



January 12, 2023

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

Re: **The Brownfield Redevelopment Plan for Danish Brotherhood Hall**

Dear Honorable Council Members:

The enclosed Brownfield Plan for the Danish Brotherhood Hall 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 December 14, 2022 meeting and a public hearing was held by the DBRA on January 9, 2023 to solicit public comments. The Committee's communication to the City Council and the DBRA, dated December 14, 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 January 11, 2023, 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

XYZ 20-01 DBH, LLC is the project developer ("Developer"). The Property was developed as the Florian Apartments in 1911, stores and flats in 1913, and the Danish Brother Hood Hall in 1915. The Florian Apartments, stores and flats at 1785 W. Forest Avenue were removed in the early 2000's. Historical uses include a laundry, clothes presser, cleaner and tailor in 1921 and 1940. The Property is currently vacant and was last used as a church around 2010. The project includes the redevelopment of the former fraternal hall building at 1775 W Forest into a multi-use community event space with three small commercial spaces as well as two short-term rental units.

The total investment is estimated to be \$8.2 million. The Developer is requesting \$1,416,445.00 in TIF reimbursement.

There will be approximately 32 temporary construction jobs and approximately 27 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels, 1775 and 1785 W Forest Avenue, which are located on the south side of W Forest Avenue between Rosa Parks Boulevard and Avery Street in the Woodbridge neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a historic resource as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and asbestos abatement, 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. Pre-Approved Activities	\$14,800.00
2. Lead, Asbestos, and Mold Surveys	\$4,900.00
3. Response Activities	\$84,493.00
4. Demolition	\$306,000.00
5. Lead, Asbestos, and Mold Abatement	\$148,820.00
6. Site Preparation	\$56,100.00
7. Infrastructure Improvements	\$65,175.00
8. Brownfield Plan & Work Plan	\$35,000.00
9. Contingency (15%)	\$99,088.00
10. Interest	\$602,069.00
Total Reimbursement to Developer	\$1,416,445.00
11. Authority Administrative Costs	\$196,386.00
12. State Brownfield Redevelopment Fund	\$72,760.00
13. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$1,685,591.00

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

Other Incentives

The Developer is not seeking additional incentives.

DBRA's Request

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

Honorable City Council

January 12, 2023

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- a.) January 17, 2023
City Council adoption of the Resolution (Exhibit D), setting the Danish Brotherhood Hall Brownfield Redevelopment Plan public hearing, as approved by the Planning and Economic Development Standing Committee Chair and the City of Detroit Clerk, for February 9, 2023 at a requested time of 10:10 AM.
- b.) February 9, 2023, requested time of 10:05 AM
Discussion with taxing jurisdictions regarding the fiscal impact of the Plan.
- c.) February 9, 2023, requested time of 10:10 AM
Public Hearing at City Council's Planning and Economic Development Standing Committee concerning the Danish Brotherhood Hall Brownfield Redevelopment Plan.
- d.) February 14, 2023
City Council adoption of the Resolution approving the Danish Brotherhood Hall 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
DANISH BROTHERHOOD HALL
REDEVELOPMENT PROJECT

Prepared by:

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December 7, 2022
Updated January 7, 2023

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

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I. INTRODUCTION

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

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

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

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

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

II. GENERAL PROVISIONS

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

The property comprising the eligible property consists of two parcels: 1775 and 1785 W Forest Avenue. The parcels and all tangible personal property located thereon will comprise the eligible property and is referred to herein collectively as the “Property.” The Property is currently zoned General Business (B4).

Attachment A includes a location map and a site map of the Property. The Property is located on the south side of W Forest Avenue between Rosa Parks Boulevard and Avery Street, in the Woodbridge Neighborhood (see Figure 1) in the City of Detroit, Michigan. The Property is also located in the Woodbridge Historic Rehabilitation Neighborhood Enterprise Zone and the Woodbridge Neighborhood Historic District.

Parcel information for the Property is outlined below.

Address	1775 W Forest Avenue
Parcel ID	08001291
Acreage	0.17
Owner	XYZ 20-10 DBH, LLC 27777 Franklin Rd Suite 1410 Southfield, MI 48034
Legal Description	LOTS 9 AND 10, JAMES S GOODRICH’S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS

Address	1785 W Forest Avenue
Parcel ID	08001292
Acreage	0.17
Owner	XYZ 20-10 DBH, LLC 27777 Franklin Rd Suite 1410 Southfield, MI 48034
Legal Description	LOTS 7 AND 8, JAMES S GOODRICH’S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 10, PAGE 52 OF PLATS, WAYNE COUNTY RECORDS

XYZ 20-01 DBH, LLC is the project developer (the “Developer”). The proposed future use of the Property is to renovate the former fraternal hall building at 1775 W Forest Avenue to create a multiple-use community event space, and use the adjacent property at 1785 W Forest Avenue for parking. The building, built in 1915, has been vacant since the early 2000s and is falling into disrepair.

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 reference 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. Any material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381.

Attachment C provides a detailed description of the project 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 (o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because: (a) the Property was previously utilized for a commercial or residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) the parcel at 1785 W Forest Avenue was determined to be a facility in accordance to Part 201 of Michigan’s Natural Resources and Environmental Protection Act, 1994 PA 451, and the parcel at 1775 W Forest Avenue is an historic resource because it is a contributing structure to the Woodbridge Historic District which is listed in the National Register of Historic Places (Attachment I and Figure 3).

The Property was developed as the Florian Apartments in 1911, stores and flats in 1913, and the Danish Brother Hood Hall in 1915. The Florian Apartments, stores and flats at 1785 W. Forest Avenue were removed in the early 2000s. Suspect historical uses include a laundry, clothes presser, and cleaner and tailor at 4610 12th (a former storefront at 1785 W. Forest Avenue) in 1921 and 1940. The Danish Brother Hood Hall and Apartments at 1775 W. Forest Avenue is current vacantly and was last used as a church around 2010. The north portion of the building and basement were historically used as apartments, offices, and/or clubs.

The most recent Phase I Environmental Site Assessment, dated February 11, 2020, identified the following recognized environmental conditions.

1. Historical uses at the Property include a laundry, clothes presser, and cleaner and tailor at 4610 12th (a former storefront on what is now vacant land at 1785 W. Forest) in 1921 and 1940. Cleaners with dry cleaning service are a likely source of a release due their use of Stoddard and chlorinated solvents. These solvents are commonly mismanaged.
2. Historical uses and features of the east adjoining site include laundries and cleaners in former storefronts at 1759 and 1763 West Forest in 1931 and 1956, tool manufacturing in an industrial portion (1931), a 1,000-gallon tank that was permitted

for use outside in 1925, a 1,000-gallon tank that was permitted for use in the basement in 1936, and a 5,000-gallon underground storage tank that was permitted for use in 1947. It is likely for these uses and features to have resulted in a release at the site. Due to the site's close proximity to the Property (directly abutting), it is likely for a release to migrate onto the Property.

A soils sampling investigation, conducted in September of 2020, determined that the metals arsenic, chromium, and mercury exceeded the Generic Residential Clean-up Criteria (GRCC) for groundwater/surface water interface protection, and arsenic also exceeded the GRCC for drinking water protection and direct contact in shallow soils (2-3 ft bgs) from boring location SB-3 located at 1785 W. Forest Avenue. Soils in that interval were described as well graded sand fill with brick, glass and plastic pieces. A Baseline Environmental Assessment, for the Developer, dated July 12, 2021, was completed and filed with EGLE. Based on these results, the parcel at 1785 W. Forest Avenue meets the definition of a "facility" as defined in Part 201.

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: Department Specific Activities including environmental assessment, soil transportation and disposal, and due care activities; asbestos abatement; interior and exterior building demolition; public infrastructure, site preparation; interest; preparation and implementation of a brownfield plan and 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 as described herein. Some eligible activities may commence prior to the adoption of this Plan and to the extent permitted by Act 381 shall be reimbursable pursuant to the Reimbursement Agreement. To the extent permitted by Act 381, tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the 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 the Michigan Department of Environment, Great Lakes, and Energy (“EGLE”), as may be required pursuant to Act 381, within 270 days after the date this Plan is approved by the governing body or such other date as the DBRA may agree to in writing, or (ii) the Developer providing the DBRA with evidence, satisfactory to DBRA, that the Developer has the financial means to complete the Project without the capture of, and subsequent reimbursement with, the contemplated School Taxes.

The costs listed in Attachment E are estimated costs and may increase or decrease depending on the nature and extent of any environmental contamination and other unknown conditions encountered on the Property. The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues generated from the Property and captured by the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total 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 (Table 2: Total Brownfield Tax Capture) is attached to this Plan in Attachment F. A table of estimated reimbursement (Table 3: Brownfield Plan Reimbursement) is attached to this Plan in Attachment F. The figures included in Attachment F are estimates and are subject to change depending on actual assessed values and changes in annual millage rates

Tax increments are projected to be captured and applied to (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:

Tax Capture for This Plan (30 Year Plan)

School Capture		Total					Brownfield	
<u>Millage Rate</u>		<u>Capture</u>	<u>Reimburse</u>	<u>Authority</u>	<u>State BRF</u>	<u>LBRF</u>		
School Operating Tax	17.0430	\$ 485,941	\$ 474,629	\$ -		\$ 11,312		
State Education Tax (SET)	6.0000	\$ 153,081	\$ 83,547	\$ -	\$ 67,543	\$ 1,991		
School Total	23.0430	\$ 639,022	\$ 558,176	\$ -	\$ 67,543	\$ 13,303		

Local Capture		Total					Brownfield	
<u>Millage Rate</u>		<u>Capture</u>	<u>Reimburse</u>	<u>Authority</u>	<u>State BRF</u>	<u>LBRF</u>		
Library	4.6307	\$ 128,417	\$ 96,346	\$ 30,023		\$ 2,048		
Wayne County Charter	5.6099	\$ 155,572	\$ 116,719	\$ 36,371		\$ 2,481		
Wayne County	0.9873	\$ 27,380	\$ 20,542	\$ 6,401		\$ 437		
Jail	0.9358	\$ 25,951	\$ 19,470	\$ 6,067		\$ 414		
Parks	0.2453	\$ 6,803	\$ 5,104	\$ 1,590		\$ 109		
Huron Clinton Metro Auth	0.2089	\$ 5,793	\$ 4,346	\$ 1,354		\$ 92		
Wayne County RESA	0.0962	\$ 2,668	\$ 2,002	\$ 624		\$ 43		
Wayne County Special Ed	3.3596	\$ 93,167	\$ 69,900	\$ 21,782		\$ 1,486		
Wayne County RESA ENH	1.9876	\$ 55,120	\$ 41,354	\$ 12,886		\$ 879		
Comm College	3.2378	\$ 89,790	\$ 67,366	\$ 20,992		\$ 1,432		
City of Detroit Operating	19.9520	\$ 553,303	\$ 415,121	\$ 129,357		\$ 8,826		
Captured Total	41.2511	\$ 1,143,964	\$ 858,269	\$ 267,448	\$ -	\$ 18,247		

Total Captured Above	64.2941	\$ 1,782,986	\$ 1,416,445	\$ 267,448	\$ 67,543	\$ 31,550	
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In addition, the following taxes are projected to be generated but shall not be captured during the life of the Plan.

<u>Millages Not Captured</u>	<u>Millage Rate</u>	Increment Not Captured (30 Year Plan)
Zoo	0.1000	\$ 2,773
DIA	0.2000	\$ 5,546
Debt Service	9.0000	\$ 249,585
School Debt	13.0000	\$ 360,512
Total Above	22.3000	\$ 618,417

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body's resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body's resolution approving this Plan or such other date authorized by Act 381. The base year and beginning date of the capture of tax increment revenues shall be the 2024 tax year (commencing with the 2024 tax year 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 a work plan including this Plan, the DBRA may incur note or bonded indebtedness to finance the purposes of this Plan; provided that any such note or bonded indebtedness contemplated by this section shall be (i) subject to approval by the DBRA Board of Directors and other approvals required in accordance and compliance with Act 381 and applicable law; (ii) non-recourse to the DBRA; and (iii) in an amount not to exceed the maximum amount of tax increment revenues authorized for capture under this Plan and any subsequent Act 381 work plan approvals.

Reimbursements under the Reimbursement Agreement shall not exceed the 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.

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 from School Taxes with respect to the cost of such eligible activity. Unless otherwise agreed upon by the Developer, the DBRA, and the 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.

The Developer acknowledges and agrees that any eligible activities funded by a grant or loan that is forgiven, or for which the Developer receives a credit for, shall be ineligible for reimbursement under this Plan and shall not be included in any reimbursement requests to DBRA by or on behalf of the Developer. However, any loans that 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 Exhibit 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-1))

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 estimated at \$31,550. 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 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 Environmental Site Assessment (“ESA”), a Phase II ESA, a baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 *et seq.*), have been performed on the Property (“Environmental Documents”). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental (“BSE&E”) 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

Property Maps



1775 & 1785 W. Forest

Detroit, MI

2,000 1,000 0

2,000

Feet



Client: Lockwood Companies
 Created by: RMH, January 28, 2020, ASTI Project 11404

Site Location Map



1775 & 1785 W. Forest

Detroit, MI



Created for: XYZ 20-01 DBH LLC
 Created by: TJW (11404) October 11, 2022

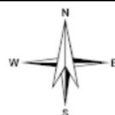
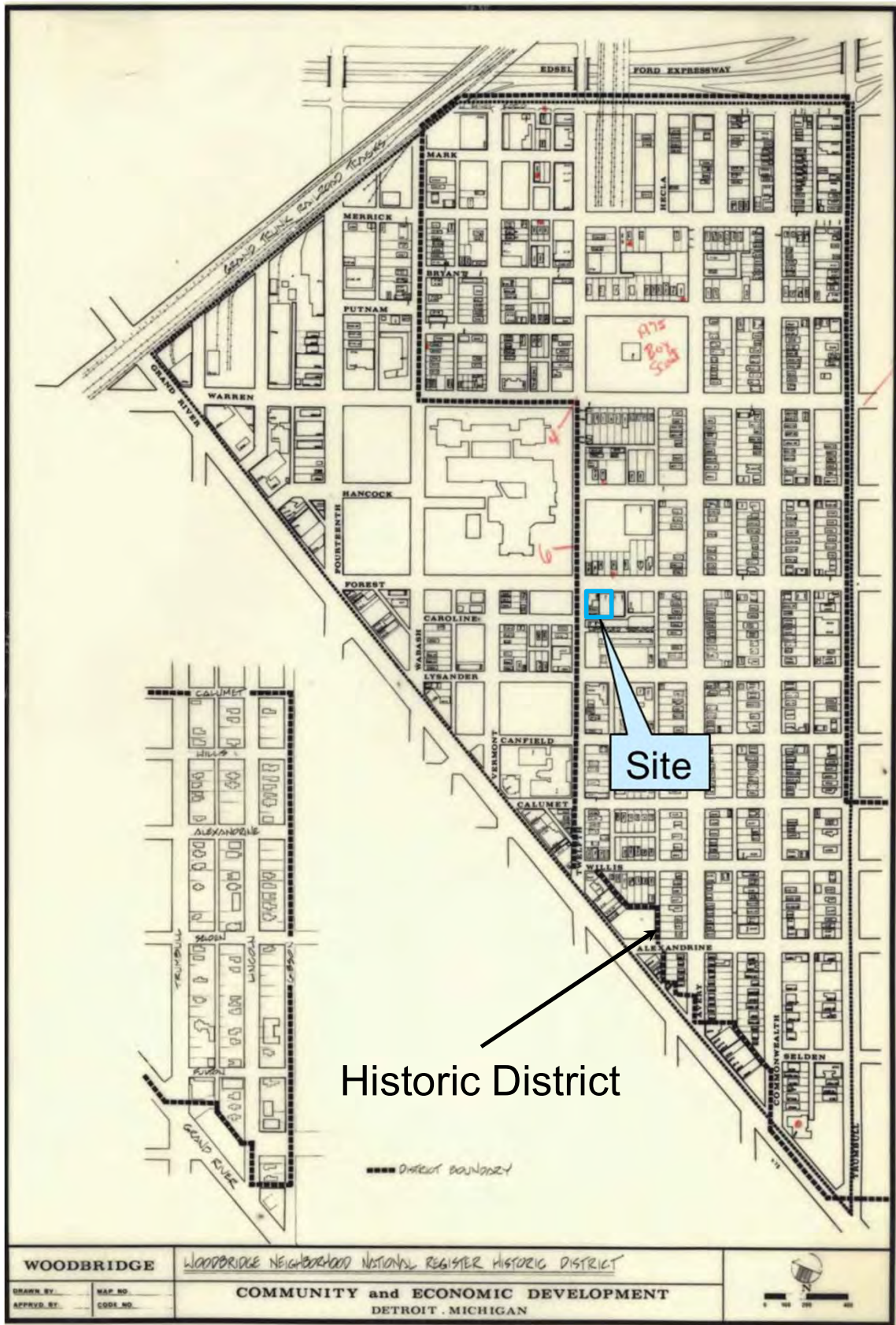


Figure 2: Site Features Map



1775 & 1785 W. Forest

Detroit, MI



Created for: XYZ 20-01 DBH LLC
 Created by: TJW (I1404) October 11, 2022

Figure 3: Historic District

ATTACHMENT B

Legal Description

1775 W FOREST 48208 (Property Address)

Parcel Number: 08001291.



Item 1 of 2 [2 Images / 0 Sketches](#)

Property Owner: DANISH BROTHERHOOD APARTMENTS, LLC.

