CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
3700 TRUMBULL PROJECT

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Developer:
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April 13, 2021
CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY
BROWNFIELD PLAN

TABLE OF CONTENTS

I. INTRODUCTION 1

II. GENERAL PROVISIONS 2
   A. Description of Eligible Property
   B. Basis of Eligibility
   C. Summary of Eligible Activities
   D. Estimate of Captured Taxable Value and Tax Increment Revenues; Impact of Tax Increment Financing on Taxing Jurisdictions
   E. Plan of Financing; Maximum Amount Of Indebtedness
   F. Duration of Plan
   G. Effective Date of Inclusion
   H. Displacement/Relocation of Individuals On Eligible Property
   I. Local Brownfield Revolving Fund (LBRF)
   J. Brownfield Redevelopment Fund
   K. Developer’s Obligations, Representations and Warrants

III. ATTACHMENTS 9
   A. Location Map and Site Plan
   B. Legal Description of Eligible Property to which the Plan Applies
   C. Project Description and Project Rendering
   D. Supportive Letters
E. Estimated Cost of Eligible Activities Table

F. TIF Tables

G. BSE&E Acknowledgement and Other Environmental Documents

H. Incentive Information Chart
I. INTRODUCTION

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

The primary purpose of this Brownfield Plan (“Plan”) is to 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 developer after the approval of this Plan by the governing body (as defined in Act 381) shall not necessitate an amendment to the 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 consists of eleven tax parcels of land, seven of which are currently owned by the Detroit Land Bank Authority and four of which are currently privately owned by Civic Trumbull Holdings, LLC, together containing approximately 2.63 acres of land. The property and all tangible personal property located thereon will comprise the eligible property and is collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in the Woodbridge neighborhood, east of Trumbull, west of Lincoln, north of Brainard and in some parts north of Selden.

Parcel information is outlined below.

<table>
<thead>
<tr>
<th>Address</th>
<th>3689, 3697, 3701, 3707, 3713, 3907 and 3915 Lincoln and 3664, 3690, 3700 and 3708 Trumbull Avenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel ID</td>
<td>06005777-06005783, 06005913-5, and 06005916-06005918</td>
</tr>
<tr>
<td>Owner</td>
<td>Detroit Land Bank Authority as to 7 parcels (06005777-06005783); Civic Trumbull Holdings, LLC as to 4 parcels (06005913-5 and 06005916-06005918)</td>
</tr>
<tr>
<td>Legal Description</td>
<td>LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS: (see next page)</td>
</tr>
</tbody>
</table>
3701 Lincoln, LLC, the project developer ("Developer"), is acquiring the Property from the Detroit Land Bank Authority and Civic Trumbull Holdings, LLC, with closing and conveyance of title to the Developer expected to be completed after adoption of this Plan. The project is a residential development expected to create a total of approximately sixty-five (65) new for-sale townhomes. It is currently anticipated that construction will begin in the Fall of 2021 and eligible activities will be completed within thirty-six (36) months. The project description provided herein is a summary of the proposed development at the Property at the time of the adoption of the Plan. The actual development may vary from the project description provided herein, without necessitating an amendment to this Plan, so long as such variations are not material and/or arise as a result of changes in market and/or financing conditions affecting the project and/or are related to the addition or immaterial removal of amenities to the project. 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 description of the project to be completed at the Property (the “Project”) and Attachment D includes letters of support for the Project.

B. Basis of Eligibility (Section 13 (2)(h) and Section 2 (p))
The Property is considered “eligible property” as defined by Act 381, Section 2, because (a) it was previously utilized for a residential, commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be a facility, blighted (due to being tax reverted property owned by or under the control of a land bank fast track authority) as defined by Act 381, or adjacent and contiguous to parcels that are a facility, the development of which is expected to increase the estimated to increase the taxable value of the other parcels.

The following tax parcels are known to be a facility: (06005913-5 and 06005917-06005918).

