprise Zone (PA 147) 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. Matthews introduced the development team and provided more information about the project including the approval of the Neighborhood Enterprise Zone (NEZ) tax abatement and that the Developer will not be pursuing a Commercial Rehabilitation Act tax abatement on the commercial portion of the project.

Mr. Sherman provided more information on the Developer's development experience in the City of Detroit including its current portfolio of properties both within the City of Detroit, in southeast Michigan, and nationally.

Mr. Fromm provided more information on the proposed development and the addition of residential units to the Property.



Mr. Razo asked about the parking plans for the project. Mr. Matthews stated that some of the parking spaces in the proposed parking structure will be available for customers of the Target store and that through a parking study of the area, it was found that there is sufficient parking capacity for the project, and that the hope is that the Property's close proximity to public transit will encourage patrons to the commercial spaces to utilize public transportation to get to and from the development. Mr. Kehm added that there will be approximately 186 parking spaces in the proposed underground parking structure and that 36 of those spaces will be set aside specifically for Target, and that there are a number of spaces that will be considered "flex" spaces, and that there are parking spaces available at the SOMA parking structure adjacent to the Property that will be available for the future residents for the project, and that there is a decreasing demand for parking in general for projects within the Downtown and Midtown areas of the City.

Mr. Razo asked for more information on the types of products that will be available at the Target store considering it will be an urban format store and its close proximity to the Whole Foods store. Mr. Kehm stated that the Target will provide fresh produce, a small CVS pharmacy, and a Starbucks Kiosk as well as clothing and some electronics, but a smaller selection than the full-size Target stores that are found in the suburbs.

Mr. Rawls asked what the expected hours of operation will be for the Target store. Mr. Kehm stated that he anticipates the hours of operation for the Target store to be similar to the hours for other Target locations and be roughly 7:30am to 9:00 pm but that Target will determine the operating hours based on the location and demand, and that the loading dock hours will be after the hours of operation.

Mr. Rawls stated that he was pleased to hear that there will be electronics available at the new Target location and more retail options coming to the City.

Mr. Rawls asked who the architect and general contractor will be for the project and what the plans are for hiring Detroit residents for the project. Mr. Kehm stated that the architect for the project is BKV Group based in Chicago and Minneapolis and that Developer has a long working relationship with them, the general contractor for the project is Norcon Construction who has experience working in the City and will likely form a joint venture with another local company for the project and that the project is subject to the Executive Orders for the hiring of Detroit residents and Detroit contractors for the project and the Developer fully intends to hire as many Detroit residents as possible in order to reach the requirements of the Executive Orders.

Mr. Rawls asked for more information on the rental rates for the residential units for the project. Mr. Kehm stated that 20% of the residential units will be available at 80% of the Area Median Income (AMI) and that the rental rates will range from approximately \$1,300 per month for a studio unit at market rate up to \$3,000 per month for the largest three-bedroom unit at market rate. Mr. Matthews added that the residential units that will be at 80% AMI, are actually at 70% AMI because the AMI ranges have changed since the rental rates were set for the project.

Ms. Lee asked Mr. Holman for more information on the plans to hire Detroit residents for the project. Mr. Holman stated that the Developer has developed a plan with the Detroit Employment Solutions Corporation and will be holding a job fair for Detroit residents for the permanent jobs to be created by the project.

Mr. Lee asked Ms. Masserang to provide more information on the work that PM Environmental has done for the project. Ms. Masserang stated that PM Environmental authored the Plan and has been conducting environmental assessments on the Property.

Ms. Lee asked if the surrounding area will be impacted by the environmental remediation activities that will take place on the Property. Ms. Masserang stated that the contaminated soil present on the Property will be excavated as well as some soil surrounding contaminated portion in order to ensure that all of the contamination will be remediated.

Ms. Lee asked if the Community Benefits Ordinance is applicable to the project. Mr. Goodman stated that the Planning and Development Departments has previously determined that the project is not subject to the Community Benefits Ordinance because triggering tax incentives are not being pursued for the project.

Mr. Cheeks stated that it is a great project and asked if there will be any smart technology or green infrastructure elements included in the project. Mr. Kehm stated that there will be a retention tank for stormwater management on the Property, the project will be Green Certified and Wellness Certified and there will be some green spaces included in the project.

Mr. Cheeks asked for more information on the elevated walkway included in the project. Mr. Kehm stated that the walkway will connect the two residential buildings.

Mr. Cheeks asked if there are tenants identified for the other commercial spaces. Mr. Kehm stated that there will be a Chase Bank location as well as a restaurant space with a tenant that has yet to be identified as well as a café space with a tenant that has also yet to be identified.

Ms. Lee noted that there were some design suggestions included in the support letter from the Brush Park CDC and asked if any of those suggestions will be taken into consideration for the project. Mr. Kehm stated that the Developer met with the Brush Park CDC twice about the project and incorporated the comments into the design of the project.

Mr. Cheeks called for a motion regarding the City Club Apartments Midtown Brownfield Redevelopment Plan, as presented.

Mr. Rawls made a motion to recommend approval of the City Club Apartments Midtown Brownfield Redevelopment Plan. Mr. Razo seconded the motion.  
DBRA-CAC Resolution Code 22-10-311-01 was approved.

# Exhibit C



CODE DBRA 22-10-311-02

## CITY CLUB APARTMENTS MIDTOWN 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 **City Club Apartments Midtown 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 **City Club Apartments Midtown 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.

October 26, 2022

**EXHIBIT D**

**RESOLUTION CALLING A PUBLIC HEARING REGARDING  
APPROVAL OF THE BROWNFIELD PLAN OF THE  
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR CITY CLUB APARTMENTS MIDTOWN 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 an Brownfield Plan for the City Club Apartments Midtown 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 17<sup>th</sup> day of November, 2022 at a requested time of 10:15 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 CITY CLUB APARTMENTS MIDTOWN REDEVELOPMENT PROJECT**

City of Detroit  
County of Wayne, Michigan

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

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

**WHEREAS**, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the City Club Apartments Midtown Redevelopment Project (the “Plan”); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on October 19, 2022, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on October 25, 2022 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on October 19, 2022; and

**WHEREAS**, the Authority approved the Plan on October 26, 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 November 17, 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 Depository. The Authority shall establish a separate fund for the Eligible Property subject to this Plan, which shall be kept in a depository bank account or accounts in a bank or banks approved by the Treasurer of the City. All moneys received by the Authority pursuant to the Plan shall be deposited in the Project Fund for the Eligible Property. All moneys in the Project Fund and earnings thereon shall be used only in accordance with the Plan and Act 381.

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

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

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

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

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

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

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

AYES: Members

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NAYS: Members

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RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

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

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