Summary Information

> Assessed Value: \$16,200 | Taxable Value: \$1,622 > Property Tax information found

Owner and Taxpayer Information

Owner	DANISH BROTHERHOOD APARTMENTS, LLC. 4116 AVERY DETROIT, MI 48208	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2021

Property Class	201 201-COMMERCIAL	Unit	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	Assessed Value	\$16,200
WARD#	08	Taxable Value	\$1,622
HOPE#	6	State Equalized Value	\$16,200
PP CODE#	Not Available	Date of Last Name Change	12/11/2013
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL#	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	Total Acres	0.171
Land Value	\$32,400	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	62.00 ft	121.00 ft
Total Frontage: 62.00 ft		Average Depth: 121.00 ft

Legal Description

S FOREST 10-9 JAMES S GOODRICHS SUB L10 P52 PLATS, W C R 8/65 62 X 120.5 OBSOLETE PROPERTY REHABILITATION CERTIFICATE 3-16-0042 BEGINNING 12/31/2017 ENDING 12/30/2029

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
12/02/2013	\$1.00	PTA	POTAS, EDWARD & MICHELLE	DANISH BROTHERHOOD APARTMENTS, LLC.	21-NOT USED	
11/01/1974	\$45,070.00	WD			03-ARM'S LENGTH	00006:06690

1785 W FOREST 48208 (Property Address)

Parcel Number: 08001292.



Item 1 of 2 [2 Images / 0 Sketches](#)

Property Owner: DANISH BROTHERHOOD APARTMENTS

Summary Information

> Assessed Value: \$16,000 | Taxable Value: \$1,622 > Property Tax information found

Owner and Taxpayer Information

Owner	DANISH BROTHERHOOD APARTMENTS 4116 AVERY DETROIT, MI 48208	Taxpayer	SEE OWNER INFORMATION
--------------	--	-----------------	-----------------------

General Information for Tax Year 2021

Property Class	202 202-COMMERCIAL VACANT Unit	Unit	01 CITY OF DETROIT
School District	DETROIT CITY SCHOOL DISTRICT	Assessed Value	\$16,000
WARD#	08	Taxable Value	\$1,622
HOPE#	6	State Equalized Value	\$16,000
PP CODE#	Not Available	Date of Last Name Change	06/16/2016
RELATED #	Not Available	Notes	Not Available
Historical District	Not Available	Census Block Group	Not Available
COUNCIL#	Not Available	Exemption	No Data to Display

Principal Residence Exemption Information

Homestead Date No Data to Display

Principal Residence Exemption	June 1st	Final
2021	0.0000 %	0.0000 %

Land Information

Zoning Code	B4	Total Acres	0.168
Land Value	\$32,000	Land Improvements	\$0
Renaissance Zone	No	Renaissance Zone Expiration Date	No Data to Display
ECF Neighborhood	Not Available	Mortgage Code	No Data to Display
Lot Dimensions/Comments	Not Available	Neighborhood Enterprise Zone	No

Lot(s)	Frontage	Depth
Lot 1	61.00 ft	121.00 ft
Total Frontage: 61.00 ft		Average Depth: 121.00 ft

Legal Description

Property exempt from Ad Valorem taxes and assessed on the Special Act Roll pursuant to PA 261 of 2003 expiring 12/30/2018. S FOREST 8-7 JAMES S GOODRICHS SUB L10 P52 PLATS, W C R 8/65 61 X 120.5

Sale History

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
05/09/2016	\$1.00	QC	POTAS, EDWARD	DANISH BROTHERHOOD APARTMENTS	21-NOT USED	2016215865
12/09/2013	\$300.00	PTA	MI LAND BANK FAST TRACK AUTH	POTAS, EDWARD	21-NOT USED	

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page
08/15/2006	\$0.00	OTH	MDNR	MI LAND BANK FAST TRACK AUTHORITY	21-NOT USED	45204/1030
08/01/1981	\$25,600.00	QC			21-NOT USED	21223:07910
10/01/1979	\$25,000.00	WD			21-NOT USED	20703:00350

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

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ATTACHMENT C

Project Description

**CITY OF DETROIT
DANISH BROTHERHOOD HALL PROJECT**

Project Summary

Project Name:	Danish Brotherhood Hall
Project Location:	1775 and 1785 W Forest
Project Applicant:	XYZ 20-01 DBH LLC (the “Developer”)
Eligibility:	Facility and adjacent and contiguous parcel
Project Description:	The project consists of two parcels and will renovate the former fraternal hall and associated parking to create a multiple-use community event space. The building, build in 1915, has been vacant since the early 2000s and is falling into disrepair.
Estimated Total Investment:	\$8.2 million, including acquisition
Initial Taxable Value	\$3,244
Estimated Future Taxable Value:	\$800,000

Incentives Requested

Eligible Activities:	<p>Department Specific Activities include site assessment and BEA activities, due care activities, transportation and disposal of contaminated soils, and preparation and implementation of a Brownfield Plan and an Act 381 Work Plan.</p> <p>Non-Environmental Activities include demolition and pre-demolition activities, infrastructure improvements, site preparation, and preparation and implementation of a Brownfield Plan and an Act 381 Work Plan.</p> <p>The Developer is requesting capture of incremental taxes for reimbursement of eligible costs under Act 381 in the amount of \$814,376 plus interest for a total amount of \$1,416,445</p>
Plan Duration	30 Years



**THE DANISH BROTHERHOOD HALL
IS A FORTHCOMING MIXED-USE
COMMUNITY EVENT SPACE
IN DETROIT.**

CONTENTS

DBH

1	INTRODUCTION	1-3
2	HISTORY	4
3	PROJECT	5-9
4	IMPACT	10-11
5	TIMELINE	12
6	TEAM	13-15
7	ADDENDUM	16-19

The historic Danish Brotherhood Hall, Lodge #227 will be reactivated as a contemporary banquet hall for weddings and galas, corporate conferences and fundraisers, concerts and exhibitions, funerals and family reunions.

The design juxtaposes the building's historic character with elements of contemporary new construction, niching itself from more traditional banquet spaces.

Leveraging a mix of uses in the building's lower level, the Danish Brotherhood hall will be the new social heart of Woodbridge.

HISTORY

DBH

The Danish Brotherhood Hall (DBH), Lodge #227 was built in 1915 as a fraternal association for Scandinavians living in Detroit. Since, the historic property has changed ownership and usage numerous times, before falling vacant in the 2000's.

The property sits on the western edge of Detroit's Woodbridge neighborhood. The area remained largely intact throughout the city's decline, preserving its density and historical character.

Recently, the neighborhood has seen an influx of new residents and investment, but still lacks places to gather, eat and relax.



Left The DBH, 1951

Below Project Location, 1956



Past Woodbridge Residents
James E. Scripps
Sixto Rodriguez
The White Stripes

VISION + MISSION

DBH



Community Snapshot

Woodbridge is a beautiful and diverse community, with residents from all walks of life. The DBH project aims to respect and grow this already vibrant community.

All resident photographs are property of [Humans of Detroit](#).

The project maintains a simple objective: transform a liability to an asset for a better, brighter community.

1. Listen and incorporate needs of the community:
 - Diversity, equity & inclusion
 - Essential services
2. Build upon Woodbridge's cultural heritage:
 - Save as much of the building as possible
 - Prioritize design excellence
3. Create vibrant, complete streets:
 - Beautify the landscape
 - Foster walkability & alternate transit
 - Limit parking & curb cuts
4. Provide neighborhood opportunities:
 - Space for local business
 - Accessible products & pricing
5. Practice environmental stewardship:
 - Utilize green infrastructure
 - Prioritize low-impact construction
 - Maintain public green space

SITE + NEIGHBORHOOD

DBH

Rosa Parks & W Forest Detroit, MI 48208

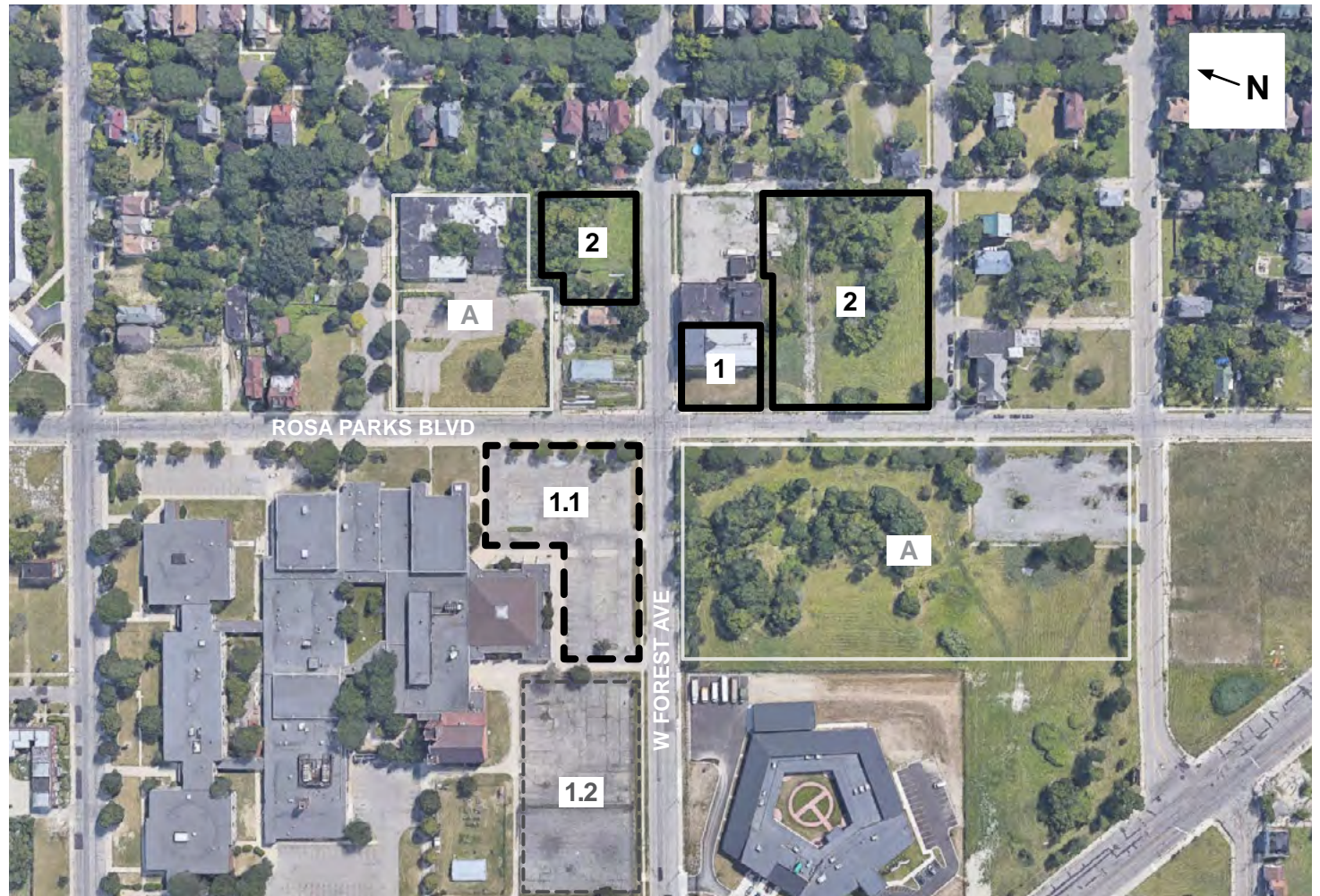
Walkscore 65
Transit Score 41
Bikescore 99

Woodbridge's vacant Western edge poses unique challenges, but vast community impact potential. Infill development of the area will bridge the adjacent historic core with nearby and quickly growing Core City.

The Danish Brotherhood Hall (1) will transform a historic, but blighted structure into a new community asset. Event space, commercial kitchen and retail components will activate the corner for residents new and old.

The DBH Green Parking Conversion (1.1) stands to leverage underutilized existing parking, while addressing recent flooding issues via green stormwater infrastructure. The Obsolete Paving (1.2) presents another opportunity to mitigate rainwater runoff.

The Rosa Parks & Forest (2) development will provide 59 residential units and 7,500 SF of commercial space at a range of income price points.



1 THE DANISH BROTHERHOOD HALL (DBH)
XYZ DEVELOPMENT

1.1 DBH GREEN PARKING CONVERSION
DETROIT PUBLIC SCHOOLS

1.2 OBSOLETE PAVING
DETROIT PUBLIC SCHOOLS

2 ROSA PARKS & FOREST (RPF)
XYZ DEVELOPMENT

A NEIGHBORHOOD DEVELOPMENT
CINNAIRE SOLUTIONS + WND

SITE PLAN

DBH



W FOREST AVE

ROSA PARKS BLVD

FLOOR PLANS

DBH

Commercial 2,505 SF

- A, B, C 3 Units
- Kitchen

Event Space 7,875 SF

- Hall, Stage, Parlor, Mezzanine
- Lower Gallery, Upper Gallery
- Courtyard

Short-Term Rental 830 SF

- Suite, Studio 2 Units

Net Rentable 11,210 SF

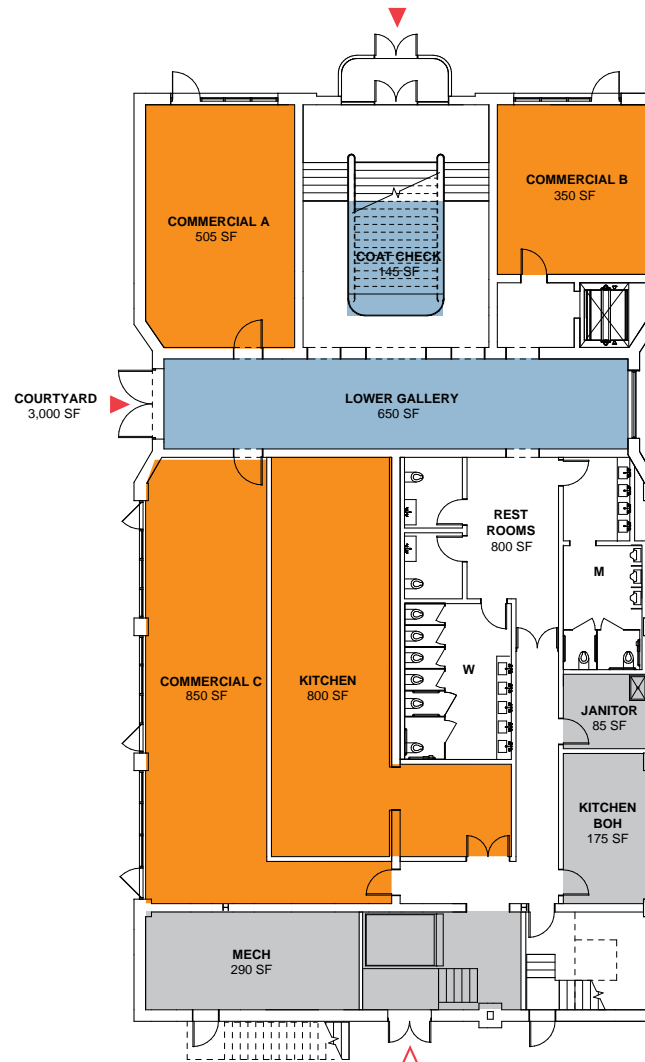
Gross SF 16,450 SF

Total Project Cost \$7,865,500

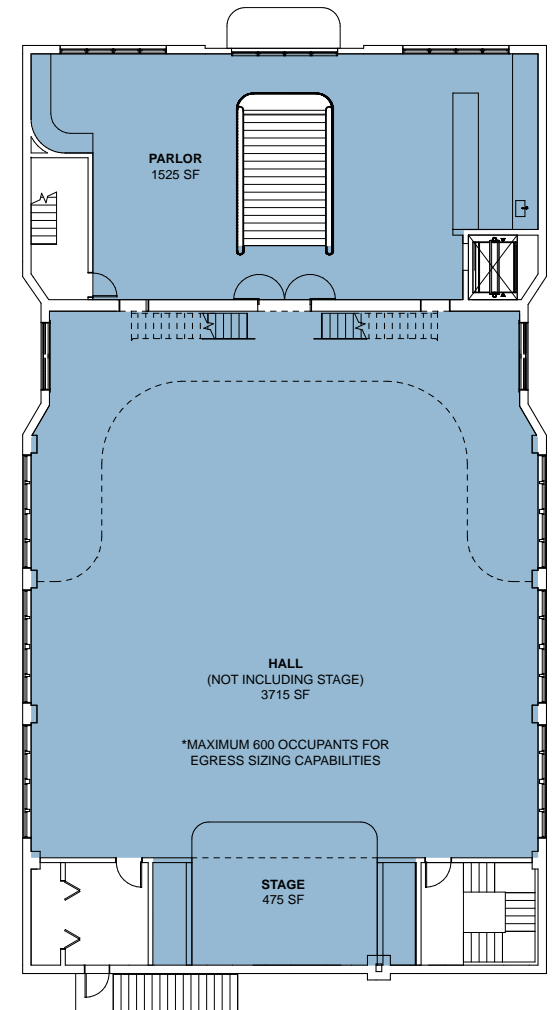
Reimagined as a magnet of commerce and congregation, the floor plan maximizes rentable space while preserving of the building's anchor: the hall.

A commercial kitchen in the lower level allows in-house catering while the upper-story offers on-site lodging. The garden courtyard expands rental scenarios during prime summer months. The lower level accommodates three small-scale commercial businesses.

The DBH will be a catalyst within the Woodbridge community, providing jobs and economic opportunity for its residents.