The following tax parcel is adjacent and contiguous to parcels that are a facility: (06005916).

The following tax parcels are blighted due to ownership by the Detroit Land Bank Authority: (06005777-06005783).

For the parcels that are part of a facility, hazardous substances including arsenic, mercury, selenium and zinc are present in the soil and copper, lead, mercury, selenium and zinc are present in groundwater above Part 201 unrestricted residential criteria.

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 are considered “eligible activities” as defined by Section 2 of Act 381 because they include baseline environmental assessment activities, department specific activities, due care activities, site preparation, infrastructure improvements, development, preparation and implementation of a brownfield plan and work plan, and interest.

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 include response activities to properly manage contaminated soils on the Property; geotechnical evaluations; site and other demolition, asbestos assessment and abatement, removal and replacement of fill material; soil erosion management; storm water management features; relocation and/or installation of public franchise utilities including water and sewer and other improvements in rights of way of adjacent streets and public alleys. 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.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed for with Tax Increment Revenues generated and captured from the
A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed for with Tax Increment Revenues generated and captured from the Property are shown in the table attached hereto as Attachment E. The eligible activities include response activities to properly manage contaminated soils on the Property; geotechnical evaluations; site and other demolition, removal and replacement of fill material; soil erosion management; storm water management features; a proposed public park/green space area within the development area, and/or installation of public franchise utilities and improvements in the rights of way of the adjacent street. 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 months after the date the governing body approves this Plan and be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities and interest thereon as described below. Eligible activities began in 2020 with environmental response activities including Phase I, Phase II and baseline environmental assessment activities. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), 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; 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 upon the nature and extent of 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.
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 plan.

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

This Plan anticipates the capture of tax increment revenues to reimburse the Developer for the costs of eligible activities under this Plan in accordance with the Reimbursement Agreement. Subject to Section 13(b)(16) of Act 381, a table of estimated tax increment revenues to be captured is attached to this Plan as Attachment F.

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:

<table>
<thead>
<tr>
<th>All School Taxes</th>
<th>Totals</th>
<th>Reimbursement of Costs and Interest</th>
<th>DBRA Admin. Costs</th>
<th>State Revol. Fund</th>
<th>Local Brownfield Revolving Fund</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Operating</td>
<td>$77,993</td>
<td>$77,993</td>
<td>$0</td>
<td>$0</td>
<td>$0</td>
</tr>
<tr>
<td>State Education Tax</td>
<td>$695,571</td>
<td>$208,515</td>
<td>$0</td>
<td>$347,785</td>
<td>$139,271</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>$773,564</td>
<td>$286,508</td>
<td>$0</td>
<td>$347,785</td>
<td>$139,271</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>City Non-School Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Operating*</td>
</tr>
<tr>
<td>Library</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>County Non-School Taxes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wayne County Operating-Summer*</td>
</tr>
<tr>
<td>Wayne County Operating-Winter*</td>
</tr>
<tr>
<td>Wayne County Parks-Winter</td>
</tr>
<tr>
<td>Wayne County Jail-Winter</td>
</tr>
<tr>
<td>Huron Clinton Metropolitan Authority (HCMA)</td>
</tr>
<tr>
<td>Wayne County ISD (RESA)</td>
</tr>
<tr>
<td>Wayne County Special ISD/RESA</td>
</tr>
<tr>
<td>Wayne County Community College</td>
</tr>
<tr>
<td><strong>Total Incremental Local Taxes Paid</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Total Schools and Non-Schools Capturable Millage</th>
</tr>
</thead>
<tbody>
<tr>
<td>$5,216,059</td>
</tr>
</tbody>
</table>
In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

<table>
<thead>
<tr>
<th>Non-Capturable Taxes</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>City Debt</td>
<td>$1,051,854</td>
</tr>
<tr>
<td>School Debt</td>
<td>$1,479,880</td>
</tr>
<tr>
<td>DIA Tax</td>
<td>$22,973</td>
</tr>
<tr>
<td>Zoo Tax</td>
<td>$58,752</td>
</tr>
<tr>
<td><strong>Total Non-Capturable Millages</strong></td>
<td><strong>$2,613,458</strong></td>
</tr>
</tbody>
</table>

In no event shall the duration of this Plan exceed thirty-five 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 years after the date of the governing body’s resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2022 tax year (commencing with the Summer 2022 property taxes).