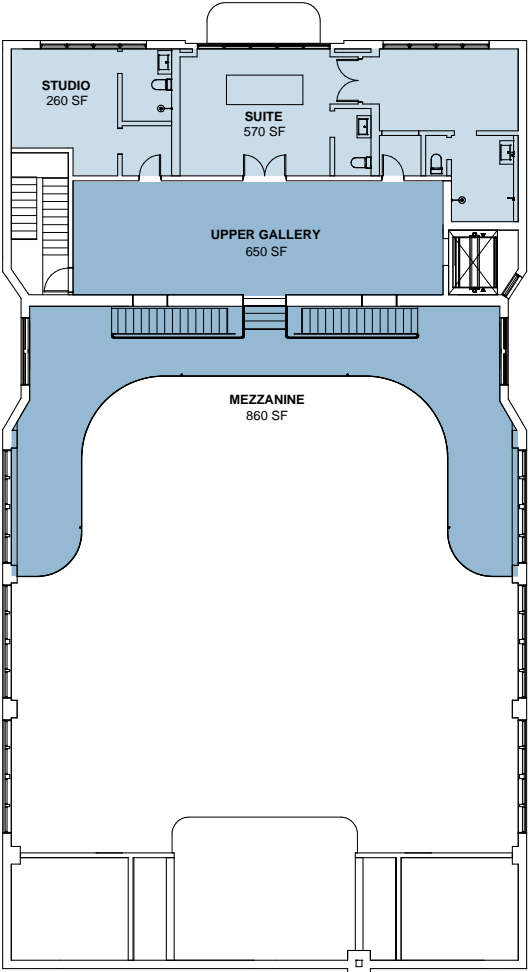
1
LOWER LEVEL



2
MAIN LEVEL

FLOOR PLANS

DBH



3
UPPER LEVEL

PROGRAM LEGEND

- COMMERCIAL
- SHORT-TERM RENTAL / EVENT SPACE
- STORAGE / ACCESSORY

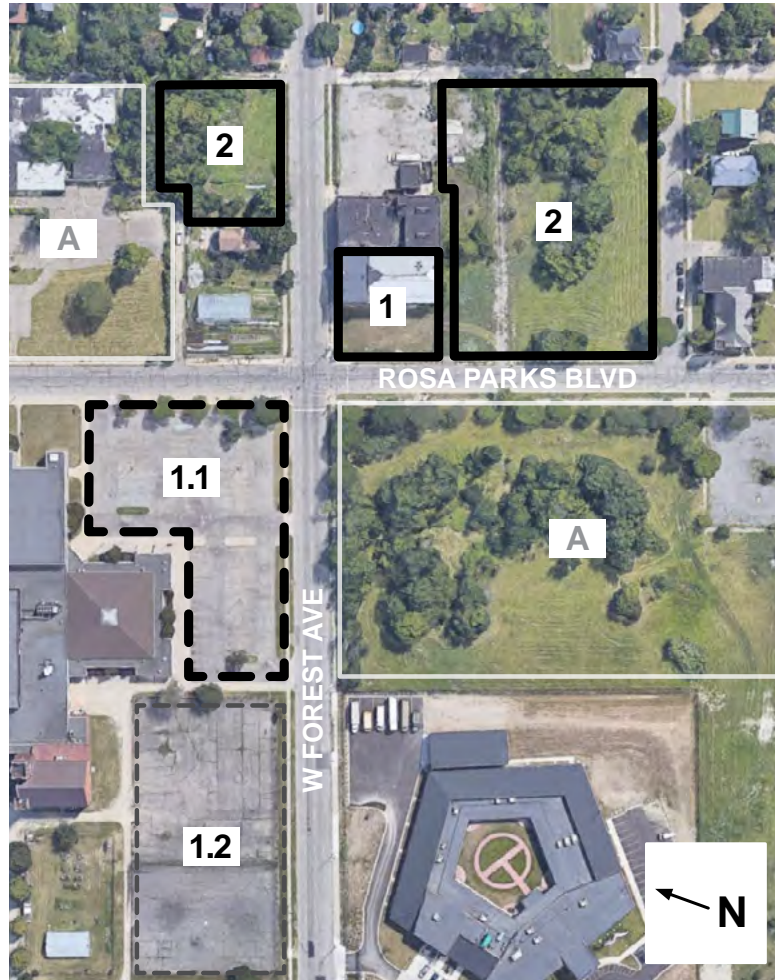
PARKING & STORMWATER

DBH

Floods and parking are two important, intertwined concerns of the neighborhood. Converting underutilized paving to useable parking with stormwater mitigation addresses both issues simultaneously. The conversion also provides additional community parking without adding new surface lots.

Potential green stormwater systems include bio-swales, pervious paving and underground detention tanks. EV infrastructure would further the environmental impact of the project.

The Obsolete Paving (1.2) presents another opportunity to mitigate rainwater runoff. Depaving and replanting with native meadow flowers would remediate soil pollution while beautifying the area.



1 THE DANISH BROTHERHOOD HALL (DBH)
XYZ DEVELOPMENT

1.1 DBH GREEN PARKING CONVERSION
DETROIT PUBLIC SCHOOLS

1.2 OBSOLETE PAVING
DETROIT PUBLIC SCHOOLS

2 ROSA PARKS & FOREST (RPF)
XYZ DEVELOPMENT

A NEIGHBORHOOD DEVELOPMENT
CINNAIRE SOLUTIONS + WND



Rain Garden / Bio-Swale

Green stormwater infrastructure can mitigate flooding, filter pollution and beautify the street.

COMMUNITY IMPACT

DBH

Woodbridge Neighborhood Development Corp.'s community meetings showed resident interest in locally-owned businesses with ethical hiring practices and accessible pricing.

The proposed design strives to meet the needs of the community by prioritizing mixed-use walkability, streetscape beautification and green space. This placemaking approach will bring new jobs, investment and opportunity to an underserved area while preserving a historic neighborhood asset.

- 27 Living-Wage Jobs
- \$548,720 Annual Payroll
- \$5.5M Construction Budget
- 55+ Construction Jobs

With 3 commercial spaces and a commissary kitchen totaling 1,700 SF, the project will provide new rentable space for small and local businesses.



TIMELINE

DBH

From acquisition to stabilization, XYZ Development will work diligently to see the Danish Brotherhood Hall redevelopment through to fruition on-schedule and on-budget.

1. Acquisition, Due Diligence & Closing		6 Months	July 2021 -Jan 2022
-Development Agreement	Complete		
-Title	Complete		
-Site Surveys	Complete		
-Environmental Assessments	Complete		
-P1 1 ESA, P2 ESA	Complete		
-BEA, Due Care Plan	Complete		
-Financing	In-Progress		
-Closing	Complete		
2. Design		12 Months	Jan 2021 -Jan 2022
-Conceptual Design	Complete		
-Schematic Design	Complete		
-Design Development	Complete		
-Construction Documents	In-Progress		
-Entitlements, Permitting & Approvals	In-Progress		
3. Construction		18 Months	Jan 2022 - Jul 2023
-Bidding & Negotiation	Complete		
-Administration	In-Progress		
-Clean Up & Demolition	In-Progress		
-Site Improvements & Infrastructure	-		
-Build-Out	-		
-Certificate of Occupancy	-		
4. Lease-Up & Stabilization		36 Months	May 2023 -May 2025
-Pre-Leasing	-		
-Ramp Up (Years 1-2)	-		
-Stabilization (Year 3)	-		
	Complete	3 Years	Jul 2023

TEAM | OVERVIEW

DBH

The team consists of vast development experience balanced by creative optimism.

XYZ Development brings an appetite for innovation, while Lockwood Companies offers its long history of quality, affordable construction with over 10,000 units built across the country. Selected via a rigorous, multi-national search, Portland-based Waechter Architecture brings a fresh perspective to Detroit, with its strong commitment to concise yet bold design solutions.

XYZ Development
Lead Developer

Waechter Architecture
Architect of Record

Lockwood Construction
General Contractor

ASTI Environmental
Environmental Consultant

Dawda Mann Mulcahy Sadler PLC
Legal Counsel



Waechter Architecture
"Milwaukie Way" Portland, OR
"Faherty House" Portland, OR
"Claybourn Com." Portland, OR



TEAM | KEY INDIVIDUALS

DBH

R. Philip Lockwood | Principal, XYZ Development

Detroit, MI

R. Philip Lockwood established XYZ Development in 2019, bringing his passion and intuition for design, marketing and technology to the studio. With past experience in start-up incubation for local Detroit businesses at Practice·Space and design excellence at M1/DTW, Philip possesses a particular understanding and zeal for thoughtful, functional, and impactful design across housing, branding and business practices. His time as Project Manager for local developer, Prince Concepts, taught him of the challenges and opportunities posed by incremental development in the urban environment. At Lockwood Companies, he's overseen the renovation and rebranding of hundreds of multi-family units, and participated in the development of new construction affordable housing across SE Michigan. Mr. Lockwood holds a B.S in Architecture and is pursuing a Graduate Certificate in Real Estate Development, both from the University of Michigan Taubman College of Architecture and Urban Planning. He holds a Michigan Residential Builder's License, serving as the Qualifying Officer for Lockwood Construction. Philip lives and works in the Woodbridge neighborhood of Detroit.

Rodney M. Lockwood Jr. | Chairman, Lockwood Companies

Southfield, MI

Over his 35+ year development career, Rod has overseen the construction of over 10,000 housing units and the design and development of 5,100. He is former Chairman of the Board of the Michigan Chamber of Commerce, former President and Chairman of the Board of the Michigan Housing Council, former Board Member of First Independence Bank and also serves on the board of the National Housing and Rehabilitation Association. Mr. Lockwood has been a leader in Michigan's comeback. His op-eds and letters have been published in the Detroit Free Press, the Detroit News, Lansing State Journal and the Wall Street Journal. Mr. Lockwood holds a B.S. – Mechanical Engineering degree from the University of Michigan and an M.B.A. in Finance from Wayne State University.

E. Dean Schroeder | Director of Construction, Lockwood Construction

Southfield, MI

Since Dean began his construction career in 1986, he's built and rehabilitated over 6,650 apartment units, 126,000SF of commercial space in addition to above and below-grade parking decks. He joined Lockwood Construction in 1998 as Project Manager, before rising to Vice President of Construction Operations and later to his current position as Director of Construction. Mr. Schroeder holds a B.S in Construction Management and an A.S in Building Construction Technology, both from Ferris State University.

Ben Waechter | Principal, Waechter Architecture

Portland, OR

Inspired by experiential and clear, distilled design, Ben founded Waechter Architecture (WA) in order to pursue these concepts in his work. Prior to forming WA, he worked locally and internationally with leaders in architecture including Allied Works Architecture (Portland, OR) and world-renowned architect Renzo Piano (Genoa, Italy). Ben is an award-winning and published designer whose principles lie in providing bold forms arrived at through exercises in concept, distillation, and intelligent programming. His experience includes a wide range of building types: cultural, hospitality, commercial, and multi-family and single-family residential.

TEAM | KEY INDIVIDUALS

DBH

Alexis Coir | Project Lead, Waechter Architecture

Portland, OR

Alexis is an alumnus of the University of Michigan where she earned an B.S.Arch with distinction, and Harvard University where she graduated with an M.Arch with distinction. Before joining WA, she worked at multiple firms including PLY Architecture in Ann Arbor, MI, Marble Fairbanks, A+I, and Frederick Tang Architecture in New York City. Having lived and practiced throughout the country, Alexis' work is driven by understanding the connection between architecture and the communities it serves.

Wayne Segal | Member-Manager, Dawda Mann Mulcahey & Sadler PLC

Bloomfield, MI

Mr. Segal's practice is concentrated in the areas of banking and real estate law. Mr. Segal has extensive experience representing banks in investment, acquisition, development, and construction financing of shopping centers, office buildings, industrial buildings and other commercial and residential properties. In addition, Mr. Segal has substantial experience in middle market loan transactions as well as commercial and real estate workouts and restructures. Mr. Segal represents local, regional, and national builders and developers in single-family and multi-family residential projects. He also has considerable experience representing retail, office, and commercial developers in acquisitions, financing, construction, development, and leasing transactions. Mr. Segal earned his J.D., cum laude, from the University of Minnesota Law School in 1994. He received his B.A., with honors, from James Madison College at Michigan State University in 1991. Mr. Segal is a member of the State Bar of Michigan, American Bar Association, the Real Property Law Section of the State Bar of Michigan, and the Turnaround Management Association.

Thomas Wackerman | President & Founder, ASTI Environmental

Howell, MI

In addition to his 35+ years experience at ASTI Environmental. Mr. Wackerman is the practice leader for the Brownfield Redevelopment Group. Mr. Wackerman is also the Chairman of the University of Michigan/Urban Land Institute Real Estate Forum that has highlighted real estate best practices in Michigan since 1986. He has been instrumental in the technical and policy aspects of Brownfield Redevelopment and obtaining incentives for projects across the state, including the redevelopment of the 206 acre Steelcase Campus. Mr. Wackerman earned his degree from the University of Michigan. He is a Certified Hazardous Materials Manager (Masters Level), Certified Environmental Trainer, and Licensed Real Estate Instructor.

ADDENDUM

DBH

1	SUPPORT	17
2	BUILDING IMAGERY	18

LETTERS OF SUPPORT

DBH



December 16, 2020

RE: 1775-1785 West Forest Ave. a/k/a The Danish Brotherhood Hall

To Whom It May Concern:

Mr. R. Philip Lockwood, Principal of XYZ Development, shared his initial plans for the proposed rehab and development of The Danish Brotherhood Hall and adjacent property. Woodbridge Neighborhood Development supports the direction of the proposed development as described in that plan.

Woodbridge Neighborhood Development (WND) is a 501(c)(3) nonprofit corporation established in 2002 to create a diverse and vibrant residential and commercial urban environment by eliminating blight and expanding housing opportunities through rehabilitation and new construction. Over the years the WND has also engaged in community building activities such as neighborhood cleanups, festivals and home tours, and the development of communication tools to bring residents closer together in the Woodbridge neighborhood of Detroit.

WND's support is based on the following:

- Our neighborhood and its growing population will benefit from new and more options for food, beverage and retail-based businesses. In particular, event space is a missing element in Woodbridge and other nearby neighborhoods;
- The focus on walkability, streetscape beautification and green space reflects the community's desires and also ties into WND's priorities;
- The building is a beautiful, historic structure, and we are happy that it will be rehabilitated rather than demolished and replaced with an inferior structure or left as yet another vacant lot. We support the preservation of our historic fabric and the value it brings to our neighborhood and city; and
- Woodbridge would also benefit from the additional informal gathering spaces contemplated in the plan. Those types of spaces further enhance the sense of community already present here.



6 July 2020

To Whom it May Concern,

This letter is written in support of XYZ Development's proposal for reactivating corner of Rosa Parks & Forest, in Detroit.

Philip was a top student in my course, ARCH517: Architect as Developer. The course takes an in-depth focus on the shortcomings of standard development models and how best urban design practices can be applied to real estate development to better shape healthy, inclusive, sustainable communities.

Upon reviewing both the "Danish Brotherhood Hall", and "Rosa Parks & Forest" redevelopment plans, I find the endeavor applies the best urbanist practices and thoughtfully engages the principles of placemaking. This project will humanize and beautify the landscape and contribute to a walkable, more vibrant community. Woodbridge will be better for it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kit Krankel McCullough', written over a light blue horizontal line.

Kit Krankel McCullough
Lecturer in Architecture

About Kit McCullough

Kit Krankel McCullough is an architectural and urban designer and consultant to cities, institutions, developers, neighborhood and merchant groups around the country. Through her urban design practice and teaching Kit advocates for equitable and socially just development, healthy and sustainable environments, strong communities, and cities that promote wellbeing and happiness. At the University of Michigan, McCullough teaches courses on urban design and real estate development, design studios on housing and neighborhood development, and seminars on transportation and urban economics.

In her current practice, McCullough has developed strategies toward economic and environmental sustainability at a range of scales, from individual properties to entire regions; and for a range of clients, including cities, institutions, developers, and neighborhood groups. Her projects have included a redevelopment plan for the C.S. Mott Foundation for their properties in downtown Flint, Michigan, as a means to help catalyze a regional economic strategy; regional strategies for more sustainable development in Tucson; a plan for the redevelopment of an industrial corridor in Oklahoma City as a mixed-use district focused on eco-industries; and an economic development strategy for Forest City, North Carolina, that capitalizes on the town's traditional urbanism and heritage.

Prior to joining the faculty at Michigan, McCullough led an urban design studio at Urban Design Associates in Pittsburgh, where she directed downtown revitalization projects and prepared master plans and design guidelines for new and infill neighborhood developments throughout the country. Projects included revitalization strategies for cities as diverse as Washington, DC, Warren, Michigan, Norfolk Virginia, Shaker Heights, Ohio, and La Grange, Georgia. New and infill developments included Bltmore Farms in Asheville, North Carolina, Western Center in Washington County, Pennsylvania, as well as HOPE VI projects, including Louisville, St. Louis, and Norfolk. In her previous experience, McCullough practiced urban design for several years in Austin, Texas, and before that, with Duany Plater-Zyberk in Miami. She received her Bachelor of Architecture from the University of Texas at Austin and her Master of Architecture in Urban Design from Harvard University.

BUILDING DOCUMENTATION

DBH

For imagery of the building in it's current condition, please see the link below:

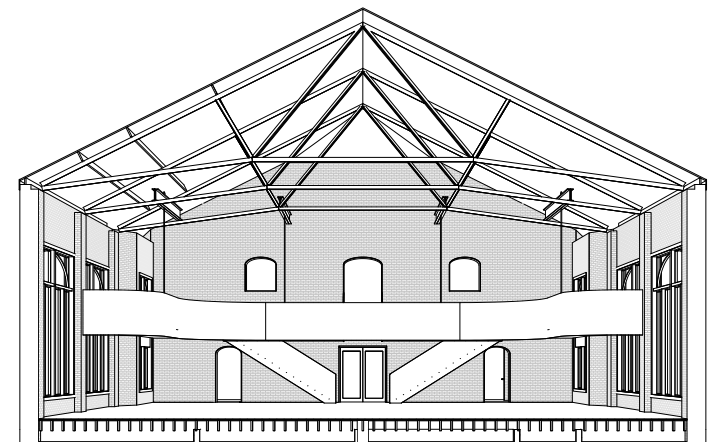
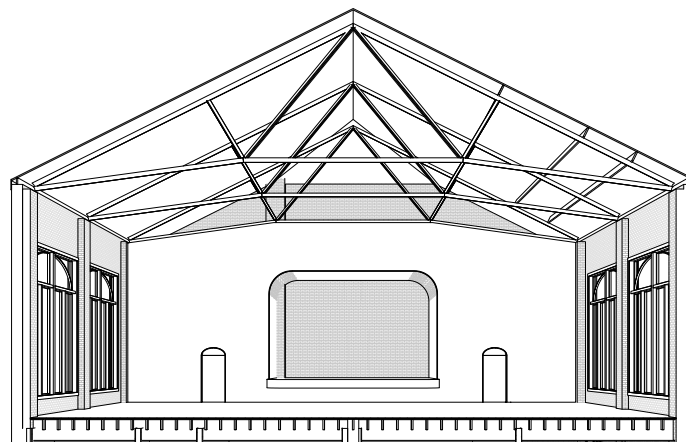
[Building Imagery Package](#)



Above
Front Building Facade

Below (Left)
Main Hall Stage

Below (Right)
Main Hall Mezzanine





DBI



XYZ Development
hello@xyz-dev.com
xyz-dev.com
313 356 6077

All images are property of their respective owners.