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

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

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

If agreed upon by the Developer and the DBRA, and so long as the applicable agency/department of the State of Michigan approves an Act 381 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

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revenues authorized for capture under this Plan and any subsequent Act 381 work plan approvals.

Interest shall be paid under this Plan as provided in the Reimbursement Agreement, provided that to the extent that the MSF or EGLE does not approve the payment of interest on an eligible activity with School Taxes, interest shall not 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 percent (20%), as more specifically stated in the Reimbursement Agreement.

The Developer anticipates approval of a tax abatement under the Neighborhood Enterprise Zone Act, P.A. 147 of 1992, (“NEZ”) as amended, for up to 15 years. If the NEZ is approved, this tax abatement will reduce the property tax obligations of the Property for the period applicable under the approved abatement certificate, thereby reducing the amount of Tax Increment Revenues available under this Plan. Assumption of this reduction is included in the tax capture projections provided with this Plan.

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

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

Subject to Section 13b(16) of Act 381, the beginning date 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(2)(f) 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 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 of the City, the Detroit City Council.

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**
There are no persons or businesses residing on the eligible 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 (“LBFR”) (Section 8; Section 13(2)(m))**
The DBRA has established a Local Brownfield Revolving Fund (LBFR). The LBFR will consist of all tax increment revenues authorized to be captured and deposited in the LBFR, 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 LBFR is estimated at $1,730,729. All funds, if any, deposited in the LBFR 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**
The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

The Developer, at its sole cost and expense, shall be solely responsible for and shall fully comply with all applicable federal, state, and local relocation requirements in implementing this Plan.
The Developer represents and warrants that a Phase I Environmental Site Assessment ("ESA"), and if appropriate, a Phase II ESA, baseline environmental assessment, and due care plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act (MCL 324.20101 et seq.), have been performed or will be performed on the Property ("Environmental Documents"). Attached hereto as Attachment G is the City of Detroit’s Department of Buildings, Safety Engineering and Environmental acknowledgement of its receipt of the baseline environmental assessment, which includes the Phase I ESA, and if appropriate, the Phase II ESA.

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

Location Map and Site Plan
ATTACHMENT B

Legal Description of Eligible Property to which the Plan Applies

LAND SITUATED IN THE COUNTY OF WAYNE, CITY OF DETROIT, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PARCEL 1:
Lot 45 and the North 20 feet of Lot 46, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.

PARCEL 2:
South 30 feet of Lot 46, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.

PARCEL 3:
Lot 47, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.

PARCEL 4:
Lot 48, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.

PARCEL 5:
Lot 49, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.

PARCEL 6:
Lot 50, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.

PARCEL 7:
Lot 51, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.

PARCEL 8:
Lots 33 through 43, both inclusive, including the Northerly 8.00 feet of vacated Brainard Street adjacent thereto, of HODGES BROS SUBDIVISION OF OUTLOTS 98, 99, 102 & 103 WOODBRIDGE FARM, according to the plat thereof as recorded in Liber 1 of Plats, Page 308, Wayne County Records.
ATTACHMENT C

Project Description and Project Rendering

The project is a residential development expected to create a total of approximately sixty-five (65) new for-sale, market rate townhomes, 48 of which are expected to be two-bedroom homes with approximately 1,300 square feet of improved interior space and a one-car garage, 16 of which are expected to be two-bedroom homes with approximately 1,600 square feet of improved interior space and a two-car garage, and 1 of which will be a redevelopment of the existing historic power house structure into a one-bedroom unit with approximately 1,000 square feet of improved interior space and exterior parking. On-site surface parking will be provided for all new for-sale townhomes. It is currently anticipated that construction will begin in the Fall of 2021 and eligible activities will be completed within 36 months.

The project includes a storm water management system that complies with the Detroit City Council Ordinance and building code. The storm drainage system features a stormwater quality unit for pretreatment of the storm water prior to connecting to an underground detention piping system. The system is capable of detaining a ten (10) year storm event that will discharge at a restricted flow rate to the City sewer.

The total investment is expected to be over $18,500,000. An estimated four hundred and forty-five (445) construction jobs are expected for the Property. No permanent jobs are expected to be created at the Property and 65 households are expected to live at the Property and pay city income taxes.

The Developer is a limited liability company formed by affiliates of Robertson Brothers Homes, Tekton Development, LLC and Civic Companies, LLC. Robertson Brothers Homes has delivered more townhomes in the Southeast Michigan market than any other builder over the past seven years. Examples of the many different architectural styles that Robertson has constructed or is in the process of constructing are shown below, followed by the floorplans and several of the more notable site plans that Robertson has built. Robertson recently completed the successful Towns at the Corner townhome project at the former Tiger Stadium site and has recently completed or is working on the following projects:
Recent and Upcoming Robertson Communities

Encore Townes
Wixom

Towns at the Corner
Detroit

Long Lake Square
Troy

Robertson Communities

Normandy Square
Royal Oak

Pullman Park
Detroit

Park 54
Hazel Park

Robertson Communities
The Developer has applied or will apply for a property tax abatement under the Neighborhood Enterprise Zone Act. If approved, the abatement will reduce the property tax obligations of the owners of the homes for the periods applicable under the applicable abatement certificates if the home is occupied as a principal residence, thereby reducing the amount of tax increment revenues available pursuant to this Plan.
ATTACHMENT D

Supportive Letters

(See fourteen attached supportive letters and PD&D letter)
February 8, 2021

Mr. George Roberts
3701 Lincoln, LLC
Robertson Brothers Homes, Tekton Development, & Civic Development
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Roberts:

Thank you for discussing your proposed development at the monthly for The Woodbridge Citizens’ Council on Thursday, December 10, 2020. The Woodbridge Citizens’ Council meets every second Thursday of the month at 6:00pm. All meetings are open to the public and to everyone in the Woodbridge Community. As per your request, we are writing this letter to acknowledge your communication and engagement with our community.

Based on your presentation, materials, and description of your project, we are comfortable with the following:

- George Roberts, Jason Jones and representatives of Robertson Homes have been accessible and available to discuss their proposed project with our general body.
- The development team has presented their site plan, architectural elevations, renderings, and project timing to our general body.
- In general, WCC supports the proposed density, noting that townhouses can be constructed by right on the R3-zoned property.
- We support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock.
- The Woodbridge community has developed our own Design Standards and we believe that this project meets the majority of our design standards.
- The proposed development does have some green space and we believe this is a benefit to our community.
- The proposed development does have the potential for an element of retail and/or community amenity space. We believe this retail and/or community amenity would be an asset to our community.
- We also support the development teams use and reconstruction of the existing alley.
- WCC understands that the proposed development may require some, yet to be determined, variances. We are supportive of the project and its vision and will address concerns with variances if/as they arise.
- WCC understands that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. We are supportive of the project and its vision.
- WCC understands that the proposed development will seek the creating of a Brownfield Tax Incremental Finance District. We are supportive of the project and its vision.
- WCC understands that the proposed development will seek the creating of a Brownfield Tax Incremental Finance District. We are supportive of the project and its vision.
- Due to the highly visible location of the proposed development across from a park, at a major intersection which forms a gateway to Woodbridge-WCC feels it is important to emphasize that the exterior design aesthetic and material quality should be of a high standard. The development should age elegantly, and create an excellent first impression of our neighborhood. Based on the elevations and material pallet presented at our January 14, 2021 meeting, we believe the development team has satisfied this standard.
WCC appreciates that you have reached out to us for input and we will inform the Land Bank that you have introduced your proposed project to our community organization. We ask that you provide continued updates so that our community is continually engaged. We would also ask that you provide at least two additional formal presentations to our general body on updates to the project over the course of the development.