Individual portraits does not construe personal support for the project.

ATTACHMENT D

Letters of Support



December 16, 2020

RE: 1775-1785 West Forest Ave. a/k/a The Danish Brotherhood Hall

To Whom It May Concern:

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WND's support is based on the following:

- Our neighborhood and its growing population will benefit from new and more options for food, beverage and retail-based businesses. In particular, event space is a missing element in Woodbridge and other nearby neighborhoods;
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- The building is a beautiful, historic structure, and we are happy that it will be rehabilitated rather than demolished and replaced with an inferior structure or left as yet another vacant lot. We support the preservation of our historic fabric and the value it brings to our neighborhood and city; and
- Woodbridge would also benefit from the additional informal gathering spaces contemplated in the plan. Those types of spaces further enhance the sense of community already present here.

We appreciate Mr. Lockwood's openness and willingness to share his plans with WND. We are pleased that Mr. Lockwood has attended Woodbridge community meetings about neighborhood development, and that many of the plan's concepts are based on resident feedback from those meetings. We welcome this investment and proposed set of uses to this site and look forward to its completion. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angie Gaabo', with a long, sweeping horizontal line extending to the right.

Angie Gaabo
Executive Director
gaabo@woodbridgendc.org

ATTACHMENT E

Estimated Cost of Eligible Activities Table

Table 1
Eligible Activities and Costs

EGLE Eligible Activities Costs	
Environmental Eligible Activities	Cost
Department-Specific Activities	
Pre-Approved Activities	\$ 14,800
Lead, Asbestos, and Mold Surveys	\$ 4,900
Due Care Activities	\$ -
Response Activities	\$ 84,493
<i>Subtotal Environmental Eligible Activities</i>	<i>\$ 104,193</i>
Contingency (15%) not including Pre-Approved Activities	\$ 12,674
Interest (5%)	\$ 99,337
Brownfield Plan and/or Work Plan Preparation	\$ 10,000
Brownfield Plan and/or Work Plan Implementation	\$ 7,500
Environmental Eligible Activities Total	\$ 233,704

MSF Eligible Activities Costs	
Non-Environmental Eligible Activities	Cost
Demolition	\$ 306,000
Lead, Asbestos, Mold Abatement	\$ 148,820
Infrastructure Improvements	\$ 65,175
Site Preparation	\$ 56,100
<i>Subtotal Non-Environmental Eligible Activities</i>	<i>\$ 576,095</i>
Contingency (15%)	\$ 86,414
Interest (5%)	\$ 502,732
Brownfield Plan and/or Work Plan Preparation	\$ 10,000
Brownfield Plan and/or Work Plan Implementation	\$ 7,500
Non-Environmental Eligible Activities Total	\$ 1,182,741

Total Eligible Activities Costs for Developer	\$ 1,416,445
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Other Costs	
DBRA Administrative Costs	\$ 267,448
Local Brownfield Revolving Fund	\$ 31,550
State Brownfield Fund	\$ 67,543
Total Estimated Cost to be Funded Through TIF	\$ 1,782,986

ATTACHMENT F

TIF Tables

Captured Taxable Value and Tax Increment Revenues Estimates

The initial taxable value will be the taxable value of the Property at the time of Plan approval, as shown by the 2022 assessment role at \$3,244. For illustration purposes only, this Plan uses a projected future taxable value of \$800,000, which is the estimated future taxable value of the Property at the time of the next assessment roll after project completion. The captured taxable value will be the difference between the initial taxable value and the actual taxable value for each year for which this Plan is in effect.

A table of the total estimated tax increment revenues to be captured for the entire project is attached to this Plan. Tax capture required for reimbursement of Eligible Activities (including interest) as described in this Plan is estimated at 30 years from 2024 using both Local Taxes and School Taxes. Conservative assumptions were included in the captured taxable value and tax rates. These assumptions are used for illustrative purposes only, and are not intended to limit reimbursement of the actual annual tax capture amount. In the event that the actual incremental tax capture is greater than the amount illustrated in the attached tables, the Project will be eligible for reimbursement of the Eligible Activities described in this Plan up to the actual incremental tax capture after contributions to the DBRA administrative, and will not be limited to the amount illustrated for reimbursement in this Plan. The following assumptions were used to develop the attached tables.

1. The capture of both Local Taxes and School Taxes are included in calculating recapture.
2. Annual appreciation in taxable value is assumed at 1%.

FINANCIAL ANALYSIS
Table 2 - Total Brownfield Tax Capture

The Former Danish Brotherhood Hall
January 7, 2023

Plan Year	1.00% Estimated Taxable Value (TV) Increase Rate															
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Calendar Year	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Base Taxable Value	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244
Estimated New TV	\$ 800,032	\$ 808,033	\$ 816,113	\$ 824,274	\$ 832,517	\$ 840,842	\$ 849,251	\$ 857,743	\$ 866,320	\$ 874,984	\$ 883,734	\$ 892,571	\$ 901,497	\$ 910,512	\$ 919,617	\$ 928,813
Incremental Difference (New TV - Base TV)	\$ 796,788	\$ 804,789	\$ 812,869	\$ 821,030	\$ 829,273	\$ 837,598	\$ 846,007	\$ 854,499	\$ 863,076	\$ 871,740	\$ 880,490	\$ 889,327	\$ 898,253	\$ 907,268	\$ 916,373	\$ 925,569

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
School Operating Tax	17.0430	\$ 13,580	\$ 13,716	\$ 13,854	\$ 13,993	\$ 14,133	\$ 14,275	\$ 14,418	\$ 14,563	\$ 14,709	\$ 14,857	\$ 15,006	\$ 15,157	\$ 15,309	\$ 15,463	\$ 15,618	\$ 15,774
State Education Tax (SET)	6.0000	\$ 4,781	\$ 4,829	\$ 4,877	\$ 4,926	\$ 4,976	\$ 5,026	\$ 5,076	\$ 5,127	\$ 5,178	\$ 5,230	\$ 5,283	\$ 5,336	\$ 5,390	\$ 5,444	\$ 5,498	\$ 5,553
School Total	23.0430																

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Library	4.6307	\$ 3,690	\$ 3,727	\$ 3,764	\$ 3,802	\$ 3,840	\$ 3,879	\$ 3,918	\$ 3,957	\$ 3,997	\$ 4,037	\$ 4,077	\$ 4,118	\$ 4,160	\$ 4,201	\$ 4,243	\$ 4,286
Wayne County Charter	5.6099	\$ 4,470	\$ 4,515	\$ 4,560	\$ 4,606	\$ 4,652	\$ 4,699	\$ 4,746	\$ 4,794	\$ 4,842	\$ 4,890	\$ 4,939	\$ 4,989	\$ 5,039	\$ 5,090	\$ 5,141	\$ 5,192
Wayne County	0.9873	\$ 787	\$ 795	\$ 803	\$ 811	\$ 819	\$ 827	\$ 835	\$ 844	\$ 852	\$ 861	\$ 869	\$ 878	\$ 887	\$ 896	\$ 905	\$ 914
Jail	0.9358	\$ 746	\$ 753	\$ 761	\$ 768	\$ 776	\$ 784	\$ 792	\$ 800	\$ 808	\$ 816	\$ 824	\$ 832	\$ 841	\$ 849	\$ 858	\$ 866
Parks	0.2453	\$ 195	\$ 197	\$ 199	\$ 201	\$ 203	\$ 205	\$ 208	\$ 210	\$ 212	\$ 214	\$ 216	\$ 218	\$ 220	\$ 223	\$ 225	\$ 227
Huron Clinton Metro Auth	0.2089	\$ 166	\$ 168	\$ 170	\$ 172	\$ 173	\$ 175	\$ 177	\$ 179	\$ 180	\$ 182	\$ 184	\$ 186	\$ 188	\$ 190	\$ 191	\$ 193
Wayne County RESA	0.0962	\$ 77	\$ 77	\$ 78	\$ 79	\$ 80	\$ 81	\$ 81	\$ 82	\$ 83	\$ 84	\$ 85	\$ 86	\$ 86	\$ 87	\$ 88	\$ 89
Wayne County Special Ed	3.3596	\$ 2,677	\$ 2,704	\$ 2,731	\$ 2,758	\$ 2,786	\$ 2,814	\$ 2,842	\$ 2,871	\$ 2,900	\$ 2,929	\$ 2,958	\$ 2,988	\$ 3,018	\$ 3,048	\$ 3,079	\$ 3,110
Wayne County RESA ENH	1.9876	\$ 1,584	\$ 1,600	\$ 1,616	\$ 1,632	\$ 1,648	\$ 1,665	\$ 1,682	\$ 1,698	\$ 1,715	\$ 1,733	\$ 1,750	\$ 1,768	\$ 1,785	\$ 1,803	\$ 1,821	\$ 1,840
Comm College	3.2378	\$ 2,580	\$ 2,606	\$ 2,632	\$ 2,658	\$ 2,685	\$ 2,712	\$ 2,739	\$ 2,767	\$ 2,794	\$ 2,823	\$ 2,851	\$ 2,879	\$ 2,908	\$ 2,938	\$ 2,967	\$ 2,997
City of Detroit Operating	19.9520	\$ 15,898	\$ 16,057	\$ 16,218	\$ 16,381	\$ 16,546	\$ 16,712	\$ 16,880	\$ 17,049	\$ 17,220	\$ 17,393	\$ 17,568	\$ 17,744	\$ 17,922	\$ 18,102	\$ 18,283	\$ 18,467
Local Total	41.2511																

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Zoo	0.1000	\$ 80	\$ 80	\$ 81	\$ 82	\$ 83	\$ 84	\$ 85	\$ 85	\$ 86	\$ 87	\$ 88	\$ 89	\$ 90	\$ 91	\$ 92	\$ 93
DIA	0.2000	\$ 159	\$ 161	\$ 163	\$ 164	\$ 166	\$ 168	\$ 169	\$ 171	\$ 173	\$ 174	\$ 176	\$ 178	\$ 180	\$ 181	\$ 183	\$ 185
Debt Service	9.0000	\$ 7,171	\$ 7,243	\$ 7,316	\$ 7,389	\$ 7,463	\$ 7,538	\$ 7,614	\$ 7,690	\$ 7,768	\$ 7,846	\$ 7,924	\$ 8,004	\$ 8,084	\$ 8,165	\$ 8,247	\$ 8,330
School Debt	13.0000	\$ 10,358	\$ 10,462	\$ 10,567	\$ 10,673	\$ 10,781	\$ 10,889	\$ 10,998	\$ 11,108	\$ 11,220	\$ 11,333	\$ 11,446	\$ 11,561	\$ 11,677	\$ 11,794	\$ 11,913	\$ 12,032
Total Non-Capturable Taxes	22.3000																

Total Tax Increment Revenue (TIR) Available for Capture	\$ 51,229	\$ 51,743	\$ 52,263	\$ 52,787	\$ 53,317	\$ 53,853	\$ 54,393	\$ 54,939	\$ 55,491	\$ 56,048	\$ 56,610	\$ 57,178	\$ 57,752	\$ 58,332	\$ 58,917	\$ 59,509
Total Tax Increment Revenue (TIR) Not Available	\$ 17,768	\$ 17,947	\$ 18,127	\$ 18,309	\$ 18,493	\$ 18,678	\$ 18,866	\$ 19,055	\$ 19,247	\$ 19,440	\$ 19,635	\$ 19,832	\$ 20,031	\$ 20,232	\$ 20,435	\$ 20,640

Footnotes: Amounts provided are estimates based on the assumptions used as of the date of this table. Actual tax payments and reimbursement amounts will vary based on assessed value, tax rates and other factors. This table is provided for illustration purposes only.

FINANCIAL ANALYSIS
Table 2 - Total Brownfield Tax Capture

The Former Danish Brotherhood Hall
January 7, 2023

Plan Year	17	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL	
Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053		
Base Taxable Value	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	\$ 3,244	
Estimated New TV	\$ 938,101	\$ 947,482	\$ 956,957	\$ 966,526	\$ 976,192	\$ 985,954	\$ 995,813	\$ 1,005,771	\$ 1,015,829	\$ 1,025,987	\$ 1,036,247	\$ 1,046,610	\$ 1,057,076	\$ 1,067,646		
Incremental Difference (New TV - Base TV)	\$ 934,857	\$ 944,238	\$ 953,713	\$ 963,282	\$ 972,948	\$ 982,710	\$ 992,569	\$ 1,002,527	\$ 1,012,585	\$ 1,022,743	\$ 1,033,003	\$ 1,043,366	\$ 1,053,832	\$ 1,064,402		
School Capture																
	Millage Rate															
School Operating Tax	17.0430	\$ 15,933	\$ 16,093	\$ 16,254	\$ 16,417	\$ 16,582	\$ 16,748	\$ 16,916	\$ 17,086	\$ 17,257	\$ 17,431	\$ 17,605	\$ 17,782	\$ 17,960	\$ 18,141	\$ 472,632
State Education Tax (SET)	6.0000	\$ 5,609	\$ 5,665	\$ 5,722	\$ 5,780	\$ 5,838	\$ 5,896	\$ 5,955	\$ 6,015	\$ 6,076	\$ 6,136	\$ 6,198	\$ 6,260	\$ 6,323	\$ 6,386	\$ 166,390
School Total	23.0430															\$ 639,022
Local Capture																
	Millage Rate															
Library	4.6307	\$ 4,329	\$ 4,372	\$ 4,416	\$ 4,461	\$ 4,505	\$ 4,551	\$ 4,596	\$ 4,642	\$ 4,689	\$ 4,736	\$ 4,784	\$ 4,832	\$ 4,880	\$ 4,929	\$ 128,417
Wayne County Charter	5.6099	\$ 5,244	\$ 5,297	\$ 5,350	\$ 5,404	\$ 5,458	\$ 5,513	\$ 5,568	\$ 5,624	\$ 5,681	\$ 5,737	\$ 5,795	\$ 5,853	\$ 5,912	\$ 5,971	\$ 155,572
Wayne County	0.9873	\$ 923	\$ 932	\$ 942	\$ 951	\$ 961	\$ 970	\$ 980	\$ 990	\$ 1,000	\$ 1,010	\$ 1,020	\$ 1,030	\$ 1,040	\$ 1,051	\$ 27,380
Jail	0.9358	\$ 875	\$ 884	\$ 892	\$ 901	\$ 910	\$ 920	\$ 929	\$ 938	\$ 948	\$ 957	\$ 967	\$ 976	\$ 986	\$ 996	\$ 25,951
Parks	0.2453	\$ 229	\$ 232	\$ 234	\$ 236	\$ 239	\$ 241	\$ 243	\$ 246	\$ 248	\$ 251	\$ 253	\$ 256	\$ 259	\$ 261	\$ 6,803
Huron Clinton Metro Auth	0.2089	\$ 195	\$ 197	\$ 199	\$ 201	\$ 203	\$ 205	\$ 207	\$ 209	\$ 212	\$ 214	\$ 216	\$ 218	\$ 220	\$ 222	\$ 5,793
Wayne County RESA	0.0962	\$ 90	\$ 91	\$ 92	\$ 93	\$ 94	\$ 95	\$ 95	\$ 96	\$ 97	\$ 98	\$ 99	\$ 100	\$ 101	\$ 102	\$ 2,668
Wayne County Special Ed	3.3596	\$ 3,141	\$ 3,172	\$ 3,204	\$ 3,236	\$ 3,269	\$ 3,302	\$ 3,335	\$ 3,368	\$ 3,402	\$ 3,436	\$ 3,470	\$ 3,505	\$ 3,540	\$ 3,576	\$ 93,167
Wayne County RESA ENH	1.9876	\$ 1,858	\$ 1,877	\$ 1,896	\$ 1,915	\$ 1,934	\$ 1,953	\$ 1,973	\$ 1,993	\$ 2,013	\$ 2,033	\$ 2,053	\$ 2,074	\$ 2,095	\$ 2,116	\$ 55,120
Comm College	3.2378	\$ 3,027	\$ 3,057	\$ 3,088	\$ 3,119	\$ 3,150	\$ 3,182	\$ 3,214	\$ 3,246	\$ 3,279	\$ 3,311	\$ 3,345	\$ 3,378	\$ 3,412	\$ 3,446	\$ 89,790
City of Detroit Opeating	19.9520	\$ 18,652	\$ 18,839	\$ 19,028	\$ 19,219	\$ 19,412	\$ 19,607	\$ 19,804	\$ 20,002	\$ 20,203	\$ 20,406	\$ 20,610	\$ 20,817	\$ 21,026	\$ 21,237	\$ 553,303
Local Total	41.2511															\$ 1,143,964
Non-Capturable Millages																
	Millage Rate															
Zoo	0.1000	\$ 93	\$ 94	\$ 95	\$ 96	\$ 97	\$ 98	\$ 99	\$ 100	\$ 101	\$ 102	\$ 103	\$ 104	\$ 105	\$ 106	\$ 2,773
DIA	0.2000	\$ 187	\$ 189	\$ 191	\$ 193	\$ 195	\$ 197	\$ 199	\$ 201	\$ 203	\$ 205	\$ 207	\$ 209	\$ 211	\$ 213	\$ 5,546
Debt Service	9.0000	\$ 8,414	\$ 8,498	\$ 8,583	\$ 8,670	\$ 8,757	\$ 8,844	\$ 8,933	\$ 9,023	\$ 9,113	\$ 9,205	\$ 9,297	\$ 9,390	\$ 9,484	\$ 9,580	\$ 249,585
School Debt	13.0000	\$ 12,153	\$ 12,275	\$ 12,398	\$ 12,523	\$ 12,648	\$ 12,775	\$ 12,903	\$ 13,033	\$ 13,164	\$ 13,296	\$ 13,429	\$ 13,564	\$ 13,700	\$ 13,837	\$ 360,512
Total Non-Capturable Taxes	22.3000															\$ 618,417
Total Tax Increment Revenue (TIR) Available for Capture																
		\$ 60,106	\$ 60,709	\$ 61,318	\$ 61,933	\$ 62,555	\$ 63,182	\$ 63,816	\$ 64,457	\$ 65,103	\$ 65,756	\$ 66,416	\$ 67,082	\$ 67,755	\$ 68,435	\$ 1,782,986
Total Tax Increment Revenue (TIR) Not Available																
		\$ 20,847	\$ 21,057	\$ 21,268	\$ 21,481	\$ 21,697	\$ 21,914	\$ 22,134	\$ 22,356	\$ 22,581	\$ 22,807	\$ 23,036	\$ 23,267	\$ 23,500	\$ 23,736	\$ 618,417

FINANCIAL ANALYSIS
Table 3 - Brownfield Plan Reimbursement

The Former Danish Brotherhood Hall
January 7, 2023

Developer Maximum Reimbursement	Proportionality	Actual School & Local Taxes Capture	Actual Local-Only Taxes	Total Actual Capture
State	33%	\$ 558,176		\$ 558,176
Local	67%	\$ 858,269	\$ -	\$ 858,269
TOTAL				
EGLE	16%	\$ 233,704	\$ -	\$ 233,704
MSF	84%	\$ 1,182,741	\$ -	\$ 1,182,741

Estimated Total
Years of Plan: **30**

Estimated Developer Reimbursement	\$ 1,416,445
Administrative Fees	\$ 267,448
State Brownfield Redevelopment Fund	\$ 67,543
Local Brownfield Revolving Fund	\$ 31,550
	\$ 1,782,986

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	
Total State Incremental Revenue	\$ 18,360	\$ 18,545	\$ 18,731	\$ 18,919	\$ 19,109	\$ 19,301	\$ 19,495	\$ 19,690	\$ 19,888	\$ 20,087	\$ 20,289	\$ 20,493	\$ 20,698	\$ 20,906	\$ 21,116	\$ 21,328	\$ 21,542	
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 2,390	\$ 2,414	\$ 2,439	\$ 2,463	\$ 2,488	\$ 2,513	\$ 2,538	\$ 2,563	\$ 2,589	\$ 2,615	\$ 2,641	\$ 2,668	\$ 2,695	\$ 2,722	\$ 2,749	\$ 2,777	\$ 2,805	
State TIR Available for Reimbursement	\$ 15,970	\$ 16,130	\$ 16,292	\$ 16,456	\$ 16,621	\$ 16,788	\$ 16,957	\$ 17,127	\$ 17,299	\$ 17,472	\$ 17,648	\$ 17,825	\$ 18,004	\$ 18,184	\$ 18,367	\$ 18,551	\$ 18,737	
Total Local Incremental Revenue	\$ 32,868	\$ 33,198	\$ 33,532	\$ 33,868	\$ 34,208	\$ 34,552	\$ 34,899	\$ 35,249	\$ 35,603	\$ 35,960	\$ 36,321	\$ 36,686	\$ 37,054	\$ 37,426	\$ 37,801	\$ 38,181	\$ 38,564	
BRA Administrative Fee 15.0%	\$ 7,684	\$ 7,761	\$ 7,839	\$ 7,918	\$ 7,998	\$ 8,078	\$ 8,159	\$ 8,241	\$ 8,324	\$ 8,407	\$ 8,492	\$ 8,577	\$ 8,663	\$ 8,750	\$ 8,838	\$ 8,926	\$ 9,016	
Local TIR Available for Reimbursement	\$ 25,184	\$ 25,437	\$ 25,692	\$ 25,950	\$ 26,211	\$ 26,474	\$ 26,740	\$ 27,008	\$ 27,279	\$ 27,553	\$ 27,830	\$ 28,109	\$ 28,391	\$ 28,676	\$ 28,964	\$ 29,254	\$ 29,548	
Total State & Local TIR Available	\$ 41,154	\$ 41,567	\$ 41,985	\$ 42,406	\$ 42,832	\$ 43,262	\$ 43,696	\$ 44,135	\$ 44,578	\$ 45,025	\$ 45,477	\$ 45,934	\$ 46,395	\$ 46,860	\$ 47,331	\$ 47,806	\$ 48,285	
DEVELOPER	Beginning Balance																	
DEVELOPER Reimbursement Balance	\$ 1,416,445	\$ 1,375,291	\$ 1,333,724	\$ 1,291,739	\$ 1,249,333	\$ 1,206,501	\$ 1,163,239	\$ 1,119,543	\$ 1,075,408	\$ 1,030,830	\$ 985,805	\$ 940,328	\$ 894,394	\$ 847,999	\$ 801,139	\$ 753,808	\$ 706,002	\$ 657,717
MSF Non-Environmental Costs	\$ 680,009	\$ 34,364	\$ 34,709	\$ 35,057	\$ 35,409	\$ 35,765	\$ 36,124	\$ 36,487	\$ 36,853	\$ 37,223	\$ 37,596	\$ 37,974	\$ 38,355	\$ 38,740	\$ 39,129	\$ 39,521	\$ 39,918	\$ 40,319
State Tax Reimbursement	\$ 13,335	\$ 13,469	\$ 13,604	\$ 13,741	\$ 13,879	\$ 14,018	\$ 14,159	\$ 14,301	\$ 14,444	\$ 14,589	\$ 14,736	\$ 14,884	\$ 15,033	\$ 15,184	\$ 15,336	\$ 15,490	\$ 15,646	
Local Tax Reimbursement	\$ 21,029	\$ 21,240	\$ 21,453	\$ 21,669	\$ 21,886	\$ 22,106	\$ 22,328	\$ 22,552	\$ 22,778	\$ 23,007	\$ 23,238	\$ 23,471	\$ 23,707	\$ 23,945	\$ 24,185	\$ 24,428	\$ 24,673	
Total MSF Reimbursement Balance	\$ 645,645	\$ 610,936	\$ 575,879	\$ 540,469	\$ 504,704	\$ 468,580	\$ 432,094	\$ 395,241	\$ 358,018	\$ 320,422	\$ 282,448	\$ 244,093	\$ 205,353	\$ 166,224	\$ 126,703	\$ 86,785	\$ 46,466	
EGLE Environmental Costs	\$ 134,367	\$ 6,790	\$ 6,858	\$ 6,927	\$ 6,997	\$ 7,067	\$ 7,138	\$ 7,210	\$ 7,282	\$ 7,355	\$ 7,429	\$ 7,503	\$ 7,579	\$ 7,655	\$ 7,732	\$ 7,809	\$ 7,888	\$ 7,967
State Tax Reimbursement	\$ 2,635	\$ 2,661	\$ 2,688	\$ 2,715	\$ 2,742	\$ 2,770	\$ 2,798	\$ 2,826	\$ 2,854	\$ 2,883	\$ 2,912	\$ 2,941	\$ 2,970	\$ 3,000	\$ 3,030	\$ 3,061	\$ 3,092	
Local Tax Reimbursement	\$ 4,155	\$ 4,197	\$ 4,239	\$ 4,282	\$ 4,325	\$ 4,368	\$ 4,412	\$ 4,456	\$ 4,501	\$ 4,546	\$ 4,592	\$ 4,638	\$ 4,684	\$ 4,731	\$ 4,779	\$ 4,827	\$ 4,875	
Total EGLE Reimbursement Balance	\$ 127,576	\$ 120,718	\$ 113,791	\$ 106,794	\$ 99,727	\$ 92,589	\$ 85,380	\$ 78,098	\$ 70,743	\$ 63,314	\$ 55,810	\$ 48,232	\$ 40,577	\$ 32,845	\$ 25,036	\$ 17,148	\$ 9,182	
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Interest Costs	\$ 602,069	\$ (0)	\$ (0)	\$ 0	\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ (0)	\$ (0)	\$ 0	\$ (0)	\$ 0	\$ 0	\$ -	\$ 0	
State Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Local Tax Reimbursement	\$ (0)	\$ (0)	\$ 0	\$ -	\$ 0	\$ -	\$ 0	\$ 0	\$ 0	\$ (0)	\$ (0)	\$ 0	\$ (0)	\$ 0	\$ 0	\$ -	\$ 0	
Total Interest Reimbursement Balance	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	\$ 602,069	
Total Annual Developer Reimbursement	\$ 41,154	\$ 41,567	\$ 41,985	\$ 42,406	\$ 42,832	\$ 43,262	\$ 43,696	\$ 44,135	\$ 44,578	\$ 45,025	\$ 45,477	\$ 45,934	\$ 46,395	\$ 46,860	\$ 47,331	\$ 47,806	\$ 48,285	

LOCAL BROWNFIELD REVOLVING FUND

LBRF Deposits *	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 0	\$ 0	\$ 0

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

Footnotes:
Amounts provided are estimates based on the assumptions used as of the date of this table. Actual tax payments and reimbursement amounts will vary based on assessed value, tax rates and other factors. This table is provided for illustration purposes only.

FINANCIAL ANALYSIS
Table 3 - Brownfield Plan Reimbursement

The Former Danish Brotherhood Hall
January 7, 2023

	18	19	20	21	22	23	24	25	26	27	28	29	30	TOTAL
	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	
Total State Incremental Revenue	\$ 21,758	\$ 21,976	\$ 22,197	\$ 22,420	\$ 22,645	\$ 22,872	\$ 23,101	\$ 23,333	\$ 23,567	\$ 23,803	\$ 24,042	\$ 24,283	\$ 24,527	\$ 639,022
State Brownfield Redevelopment Fund (3 mils of SET)	\$ 2,833	\$ 2,861	\$ 2,890	\$ 2,919	\$ 2,948	\$ 2,978	\$ 3,008	\$ 3,038	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 67,543
State TIR Available for Reimbursement	\$ 18,925	\$ 19,115	\$ 19,307	\$ 19,501	\$ 19,696	\$ 19,894	\$ 20,094	\$ 20,295	\$ 23,567	\$ 23,803	\$ 24,042	\$ 24,283	\$ 24,527	\$ 571,479
Total Local Incremental Revenue	\$ 38,951	\$ 39,342	\$ 39,736	\$ 40,135	\$ 40,538	\$ 40,945	\$ 41,355	\$ 41,770	\$ 42,189	\$ 42,613	\$ 43,040	\$ 43,472	\$ 43,908	\$ 1,143,964
BRA Administrative Fee 15.0%	\$ 9,106	\$ 9,198	\$ 9,290	\$ 9,383	\$ 9,477	\$ 9,572	\$ 9,668	\$ 9,765	\$ 9,863	\$ 9,962	\$ 10,062	\$ 10,163	\$ 10,265	\$ 267,448
Local TIR Available for Reimbursement	\$ 29,845	\$ 30,144	\$ 30,446	\$ 30,752	\$ 31,060	\$ 31,372	\$ 31,687	\$ 32,005	\$ 32,326	\$ 32,650	\$ 32,978	\$ 33,308	\$ 33,643	\$ 876,516
Total State & Local TIR Available	\$ 48,770	\$ 49,259	\$ 49,754	\$ 50,253	\$ 50,757	\$ 51,266	\$ 51,781	\$ 52,300	\$ 55,893	\$ 56,454	\$ 57,020	\$ 57,592	\$ 58,170	\$ 1,447,995
DEVELOPER	Beginning Balance													
DEVELOPER Reimbursement Balance	\$ 1,416,445	\$ 608,947	\$ 559,688	\$ 509,934	\$ 459,682	\$ 408,925	\$ 357,659	\$ 305,878	\$ 253,578	\$ 197,685	\$ 141,232	\$ 84,212	\$ 26,620	\$ 0
MSF Non-Environmental Costs	\$ 680,009	\$ 40,723	\$ 5,743	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 680,009
State Tax Reimbursement	\$ 15,803	\$ 2,229	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 263,881
Local Tax Reimbursement	\$ 24,920	\$ 3,514	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 416,129
Total MSF Reimbursement Balance	\$ 5,743	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ (0)	\$ -
EGLE Environmental Costs	\$ 134,367	\$ 8,047	\$ 1,135	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,367
State Tax Reimbursement	\$ 3,123	\$ 440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,142
Local Tax Reimbursement	\$ 4,924	\$ 694	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 82,225
Total EGLE Reimbursement Balance	\$ 1,135	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ -
Local Only Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Local Only Reimbursement Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest Costs	\$ 602,069	\$ 0	\$ 42,381	\$ 49,754	\$ 50,253	\$ 50,757	\$ 51,266	\$ 51,781	\$ 52,300	\$ 55,893	\$ 56,454	\$ 57,020	\$ 57,592	\$ 26,620
State Tax Reimbursement	\$ -	\$ 16,446	\$ 19,307	\$ 19,501	\$ 19,696	\$ 19,894	\$ 20,094	\$ 20,295	\$ 23,567	\$ 23,803	\$ 24,042	\$ 24,283	\$ 24,527	\$ 11,224
Local Tax Reimbursement	\$ 0	\$ 25,935	\$ 30,446	\$ 30,752	\$ 31,060	\$ 31,372	\$ 31,687	\$ 32,005	\$ 32,326	\$ 32,650	\$ 32,978	\$ 33,308	\$ 15,396	\$ 359,915
Total Interest Reimbursement Balance	\$ 602,069	\$ 559,688	\$ 509,934	\$ 459,682	\$ 408,925	\$ 357,659	\$ 305,878	\$ 253,578	\$ 197,685	\$ 141,232	\$ 84,212	\$ 26,620	\$ -	\$ -
Total Annual Developer Reimbursement	\$ 48,770	\$ 49,259	\$ 49,754	\$ 50,253	\$ 50,757	\$ 51,266	\$ 51,781	\$ 52,300	\$ 55,893	\$ 56,454	\$ 57,020	\$ 57,592	\$ 26,620	\$ 1,416,445
LOCAL BROWNFIELD REVOLVING FUND														
LBRF Deposits *														
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,303
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,247
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,550

ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: 1775 and 1785 W Forrest

DATE: 11/01/2022

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 the Lockwood Companies, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the 1775-1785 W Forrest Development project.

- 1 Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13

- 1 Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)

- 1 Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

- 1 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 considered a Part 201 "facility" because contamination is indicated above Part 201 GRCC in the ESA. 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

City of Detroit Incentive Information Chart

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Redevelopment	Brownfield TIF	\$18.2 million	6

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
		22	10				27

1. What is the plan for hiring Detroiters?

Detroiters will be prioritized for all post construction jobs, inline with the DBH's mission to foster a local economy and limit negative environmental impacts associated with long commutes. The operator will be given bonuses for achieving various percentages of Detroit-based workers.

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

1 Venue Manager: Oversee high level operations of the banquet space, including achieving revenue targets, occupancy targets, customer satisfaction and overall ongoing viability.

1 Assistant Manager: Assists in all management tasks, including marketing and coordination of events.

1 Leasing Manager: Oversees customer outreach and networks with Venue + Assistant Managers to ensure sufficient event flow. Provides tours to prospectus customers and interfaces with community for their use of the event space.

1 Executive Chef: Devises and curates in-house hospitality offerings. Manages Line Cooks and executes all food related requirements.

4 Line Cooks: Assists Executive Chef in delivering high quality, locally sourced and season food offerings in conjunction with event space.

3 Bartenders: Curates alcoholic beverage offerings, including sourcing. Executes events in conjunction with Executive Chef.

8 Waitstaff: Food running and table service for all banquet hall events.

2 Janitorial Staff: Ensures a cleanly environment following each event, including turnover of AirBnB units.

4 Security Personnel: Ensures a safe space for all individuals in attendance of events. Oversees safety of customer's automobiles.

Please see "Rental | Expense Detail" page of DBH Overview Package for further details on all projected staff wages. The DBH prides itself on providing all staff members with a livable wage. For construction related job creation, see "Community Impact" page of DBH Overview Package.

3. Will this development cause any relocation that will create new Detroit residents? [No, there is no anticipated relocation.](#)
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? [Yes.](#)
5. When is construction slated to begin? [Spring/Summer of 2023](#)
6. What is the expected completion date of construction? [Fall/Winter of 2024](#)

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

ATTACHMENT I

Documentation of Historic Resource

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Woodbridge Neighborhood *Historic District*
AND/OR COMMON Woodbridge Neighborhood

2 LOCATION

STREET & NUMBER Bounded by Trumbull, Calumet, Gibson, Grand River, Twelfth,
W. Warren, ^{and} Wabash, St Grand Trunk RR Tracks,
Edsel Ford Freeway. NOT FOR PUBLICATION
CITY, TOWN Detroit *EXPWY* CONGRESSIONAL DISTRICT 13th
STATE Michigan CODE 26 COUNTY Wayne CODE 163

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input checked="" type="checkbox"/> COMMERCIAL <input checked="" type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input checked="" type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input checked="" type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Various, see owners list
STREET & NUMBER
CITY, TOWN STATE
VICINITY OF

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. City/County Building
STREET & NUMBER 2 Woodward Avenue
CITY, TOWN STATE Michigan

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Detroit Urban Conservation Survey
DATE 1976 FEDERAL STATE COUNTY LOCAL
DEPOSITORY FOR SURVEY RECORDS Michigan History Division, Department of State
CITY, TOWN STATE Lansing Michigan 48918

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

Woodbridge is a middle-class, turn-of-the-century, urban, residential area of primarily one-and-two-family homes covering about 162 acres in the northwestern part of Detroit approximately two miles from the central business district. It is laid out on a grid plan within the modified triangle formed by Grand River Avenue, Trumbull Avenue, the Edsel Ford Freeway, and the Grand Trunk Railroad tracks. The neighborhood originally occupied the entire triangle, but urban renewal in the 1960s cleared a tract aggregating almost one-fifth of the total land area bounded by Twelfth, Fourteenth, Warren, and Grand River avenues to accommodate a new public high school. Subsequently, the modest residential area to the west and north of this site deteriorated so badly, and so many buildings were destroyed, that this entire section is excluded from this nomination because of its lack of unity and visual integrity. The best preserved portion of Woodbridge is located between Trumbull Avenue and Wabash/Twelfth avenues. This forms the heart of the historic district. In addition, a small area east of Trumbull including Lincoln Avenue from Calumet Avenue south to Grand River is included, even though it is somewhat deteriorated, because it so closely relates to the upper-class residential development on adjacent Trumbull Avenue. The area east of Trumbull and north of Calumet was cleared for an urban renewal project several years ago.