Sincerely,

Jim Geary
President, Woodbridge Citizens Council
January 20, 2021

Mr. Jason Jones
3701 Lincoln, LLC
Tekton Development, Civic Development, & Robertson Brothers Homes
440 Burroughs St., Suite 125
Detroit, MI 48202

Re: Project Located at 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for discussing your proposed development with members of the Woodbridge Neighborhood Development’s Land and Development Committee meeting on December 16, 2020. This letter serves to acknowledge your communication and engagement with the Woodbridge community, and WND’s support for your development team’s vision for the project.

Based on the discussions we’ve had and the information and materials you’ve provided, we are comfortable providing the following comments and indications of support:

- Jason Jones, George Roberts, and representatives of Robertson Homes have been accessible and available to discuss their proposed project with neighbors and community groups. In addition to the December 16th presentation to WND, a November 21, 2020 meeting was held with neighbors residing in the Woodbridge Farm Historic District, and the project was presented in the December and January meetings Woodbridge Citizens’ Council. We would like to acknowledge that Mr. Roberts sits on the Board of Directors of Woodbridge Neighborhood Development.
- The development team has presented their site plan, architectural elevations, renderings, and project timing.
- In general, WND supports the proposed density, noting that townhouses can be constructed by right on the R3-zoned property.
- We support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock.
- The green space included in the proposed development is described as a common space, which provides a benefit to the community.
- The proposed development has the potential for an element of retail and/or community amenity space. We believe this retail and/or community amenity would be an asset to our community, and note that the development team plans to further discuss possible uses and types of businesses with the community.
- We support the development team’s plan for the use and reconstruction of the existing alley.
- WND understands that the proposed development may require yet to be determined zoning variances; we support the variances required to execute the site plan as presented.
- The proposed development is within the Woodbridge Farm Historic District and will require Historic
District Commission approval. WND is pleased that the development will restore and re-purpose the existing historic powerhouse building. We believe the proposed massing, design and material choices are appropriate for the historic district.

- It is WND’s understanding that the proposed development will seek the creation of a Brownfield Tax Incremental Finance District to support financing of the project.

WND appreciates that you have reached out to us for input we believe that continued and strong community engagement is key to successfully and cooperative development. We ask that you provide continued updates so that our community can be engaged throughout the project.

Sincerely,

Christine Holmes
Policy and Property Development Director
25 January 2021

Mr. Jason Jones  
3701 Lincoln, LLC  
Tekton Development, Civic Development, & Robertson Brothers Homes  
440 Burroughs St.  
Suite #125  
Detroit, MI 48202

Re: Project Located at 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for discussing your proposed development with The Woodbridge Farm Association and members of the public on Saturday, November 21, 2020. The Woodbridge Farm Association is a neighborhood association that governs and connects neighbors within the historic Woodbridge Farm neighborhood. Our members live within the historic district and our Association acts as a liaison between our neighbors and the development community. As per your request, we are writing this letter to acknowledge your communication and engagement with our community and our support for the project vision.