Although there is some commercial development on Trumbull, Twelfth, and Fourteenth avenues, the most important neighborhood shopping center is Grand River Avenue. The buildings are mostly small, one- or two-story, brick structures of little architectural interest built about the time of the First World War. They form part of the continuous commercial strip that lines Grand River Avenue from the central business district to the city limits. For this reason most of the Grand River Avenue frontage is being excluded from the district.

Woodbridge's historic character is determined by the houses facing Commonwealth and Avery and to a lesser extent Twelfth, Vermont and Wabash avenues and the east-west cross streets. The neighborhood is laid out in almost square blocks bisected by north-south service alleys. An exception to the general orderliness of the street plan are the blocks between Avery and Twelfth which are virtually honeycombed with narrow alleys and courts. This section differs from Avery, Commonwealth, and Trumbull in that the housing is oriented primarily to the east-west cross streets and is much more modest in size and architectural pretension.

The building stock illustrates the architectural diversity of the period from 1885 to 1920. The houses range in form from rambling Queen Anne structures with towers and elaborate spindlework porches to modest, boxy cottages. The majority of the dwellings are brick or frame, two-and-one-half-story, one- or two-family houses with bay windows, broad front porches and modest Queen Anne or Colonial Revival features.

The houses are uniformly sited back from the sidewalk close together on narrow lots. Although there are few churches or civic buildings, streetscapes are varied by the introduction, here and there, of small apartment houses and blocks of row houses. The community originally lacked parks, except for Scripps Park at the corner of

(continued)

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CONTINUATION SHEET

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7. Description (continued)

Trumbull and Grand River avenues, donated in 1907 by the Scripps family. The demolition about a decade ago of an entire block of houses at Avery and Warren avenues for the modern Boy Scout's of America Detroit Area Council Building has provided some additional landscaped open space.

There are many interesting examples of the major styles that were popular for domestic architecture in the late nineteenth and early twentieth centuries. The earlier houses were principally of two types. In the western part of the neighborhood, modest, one-and-a-half-story, frame cottages began to appear in the early 1880s. These long, narrow, closely-spaced houses were a traditional working-class building type in Detroit and continued to be built until the end of the century although the detailing changed periodically to reflect newer architectural trends. The stark severity of the earlier cottages such as 5042 Wabash gave way by the mid-1880s and 1890s to more ornamented houses such as 1931 Putnum with its varied shinglework and 1925 Merrick with its spindlework porch and oriel window. For the more prosperous, picturesquely massed compositions such as 5026 Wabash could be fashioned within the basic cottage format, although into the early 1900s spartan little cottages like 4906 Twelfth Street were still being constructed in the neighborhood.

East of Twelfth Street, building was initiated on a somewhat more oppulent scale. The newly opened tracts were liberally sprinkled in the 1880s and 1890s with the individually-designed, single-family, Queen Anne houses of Detroit's expanding and increasingly affluent merchant and professional classes. Their homes were unique compositions that relied upon complicated massing and intricate applied ornament for effect. There are countless examples, each notable in some way for its unique appearance. The trends were set by the oppulent brick homes of the wealthy on Trumbull Avenue, which ranged in design from the stately Durelle T. Glidden House at 3946 built in the already rapidly fading Second Empire style, through the solid, proper, James E. Scripps House at 3664, a sober stick style dwelling, to the picturesque, Romanesque-influenced Queen Anne of the John D. Baer House at 4305 and the confused eclecticism of the William Northwood House at 3985. Trumbull and Lincoln avenues remained the principal bastions of the upper class in the 1880s and 1890s, although a few adventurous nouveaux riche located elsewhere in Woodbridge, such as Charles S. C. Charbonneau, who built his opulent, Queen Anne, brick and stone mansion at 4105 Commonwealth in 1891.

Within a few years, the homes of affluent merchants and professionals were appearing throughout the vacant plats. These imitated the lavish houses of their wealthier counterparts in their brick construction and use of such fashionable architectural

(continued)

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INVENTORY -- NOMINATION FORM**

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7. Description (continued)

features as corner towers, wide verandahs, leaded glass, and stone trim. The 1894 William Williams House at 4807 Commonwealth and the contemporary Frederick Genter House at 4237 Commonwealth are typical of the spacious Queen Anne houses of the 1890s. This type of construction continued into the early 1900s, particularly on Commonwealth and Avery avenues, when informal, rambling house plans became popular under the influence of the Shingle Style. An interesting comparison of the changing tastes is provided by the neighboring Emil Mathis (1895) and William Rumsey (1902) houses at 4241 and 4235 Avery Avenue.

A great many homes in the 1880s and 1890s were built of wood. These were mostly the dwellings of minor merchants or skilled tradesmen who capitalized upon the flexibility and relative inexpensiveness of frame construction to create architecturally distinctive houses at much less cost than was possible in brick and stone. Such rambling compositions as the 1889 John S. Sherman House at 1738 Forest with its domed tower and spindlework porch epitomized the middle class ideal of the period in domestic architecture. Site limitations could restrict this spacious informality to a mere rectangular box with a tall gabled-roof but the addition of a spindlework porch, some multi-paned sash and a projecting gable sheltering a half-round oriel as at 4823 Avery or even so modest an element as the round turret perched precariously at the corner of 1659 Merrick were sufficient to express the picturesque eclectic spirit of the Queen Anne period. For most home owners a spindlework porch wrapping around two sides of a clapboarded house with several different patterns of wood shingles and multitudes of windows of various sizes and shapes satisfied their architectural aspirations for a cozy, comfortable and unique dwelling. Of the many houses in Woodbridge that illustrate this, 4867 Avery and 1639-41 Merrick, both built about 1890, are among the most typical. As late as 1898, however, wide porches and corner towers were still in vogue for pretentious dwellings such as 4304 Avery built for the successful fuel dealer, Daniel Sullivan.

Although Detroit has always been primarily a city of single family houses, in the 1880s two-family houses appeared and gained rapidly in popularity. Woodbridge shared in this city-wide phenomenon. Except for the fact that they had two front doors, sometimes paired as at 1627-29 Merrick and sometimes separated as 4415-19 Avery, these houses closely resembled the single-family houses of the period and blended well with the prevailing building stock and neighborhood social fabric. In plan, the houses featured one apartment each on the first and second floors that shared equally the extra bedrooms on the third floor and the storage and laundry rooms in the basement by means of a common rear stairway.

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7. Description (continued)

After 1900, the two-family house became an increasingly prominent part of the neighborhood building inventory, although single-family house construction remained strong.

The greatest period of growth for Woodbridge was between 1900 and 1915 when the neighborhood echoed with the sounds of construction on every street. Commonwealth and Avery, in particular, were almost entirely built-up during these years. The majority of the new houses were fairly similar, brick, two-and-one-half-story, hip- or gable-roofed, two-family houses with wide front porches and bay windows. The houses at 4736-40, 4834-36 and 4844-48 Avery illustrate three typical designs that can be found repeated, with small variations, throughout Woodbridge. Some of the two-family house builders strove for greater architectural pretension, such as contractor Thomas R. Sharp who endowed his commission at 4752-56 Avery with a monumental, pedimented, Ionic portico. This house, like most of the others, was probably copied, with little alteration, from a house plan book of the period and identical houses can be found elsewhere in Woodbridge and throughout Detroit.

Duplexes were constructed as a fashionable alternative to the single-family house. The brick duplexes at 4859-65 Commonwealth and 4509-13 Avery exemplify the spacious double houses built to shelter prosperous middle-class families. More common, however, were clusters of three or more attached units. These rowhouse blocks, such as the handsome, Tudor Revival style row at 1645 Hancock built about 1895, were frequently quite elegantly designed and included many of the architectural attributes of a fine single-family house. Other examples are the Shingle Style dwellings at 1532-1538 Hancock and the imposing late Queen Anne group at 4403-7 Commonwealth. Within a few years longer rows of attached houses began to appear in Woodbridge. These were known as terrace blocks and the units were much more modest in size and architectural detailing than the earlier groups. A good example is the row at 2010-22 West Warren which wraps around the corner to include 5001-15 Vermont.

The four or six unit apartment building was as prevalent as the rowhouse in the first decades of the twentieth century in Woodbridge. The apartment had slowly become an acceptable habitation for middle-class Detroiters after the turn-of-the-century as the tremendous population growth of the city necessitated building higher density housing on the increasingly scarce vacant land near downtown.

The apartment houses in Woodbridge illustrate the experimentation with the new building type that was occurring. One solution was to take the two-story rowhouse building form and divide the interior into two floors of apartments. An example of this is 1944-64 West Warren. Another possibility, where the site was smaller,

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7. Description (continued)

was to divide the interior of a building which resembled a two-family house into four apartments, each with a separate entrance from the street, as at 5147-53 Wabash. Within a few years, though, most of this experimentation was abandoned in favor of center-entrance, brick, two- or three-story, buildings with bay windows and sometimes a front porch. The two-story type is illustrated by 5129 Vermont while the three-story version, represented by 3975 Commonwealth, could occasionally grow into multi-building complexes such as the adjacent structures at 4711 Trumbull and 1510-1520 Forest. Once established, this three-story apartment building type remained the standard into the 1920s, although the exterior detailing changed to reflect the latest styles including Art Deco, Tudor or, in the case of 4800 Commonwealth, Georgian Revival.

By 1920, Woodbridge had been completely built-up and there has been little significant new construction since that time. Except for the addition of an occasional residential garage and some plain commercial structures, few changes have occurred on the quiet, tree-lined streets since the First World War. The destruction of the surrounding neighborhood by decay and by urban renewal has left Woodbridge an oasis of turn-of-the-century domestic architecture in this rapidly re-developing part of the city.

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7. Description (continued)

Woodbridge Neighborhood Historic District
Non-contributing Structures

Of the approximately four hundred structures in the Woodbridge District only the following twenty-six properties do not contribute to its historic character.

- 3666 Grand River Avenue: Frederick Douglass Public Library (c. 1975).
A 1-story, flat-roofed, brick and concrete block modern library.
- 1935 Mark: Thomas Goodfellow, Inc. (c. 1965).
A 1-story, flat-roofed, concrete block, storage garage.
- 1831 Merrick: Hoffman Trucking, Inc. (c. 1955).
A 1-story, flat-roofed, concrete block, truck garage.
- 1935 Merrick: House (c. 1965).
A 1-story, end-gable-roofed, frame, pre-fabricated house.
- 1904 Putnum: First Fellowship Baptist Church (c. 1950).
A 1-story, flat-roofed, concrete block, industrial building with steel windows that is now used as a church.
- 3714 Trumbull: Trumbull-Selden Market (c. 1925).
A 1-story-flat roofed, brick commercial building.
- 3975 Trumbull: Faith Memorial Lutheran Church (c. 1965).
A flat-roofed, brick and metal sheathed, modern church.
- 4100 Trumbull: Georges Auto Clinic (c. 1950).
A 1-story, flat-roofed, enameled-metal-panel sheathed, service station.
- 4543 Trumbull: University Food Center (c. 1955).
A 1-story, flat-roofed, brick supermarket with large plate glass windows.
- 4569 Trumbull: Tiger Cleaners (c. 1940).
A 1-story, flat-roofed, brick commercial building with large plate glass windows.
- 5239 Trumbull: Welding Shop (c. 1920's).
A 1-story, flat-roofed, brick, building with no architectural features.
- 5257 Trumbull: Building (c. 1950).
A plain, 1-story, flat-roofed, brick commercial building.

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7. Description (continued)

- 4220 Twelfth: Ritter Printing Company (c. 1920's).
A 1-story, flat-roofed, brick industrial building.
- 4300 Twelfth: R & R Towing Co. (c. 1920's).
A 1-story, flat-roofed, brick, industrial building with large steel framed windows.
- 4400 Twelfth: Building (c. 1920's).
A 1-story, flat-roofed, stuccoed building.
- 5175 Twelfth: Alpha Communications Company (c. 1955).
A 1-story, flat-roofed, concrete block, commercial building.
- 5201 Twelfth: Thomas Goodfellow, Inc. (c. 1950).
A 2-story, flat-roofed, brick, combination office building and truck terminal with modest Moderne features.
- 5203 Twelfth: Building (c. 1950).
A 1-story, flat-roofed, brick building with steel windows and a recessed entrance.
- 5337 Vermont: Vogue Carpet Mills (c. 1920).
A 3-story, brick, factory burned and in ruins.
- 5048 Wabash: Building (c. 1920's)
A 1-story, flat-roofed, brick building.
- 1955 West Edsel Ford: Florence and Sons Auto Wrecking (c. 1950).
A 1-story, gable-roofed, brick building with a small porch at the entrance.
- 1759-67 West Forest: Glanz & Killan Co. (c. 1920).
A 2-story, flat-roofed brick office and warehouse building.
- 1745 West Hancock: Hancock Primary School (c. 1970).
A 1-story, flat-roofed, brick elementary school.
- 1611 West Warren: Kidney's Market (c. 1920's).
A 1-story, flat-roofed, brick commercial building with a plate-glass window.
- 1745 West Warren: Food and Munch (c. 1930's).
A 1-story, flat-roofed, composition veneer diner built in front of a fine Queen Anne house. The house is a contributing element within the district.

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NATIONAL PARK SERVICE

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CONTINUATION SHEET

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7. Description (continued)

1776 West Warren: Boy Scout Headquarters (c. 1975).

A 2-story, flat-roofed, brick and concrete office building with a plate glass entrance treatment.

1900 West Warren: Gas Station (c. 1960).

An abandoned, 1-story, flat-roofed, brick gas station of modern design with large plate glass windows.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES	BUILDER/ARCHITECT
----------------	-------------------

STATEMENT OF SIGNIFICANCE

Woodbridge is significant as an intact, turn-of-the-century, middle-class, streetcar suburb of high architectural and environmental qualities. It is important not only for the architectural excellence of the individual buildings, but also as an historical benchmark to the growth of Detroit at the turn-of-the-century. The importance of the neighborhood is underscored by the fact that ambitious redevelopment projects in recent decades have eradicated so much of Detroit's historic residential fabric that Woodbridge stands out as a rare survivor of its period in this part of the city. The residents are actively working to bring about the rehabilitation of their neighborhood and seek National Register listing as a recognition of the neighborhood's significance.

Woodbridge is located about two miles northwest of downtown Detroit. It was developed primarily between 1860 and 1920 as a middle-class neighborhood. It was all but built-up by the time the automobile industry catapulted Detroit from a prosperous manufacturing city ranking fourteenth in size in the nation to a booming automobile producing giant that was the fifth largest city in the United States.

During the first half of the nineteenth century Woodbridge was a flat plain divided into strip farms with their long dimension extending from south to north. The strip farms had been laid out by Detroit's French founders, who parcelled land by river frontage with an approximate depth of three miles, or almost as far north as today's Grand Boulevard. As property was sold or inherited, it was sub-divided, always lengthwise, so that each of the parcels retained their river frontage but became very narrow. Woodbridge was built on four such narrow farms whose approximate width (in their east to west order) were:

Woodbridge Farm	960 Ft.
Lognon Farm	580 Ft.
Thompson Farm	440 Ft.
Lafferty Farm	530 Ft.

The neighborhood, in fact, takes its name from William Woodbridge, territorial governor of Michigan from 1819 to 1920, who owned the largest farm in the neighborhood.

Two important features antedating the development of Woodbridge are: to the south, Grand River Road, the historical road to Lansing, which was improved as a plank toll-road for a distance of about three miles out from the city center; and to the north, the Detroit, Monroe and Toledo Railroad, which had obtained a 100-foot right-of-way for its tracks in 1856.

(continued)

9 MAJOR BIBLIOGRAPHICAL REFERENCES

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(continued)

10 GEOGRAPHICAL DATA

UTM NOT VERIFIED

ACREAGE OF NOMINATED PROPERTY approx. 162 acres

UTM REFERENCES

A | 1 7 | 3 2 8 6 2 0 | 4 6 9 1 1 4 0 |

B | 1 7 | 3 2 8 9 9 0 | 4 6 9 0 2 2 0 |

C | 1 7 | 3 2 9 1 4 0 | 4 6 9 0 2 7 0 |

D | 1 7 | 3 2 9 4 4 0 | 4 6 8 9 5 4 0 |

VERBAL BOUNDARY DESCRIPTION

E | 1 7 | 3 2 8 6 8 0 | 4 6 8 9 9 6 0 |

F | 1 7 | 3 2 8 4 2 0 | 4 6 9 0 6 1 0 |

G | 1 7 | 3 2 8 2 2 0 | 4 6 9 0 5 2 0 |

H | 1 7 | 3 2 8 0 6 0 | 4 6 9 0 9 2 0 |

Beginning at the intersection of Gibson Avenue and the centerline of the alley adjacent to the north lot line of the lots on the north side of Grand River Avenue,
(continued)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Leslie J. Vollmert, Historic Preservation Coordinator

ORGANIZATION

Michigan History Division

DATE 6/25/79

STREET & NUMBER

208 N. Capitol

TELEPHONE (517) 373-0510

CITY OR TOWN

Lansing,

STATE Michigan 48918

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Martha M. Bigelow

TITLE

Director Mich. History Division

DATE

9/26/79

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Sally J. Alden

DATE

3/6/80

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST *Emma Jane Saye*

DATE

2/29/80

KEEPER OF THE NATIONAL REGISTER

Regional Coordinator

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MAR 6 1980

DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

ITEM NUMBER

8 PAGE 2

8. Significance (continued)

After the abandonment of Judge Woodward's hexagonally generated street layout plan for the city, all of nineteenth century Detroit was platted as a grid with streets perpendicular to the river and parallel to the boundaries of the narrow strip farms. Trumbull Avenue (originally Ninth) and Twelfth Street (originally Thompson) were produced in this manner. Subsequent streets in Woodbridge were laid at right angles between the two, yielding a gridiron pattern.

The first platting occurred in Woodbridge in 1857. Within a few years, other subdivisions were platted as farm owners sold off parcels of their land. With the exception of the Hodges Brothers, those responsible for platting the subdivisions did not actively develop their land. Instead, they sold vacant lots, often one at a time, to small developers, land speculators, builders or even prospective residents who, in turn, constructed houses on them. Partly because of this practice, Woodbridge's growth period was relatively long, spanning the years from 1870 to 1920. Because of the difference in size and price of lots in the various plats, the neighborhood included both working class and upper class sections. Working class homes (smaller and usually of frame construction) were located primarily in the western part of the district, while the wealthier residents' homes (typically of brick) were situated in the eastern and southern portions of the district.

The area derives its basic architectural character from the traditional Detroit preference for detached, single-family houses. Even the two-family flats and duplexes are sited and built to be as visually similar to single-family homes as possible. Building lots, however, were usually narrow (30 to 50 feet) and deep (130 to 150 feet) with the result that the large one-and-one-half- to two-and-one-half-story houses often filled the width of the small lots, resulting in a dense urban streetscape. Automobile and service access was afforded by narrow alleys at the rear of the lots. Since there were no municipal regulations or setback ordinances in effect at the time, the original subdividers of the more costly plats introduced deed restrictions establishing uniform setbacks from the street as well as minimum construction costs. Throughout much of the area trees were planted along the streets adding to the visual appeal. Because of the additional light and air they provided, corner lots were at a premium in Woodbridge. These were usually developed with stately homes or, less frequently, as terraces of row-houses, a building type unusual for Detroit.

The first subdivision in Woodbridge, the 1857 William B. Wesson plat, a part of the Thompson Farm, consisted of a large number of thirty-foot-wide lots oriented to Thompson Street (later Twelfth, today Rosa Parks Boulevard) and the newly platted streets

(continued)

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ITEM NUMBER

8 PAGE 3

8. Significance (continued)

running off it. It was slowly built-up with modest, one-and-one-half-story, frame cottages, most of which were constructed after 1870. Later subdivisions of the Thompson and Lafferty farms and the neighboring plats spread this working-class development throughout the western part of Woodbridge.

A different type of development began in 1871 at the southeast corner of the district. The Hodges Brothers' subdivision, recorded in November of that year, was centered on the then newly-opened Lincoln Street, which was 70 feet wide. By 1879 Lincoln Street had been paved with cedar blocks, a luxury for the time. In contrast to most of the developers, the Hodges Brothers built and sold completed houses on ample sized lots. In 1879 the weekly newspaper advertised "Elegant New Modern Brick Houses on Lincoln Avenue...Location very desirable at the low price of \$6,500." While a substantial part of the subdivision, which extended almost to Warren Avenue, appears to have been personally developed by the brothers, some vacant lots were sold to others.

Between working-class Twelfth Street and upper-middle-class Lincoln Avenue lay the Lognon Farm and the remainder of the Woodbridge Farm. These were not fully platted until 1890 and were the last sections to be developed in the district. Two large plats constituted the bulk of this area: The Avery and Murphy Subdivision (platted in two parts in 1876 and 1885) and the William B. Wesson Subdivision (of the Lognon Farm) of 1887. Unlike the Hodges Brothers, neither of these two developers actually built any houses on their plats, with the result that the development was prolonged and irregular.

Building began on southern Trumbull Avenue in the early 1880s. James Scripps, the founder and publisher of the Detroit News, set the tone of Trumbull Avenue in 1879 when he built his spacious house at the corner of Grand River Avenue. Within the street was lined with similar dwellings, many of which remain today.

Similar houses were built on Grand River Avenue, but all of these have been replaced by commercial structures. Only one vestige remains of its brief hey day as a fashionable residential area. The Eighth Precinct Police Station at Grand River and Twelfth (now Rosa Parks Boulevard) was built about 1901 in emulation of a large chateausque mansion of the period. This building, now listed on the National Register because of its transcendent architectural qualities, was lavishly designed to blend with the upper-class residences in the area at the turn-of-the-century.

(continued)

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NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

CONTINUATION SHEET

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8 PAGE 4

8. Significance (continued)

On the Lognon and Woodbridge farm tracts most of the houses were built by professional builders, several of whom had long careers (up to twenty years) within the neighborhood. Occasionally, houses were designed by architects who, by the rather flexible job classifications of the era, could actually have been merely builders. Between 1895 and 1914 the remaining vacant lots were built up with middle-class dwellings. These houses were, for the most part, brick structures grander than the frame cottages in the western sections, but less imposing than the frame cottages in the western sections, but less imposing than the first brick mansions. Most of the two-family flats and duplexes date from this period as do the multi-family terraces. Very well constructed, handsome and comfortable, these houses dominate the blocks on Avery and Commonwealth which, in general, are the best preserved streets in Woodbridge.

The final stage in the development of Woodbridge began in the early 1900s. The tendency at this period was to crowd new buildings between and in the rear of existing houses. Frequently, apartment buildings were built behind corner houses, and occasionally, existing single-family houses were replaced with apartment buildings or terraces. This activity was stimulated by housing pressures brought about by the tremendous growth of the city's population between 1900 and 1920 as a result of the mushrooming auto industry. By 1920, the Woodbridge district was virtually complete as it stands today, although remodeling and exterior renovation continued through the 1960s.

Beginning in the 1920s, some of the wealthier residents left the neighborhood for newer, more fashionable homes in the expanding suburbs. Woodbridge, nevertheless, remained solidly middle class and residentially desirable through the Depression years of the 1930s when the curtailed construction of new suburban tracts slowed the exodus from the area. The war years of the 1940s put new pressures on Woodbridge. A patriotic campaign encouraged the owners of the ample houses in Woodbridge to rent rooms or to create apartments to house defense industry workers from the large, nearby plants. As a result, the density of population increased tremendously.

After the war, few of the houses were converted back to single-family use. At the same time, a boom in suburban construction made new housing on the fringes of Detroit available inexpensively to most middle-income families. Almost immediately, the younger, more mobile residents began to leave congested Woodbridge. The lost population was replaced by less affluent residents, many of whom were black. Although the newcomers inherited an aging housing stock whose maintenance had been deferred during the Great Depression and World War II, they struggled to renovate and preserve the physical fabric of the community. The dwellings owned by absentee landlords, however, were often allowed to deteriorate

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8 PAGE 5

8. Significance (continued)

to the point that they became uninhabitable, were abandoned and subsequently demolished.

The deterioration of Woodbridge accelerated in the 1960s as the adjacent areas became blighted and were marked for clearance by Urban Renewal authorities. Virtually with the bulldozers at the door, the Woodbridge residents organized a Citizen's District Council and succeeded in getting the city to designate the area for conservation rather than for clearance. After this important step, the fortunes of Woodbridge began to improve.

Although considerable demolition occurred within the area as whole blocks were destroyed to provide sites for a new high school and the Detroit District Council Boy Scouts building, the community was able to utilize funding from the city to begin a preservation-oriented, neighborhood housing rehabilitation project which included a grant program and technical assistance provided by means of a restoration manual. As a result of extensive publicity and a professional staff, Woodbridge has managed to change its city-wide image to that of an up-and-coming, integrated, inner-city, residential area. Prospective homeowners throughout the city are attracted by its commodious housing and bargain prices. Long-time residents are increasingly determined to stay and improve their property.

Woodbridge residents seek National Register listing to aide their neighborhood conservation efforts, to render property owners eligible for the economic benefits of National Register listing, and to increase their voice in the ongoing city and state-sponsored projects that continue to effect the area.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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DATE ENTERED

MAR 6 1980

CONTINUATION SHEET

ITEM NUMBER 9 PAGE 2

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**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 10 PAGE 2

10. Geographical Date - Verbal Boundary Description (continued)

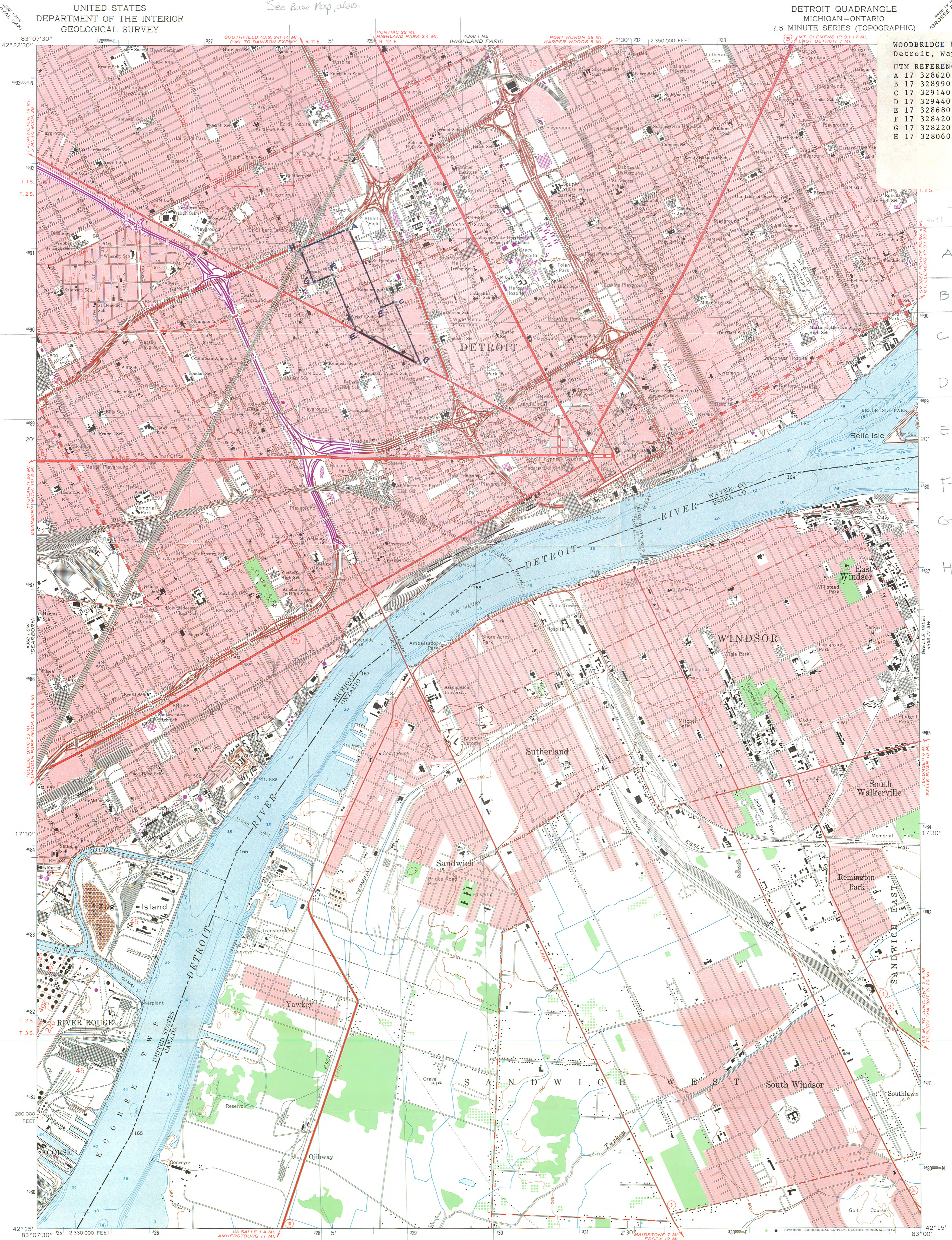
west on said alley to the centerline of Lincoln Avenue; then north on Lincoln Avenue to the centerline of the alley behind the rear lot lines of the lots on the north side of Grand River Avenue; north and west along this alley to the south lot line of the first lot on the east side of Trumbull Avenue; then west on this south lot line to the centerline of Trumbull; then south on Trumbull to the centerline of Grand River Avenue; then north and west along Grand River Avenue to the centerline of Commonwealth Avenue; then north on Commonwealth to the centerline of the alley behind the rear lot lines of Grand River Avenue; then north and west along this alley to the south lot line of the first lot on the east side of Avery Avenue; then west along this south lot line to the centerline of Avery Avenue; then north along Avery Avenue to the rear lot line of Grand River Avenue; then north and west along the rear lot lines of Grand River Avenue to the intersection of Willis and Twelfth; then north along the centerline of Twelfth to the centerline of West Warren; then west along the centerline of West Warren to the centerline of Wabash; then north along the centerline of Wabash to the right-of-way for the Grand Trunk Railroad Tracks; then northeast along the southern boundary of said right-of-way to the right-of-way of the Edsel Ford Freeway; then east along the southern boundary of said right-of-way to the centerline of Trumbull Avenue; then south along the centerline of Trumbull to the centerline of Calumet; then east along Calumet to the centerline of Gibson; then south along Gibson to the point of beginning at the alley adjacent to the rear lot line of Grand River Avenue.

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

See Base Map, also

DETROIT QUADRANGLE
MICHIGAN-ONTARIO
7.5 MINUTE SERIES (TOPOGRAPHIC)

BASE IV NW
(GROSSE POINTE)



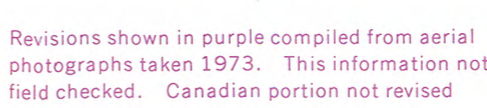
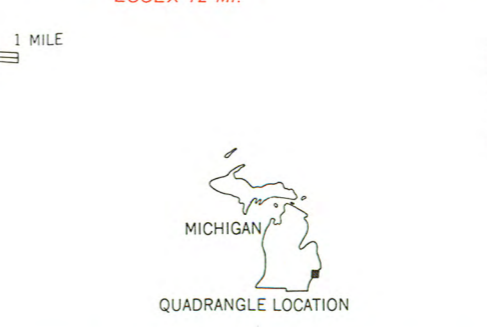
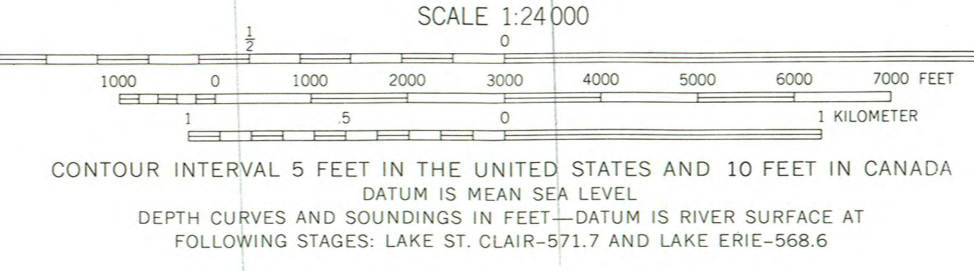
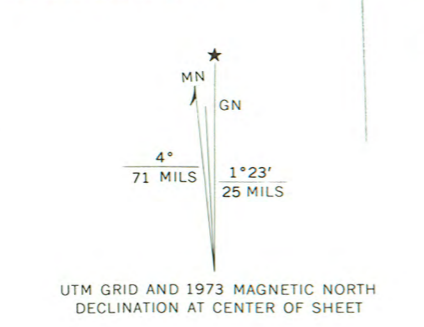
WOODBRIDGE HIST. DISTRICT
Detroit, Wayne Co., MI.

UTM REFERENCES:

A	17 328620	4691140
B	17 328990	4690220
C	17 329140	4690270
D	17 329440	4689540
E	17 328680	4689960
F	17 328420	4690610
G	17 328220	4690520
H	17 328060	4690920

- Woodbridge
- A 328/620
4691140
 - B 328/990
4690220
 - C 329/140
4690270
 - D 329/440
4689540
 - E 328/680
4689960
 - F 328/420
4690610
 - G 328/220
4690520
 - H 328/060
4690920

Maped, edited, and published by the Geological Survey in cooperation with State of Michigan agencies
Control by USGS, USC&GS, U. S. Lake Survey, and City of Detroit
Planimetry by photogrammetric methods from aerial photographs
Topography by plane-table surveys 1938. Revised from aerial photographs taken 1966-67. Field checked 1968
Canadian portion copied in part from Windsor quadrangle (1:25 000) 1960, Army Survey Establishment, R. C. E.
Selected hydrographic data compiled from U. S. Lake Survey Charts 41 and 412 (1966). This information is not intended for navigational purposes
Polyconic projection. 1927 North American datum
10,000-foot grid based on Michigan coordinate system, south zone
1000-meter Universal Transverse Mercator grid ticks, zone 17, shown in blue
Red tint indicates areas in which only landmark buildings are shown

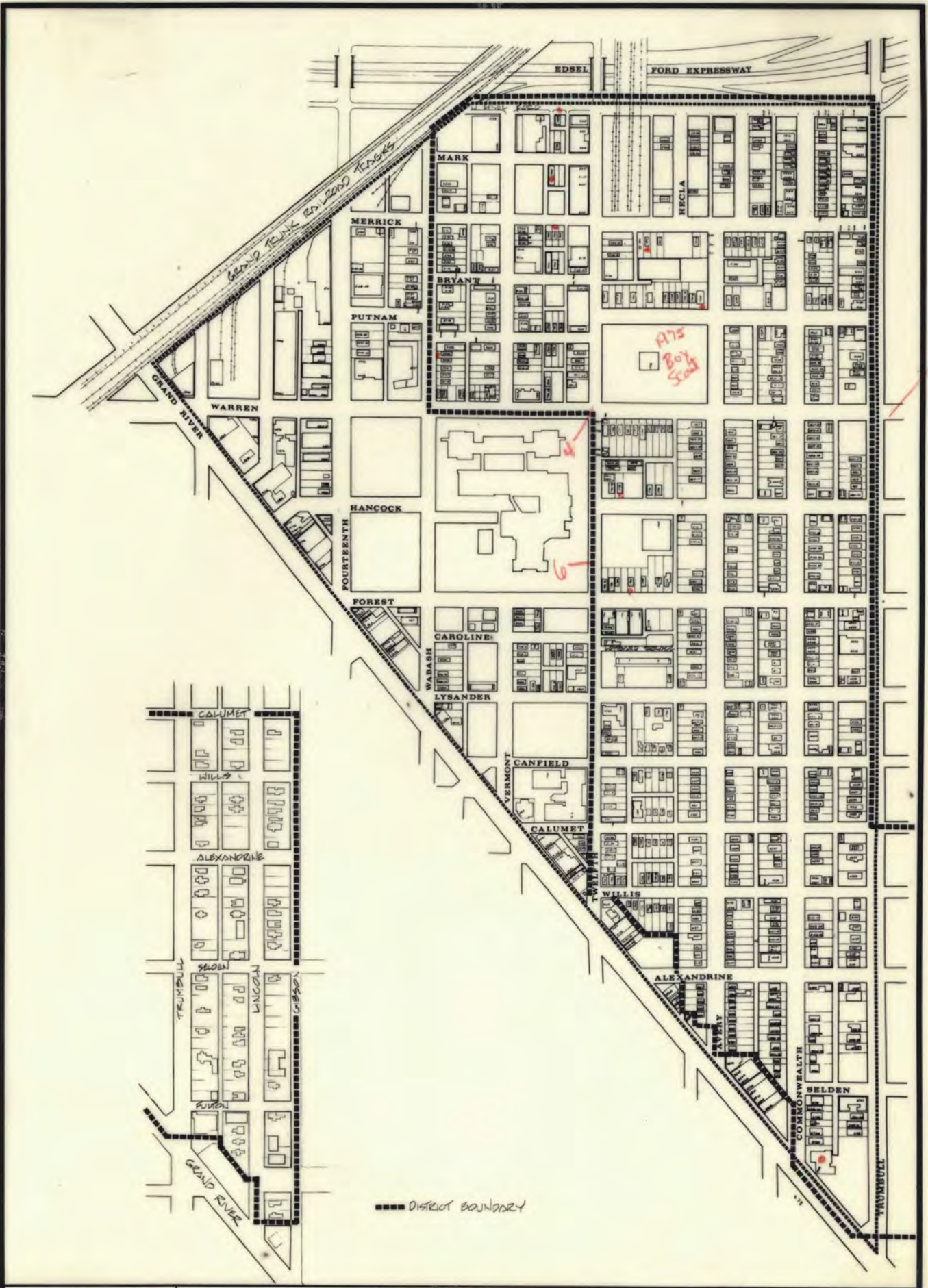


DETROIT, MICH.—ONT.
N4215—W8300/7.5
1968
PHOTOREVISED 1973
AMS 4368 I SE—SERIES W862



THE U. S. PORTION OF THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS FOR SALE BY THE U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Revisions shown in purple compiled from aerial photographs taken 1973. This information not field checked. Canadian portion not revised



WOODBRIDGE

DRAWN BY: _____ MAP NO. _____

APPRVD BY: _____ CODE NO. _____

WOODBRIDGE NEIGHBORHOOD NATIONAL REGISTER HISTORIC DISTRICT

COMMUNITY and ECONOMIC DEVELOPMENT

DETROIT . MICHIGAN

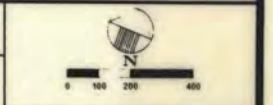


Exhibit B



December 14, 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 Danish Brotherhood Hall 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 December 14, 2022, adopted a resolution approving the proposed Brownfield Plan for Danish Brotherhood Hall 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 Danish Brotherhood Hall.

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
REGULAR COMMUNITY ADVISORY COMMITTEE MEETING
WEDNESDAY, DECEMBER 14, 2022 - 5:00 PM**

**COMMITTEE MEMBERS
PRESENT:**

Abir Ali
Michelle Lee
Rico Razo
Kamal Cheeks
Brad Lutz
Omar Hasan
Dr. Regina Randall

**COMMITTEE MEMBERS
ABSENT:**

None.

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Malinda Jensen (DEGC/DBRA)
Monika McKay-Polly (DEGC/DBRA)
Seth Herkowitz (Oxford Perennial)
Matt Kalt (Oxford Perennial)
Sheila Cockrel (Crossroads Consulting)
Bret Stuntz (SME)
R. Philip Lockwood (XYZ Development)
Tom Wackerman (ASTI Environmental)
Byron Osbern
Manuel Martinez
Dorothy Bennick
Bob Roberts
Blake Fisher
Ponce Clay



Call to Order

Mr. Cheeks, Chairperson, called the meeting to order at 5:04 p.m.

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

General

Approval of Minutes

Mr. Cheeks called for approval of the minutes of the October 19, 2022 (resolution) DBRA-CAC meeting, as presented. The Committee took the following action:

Mr. Razo made a motion approving the minutes of the October 19, 2022, meeting, as presented.

Ms. Lee seconded the motion.

DBRA-CAC Resolution Code 22-12-02-171 was approved.

Ms. Ali and Mr. Hasan introduced themselves as the newest CAC members.

Projects

Danish Brotherhood Hall Brownfield Redevelopment Plan

Ms. Capler presented the Danish Brotherhood Hall Brownfield Redevelopment Plan.

Project Introduction

XYZ 20-01 DBH, LLC is the project developer ("Developer"). The Property was developed as the Florian Apartments in 1911, stores and flats in 1913, and the Danish Brother Hood Hall in 1915. The Florian Apartments, stores and flats at 1785 W. Forest Avenue were removed in the early 2000's. Historical uses include a laundry, clothes presser, cleaner and tailor in 1921 and 1940. The Property is currently vacant and was last used as a church around 2010. The project includes the redevelopment of the former fraternal hall building at 1775 W Forest into a multi-use community event space with three small commercial spaces as well as two short-term rental units.

The total investment is estimated to be \$8.2 million. The Developer is requesting \$1,416,445.00 in TIF reimbursement.

There will be approximately 32 temporary construction jobs and approximately 27 permanent jobs are expected to be created by the project.

Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels, 1775 and 1785 W Forest Avenue, which are located on the south side of W Forest Avenue between Rosa Parks Boulevard and Avery Street in the Woodbridge neighborhood.

Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit; and (c) the Property is a historic resource as defined by Act 381.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include department specific activities, demolition, lead and

asbestos abatement, 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. Pre-Approved Activities	\$14,800.00
2. Lead, Asbestos, and Mold Surveys	\$4,900.00
3. Response Activities	\$84,493.00
4. Demolition	\$306,000.00
5. Lead, Asbestos, and Mold Abatement	\$148,820.00
6. Site Preparation	\$56,100.00
7. Infrastructure Improvements	\$65,175.00
8. Brownfield Plan & Work Plan	\$35,000.00
9. Contingency (15%)	\$99,088.00
10. Interest	\$602,069.00
Total Reimbursement to Developer	\$1,416,445.00
11. Authority Administrative Costs	\$196,386.00
12. State Brownfield Redevelopment Fund	\$72,760.00
13. Local Brownfield Revolving Fund	\$0.00
TOTAL Estimated Costs	\$1,685,591.00

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

Other Incentives

The Developer is seeking additional incentives, which includes local and/or state approval of an Obsolete Property Rehabilitation (PA 146) 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. Lockwood provided more information on the project including the options for parking for the project that are currently being pursued, the operation of the project once completed, the feedback received from the community about the project, and the challenges of rising construction costs and interest rates. Mr. Wackerman added that because of the projected tax capture the Developer won't be able to capture the full amount of the Eligible Costs and that there is an existing OPRA on the Property that the Developer is looking to have transferred.

Mr. Razo asked if the 27 permanent jobs to be created by the project will be a regular 9-5 schedule. Mr. Lockwood stated that the permanent jobs will be hospitality related for the event space and will not be on a 9-5 schedule but will be permanent positions.

Mr. Razo asked if the Developer has been in discussions with the City regarding traffic calming on Rosa Parks Boulevard and Forest Avenue. Mr. Lockwood stated that there are plans to convert Rosa Parks Boulevard from a one-way street to a two-way street and that there have been new traffic signals installed but the street has not yet been converted.

Ms. Lee asked for more information on the parking for the project. Mr. Lockwood stated that the parking plans are contingent on the possible lease of the lot from DPSCD and the plan would be to convert the existing surface parking lot into a green infrastructure parking lot and would be pursuing grant funds for the project which would help alleviate some of the flooding issues experienced in the area.

Ms. Ali asked for more information on the short-term rental spaces included in the project. Mr. Lockwood stated that the short-term rental spaces included in the project are meant to be supplemental to the event space when there are events and are intended to be used as an Airbnb space when they are not booked in relation to an event.

Ms. Ali asked if there are any commercial tenants identified for the commercial spaces in the project. Mr. Lockwood stated that there aren't any commercial tenants identified for the project but that they are small spaces which lend themselves to smaller, local businesses.

Ms. Ali asked if there are currently anticipated lease rates for the commercial spaces. Mr. Lockwood said that the anticipated lease rates will be market rate at about \$18-20 per square foot.

Mr. Lutz asked if there are any other projects that the Developer has been involved in that would be comparable to this project. Mr. Lockwood stated that he studied architecture and is a third-generation developer with his grandfather and father completing residential development around the Metro Detroit Area, and that he previously worked for Prince Concepts on its projects in the Core City area and a number of historic rehab projects in the same area and that while he has not completed a project like this as a developer, he has worked on similar projects in other capacities.

Mr. Lutz asked if there has been an operator identified for the event space. Mr. Lockwood stated that there has not been an operator identified for the event space but that once the financing is solidified there will be an operator identified thereafter.

Mr. Lutz asked for more information on the plans for the commercial kitchen included in the project. Mr. Lockwood stated that the commercial kitchen will service the event space when there are events and that when there are not events, the commercial kitchen will be available for use by local entrepreneurs that are in need of a commercial kitchen space.

Mr. Cheeks asked who the general contractor will be for the project. Mr. Lockwood stated that Lockwood Construction will be the general contractor for the project and that he has a role in Lockwood construction and that will allow the Developer to have greater control over the hiring of Detroit based subcontractors for the project.

Mr. Cheeks asked if Lockwood Construction has experience in historic structures. Mr. Lockwood stated that Lockwood Construction specialized in new construction but that it has experience with construction projects in the City.

Mr. Cheeks called for a motion regarding the Danish Brotherhood Hall Brownfield Redevelopment Plan, as presented.

Mr. Razo made a motion to recommend approval of the Danish Brotherhood Hall Brownfield Redevelopment Plan. Dr. Randall seconded the motion.
DBRA-CAC Resolution Code 22-12-313-01 was approved.

Dr. Randall asked if there are policies about the use of older documents included in the Plan, particularly the Incentives Chart which notes Brenda Jones who is no longer on the Detroit City Council and the support

letters which were dated in 2020. Ms. Capler stated that the Incentives Chart still has Brenda Jones' name on it because when the DBRA Staff reached out to the current Detroit City Council to see if there was another Council Member who would like to take ownership of that document, they did not receive a response, and that Developers have had some difficulty in obtaining support letters for brownfield plans over the last couple of years due to Covid.



**MINUTES OF THE
DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
PUBLIC HEARING FOR THE
DANISH BROTHERHOOD HALL BROWNFIELD REDEVELOPMENT PLAN**

**Wednesday, January 4, 2023
Held via Zoom
5:00 PM**

In attendance were:

Cora Capler (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
R. Philip Lockwood (XYZ Development)
Tom Wackerman (ASTI Environmental)
Christine Holmes (Woodbridge Neighborhood Development)
Amy McLaughlin (Woodbridge Citizens Council)
Logan Knoper
Ponce D. Clay

Mr. Vosburg called the meeting to order at 5:05 PM.

Mr. Vosburg gave an overview of the structure of the public hearing and provided instructions to participants on how to utilize the Zoom software to ask questions and/or provide public comment.

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

Mr. Lockwood provided additional details regarding the redevelopment plan for the project location, the planned programming for the development, the proposed infrastructure improvements, the plans for parking for the development, the community engagement conducted for the project, and more details about the anticipated jobs to be created by the project.

Ms. Holmes stated that Woodbridge Neighborhood Development provided a support letter for the Plan to be included in the minutes of the public hearing and that she is supportive of the project and believes it will once again become an asset to the community. Ms. Holmes asked the DBRA how notices are sent for public hearings. Mr. Vosburg stated that the DBRA Staff notifies, the Department of Neighborhoods, City Council Members and staff, community groups and organizations listed on the Community Development Advocates of Detroit website along with community groups the DBRA is aware of in the area. Ms. Capler added that in addition to the recipients Mr. Vosburg stated, the DBRA uses distribution lists from notices sent for prior projects in the area, other developers that have completed projects in the area, and the Developer is asked to distribute the notice to anyone they have been in contact with regarding the project. Mr. Vosburg stated that the noticing methods for brownfield plan hearings is different from the methods that the City of Detroit is required to follow for notifying residents of proposed rezonings and that the DBRA is not required to mail notices to every resident within a certain radius nor does it have the capacity to do so.

Ms. McLaughlin stated that she is a resident of the Woodbridge neighborhood and Vice President of the Woodbridge Citizens Council and that the Developer had presented the plans for the project to the Woodbridge Citizens Council a little over a year ago and had the opportunity to tour the site, and that on behalf of the Woodbridge Citizens Council she is providing support for the Plan and that given the condition



of the Property, the plans for the development, and her understanding of the brownfield program, she feels that this project is a good fit to receive TIF, and added that she will be forwarding a support letter for the Plan from the Woodbridge Citizens Council.

Mr. Knoper stated that he is a nearby resident to the Property and that he supports the project and believes it will be a great asset to the community and will bring new opportunities to the area.

Citing no additional public comments, Mr. Vosburg closed the public hearing at 5:31 PM.



January 5, 2023

Detroit Brownfield Redevelopment Authority
500 Griswold Street, Suite 2200
Detroit, MI 48226

RE: 1775-1785 West Forest Ave. a/k/a The Danish Brotherhood Hall

Dear DBRA:

Please accept this letter as our support for the proposed Brownfield Development Plan for the Danish Brotherhood Hall in the Woodbridge Neighborhood to be presented at a January 9, 2023 Public Hearing. Woodbridge Neighborhood Development is the nonprofit community development organization serving the Woodbridge community. We understand the development team is seeking Brownfield Tax Increment Financing to make the project financially feasible.

Mr. R. Philip Lockwood, Principal of XYZ Development, shared his plans for the proposed rehab and development of The Danish Brotherhood Hall and adjacent property. Woodbridge Neighborhood Development supports the direction of the proposed development as described in that plan. He has also shared his plans with other members of the community, including the leadership of the Woodbridge Citizens' Council.

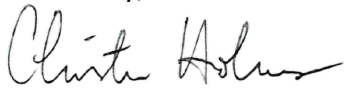
WND's support is based on the following:

- Our neighborhood and its growing population will benefit from new options for food, beverage, and retail-based businesses. In particular, event space is a missing element in Woodbridge and other nearby neighborhoods;
- The focus on walkability, streetscape beautification, and green space reflects the community's desires and also ties into WND's priorities;
- The building is a beautiful, historic structure, and we are happy that it will be rehabilitated rather than demolished and replaced with an inferior structure or remain as another vacant lot. We support the preservation of our historic fabric and the value it brings to our neighborhood and city; and

- Woodbridge would also benefit from the additional informal gathering spaces contemplated in the plan. Those types of spaces further enhance the sense of community already present here.

We appreciate Mr. Lockwood's openness and willingness to share his plans with WND. We are pleased that Mr. Lockwood has attended Woodbridge community meetings about neighborhood development and that many of the plan's concepts are based on resident feedback from those meetings. We welcome this investment and proposed set of uses for this site and look forward to its completion. Please do not hesitate to contact me with any questions.

Sincerely,



Christine Holmes

Director, Policy and Property Development

Exhibit C



CODE DBRA 23-01-313-02

DANISH BROTHERHOOD HALL 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 **Danish Brotherhood Hall 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 **Danish Brotherhood Hall 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.

January 11, 2023

EXHIBIT D

**RESOLUTION CALLING A PUBLIC HEARING REGARDING
APPROVAL OF THE BROWNFIELD PLAN OF THE
CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR DANISH BROTHERHOOD HALL REDEVELOPMENT**

The following preamble and resolution were offered by Member _____ and supported by Member _____:

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

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

WHEREAS, in accordance with the provisions of Act 381, the Authority has prepared a Brownfield Plan for the Danish Brotherhood Hall 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 9th day of February, 2023 at a requested time of 10:10 AM, prevailing Eastern Time, to be held via the Zoom teleconferencing platform, to consider adoption by the City Council of a resolution approving the Plan.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

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

AYES: Members _____

NAYS: Members _____

RESOLUTION DECLARED ADOPTED.

WAIVER OF RECONSIDERATION

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

**RESOLUTION APPROVING BROWNFIELD PLAN
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FOR THE DANISH BROTHERHOOD HALL REDEVELOPMENT PROJECT**

City of Detroit
County of Wayne, Michigan

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

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

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

WHEREAS, the Authority submitted the Plan to the Community Advisory Committee for consideration on December 14, 2022, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on January 9, 2023 to solicit comments on the proposed Plan; and

WHEREAS, the Community Advisory Committee recommended approval of the Plan on December 14, 2022; and

WHEREAS, the Authority approved the Plan on January 11, 2023 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 February 9, 2023.

NOW, THEREFORE, BE IT RESOLVED, THAT:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

AYES: Members

NAYS: Members

RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the City Council of the City of Detroit, County of Wayne, State of Michigan, at a regular meeting held on _____, 2023, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, as amended, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.

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