Based on your presentation, materials, and description of your project, we are comfortable with the following:

- Jason Jones, George Roberts, and representatives of Robertson Homes have been accessible and available to discuss their proposed project with our general body
- The development team has presented their site plan, architectural elevations, renderings, and project timing to our general body
- In general, Woodbridge Farm Association supports the proposed density, noting that townhouses can be constructed by right on the R3-zoned property
- We support adding the proposed type of housing to the neighborhood, which will help diversify the existing housing stock
- The proposed development does have some green space and we believe this is a benefit to our community.
- The proposed development does have the potential for an element of retail and/or community amenity space. We believe this retail and/or community amenity would be an asset to our community.
- We also support the developments teams use and reconstruction of the existing alley.
- The Woodbridge Farm Association understands that the proposed development may require some, yet to be determined, variances. We are supportive of the project and its vision and the expected variances.
- The Woodbridge Farm Association understands that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. We are supportive of the project and its vision.
- The Woodbridge Farm Association understands that the proposed development will seek the creating of a Brownfield Tax Incremental Finance District. We are supportive of the project and its vision.

The Woodbridge Farm Association appreciates that you have reached out to us for input we believe that continued and strong community engagement is key to successfully and cooperative development. We ask that you provide continued updates so that our community is continually engaged.

Sincerely,

[Signature]  
Angela Topacio, Secretary, Woodbridge Farm Board of Directors

38809885.3
Detroit Brownfield Redevelopment Authority  
500 Griswold Suite 2200  
Detroit, MI 48226  

RE: Townhome Development at 3701 Lincoln  

To Whom It May Concern:  

I am pleased to write this letter of support for the development of the site located at 3701 Lincoln in Detroit’s Woodbridge neighborhood. By way of background the Detroit Land Bank Authority (DLBA) holds title to part of the land assemblage that makes up the development footprint for this project and has entered into an Option to Purchase Agreement with 3701 Lincoln LLC (developer) that will culminate in a sale of the property once the project becomes fully entitled.  

The DLBA marketed this assemblage of properties for sale in the Winter of 2020 and received two offers to purchase the property. The DLBA, along with our partners at the city of Detroit, selected the developer due to their proposal being the most feasible and compatible with development objectives city departments wanted to see in the neighborhood.  

Since entering into the Option to Purchase Agreement the developer has been an accommodating development partner by creating their final development plans with ample input from the city of Detroit’s Planning and Development Department, residents of the Woodbridge neighborhood, and providing regular updates on their entitlement progress to the DLBA.  

I believe that this project will add value to the neighborhood by offering thoughtful, well designed, and much needed housing on what is now vacant land. Developing infill housing in urban environments is a challenging task, and I believe that utilizing a Brownfield Tax Increment Financing tool will greatly assist the project in succeeding. Please do not hesitate to reach out to me should you have any questions about the DLBA’s role in this project. You may contact me directly at gandreasen@detroitlandbank.org and/or (313) 261-9897.  

Best,  

[Signature]  

Gustaf Andreasen  
Project Manager  
Detroit Land Bank Authority
January 25, 2021

Mr. Jason Jones  
3701 Lincoln, LLC  
Tekton Development, Robertson Brothers Homes, & Civic Development  
440 Burroughs St.  
Suite #125  
Detroit, MI 48202

Re: 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for discussing your proposed development with me on January 11, 2021. As per your request, I am writing this letter to acknowledge your communication and engagement with me as a homeowner and community member within the Woodbridge Community. I own the land located at 3606 Lincoln which is located directly across the street from your proposed development located at 3700 Trumbull and 3701 Lincoln.

Based on your presentation, materials, and description of your project, I can attest to the following:

- Jason Jones has been accessible and available to discuss his project.
- He has presented his site plan, architectural elevations, renderings, and project timing.
- I am in full support of his project, its fit within the neighborhood, and I am excited to see it come to fruition.
- I especially like the proposed green space and I believe it will be a benefit to the community.
- I also believe that the potential for an element of retail and/or community amenity would be an asset to our community.
- I support the developments teams use and reconstruction of the existing alley into a walkable alley
- I understand that the proposed development may require some small dimensional variances, and I am in support of variances required to yield the project vision that was shared with me.
- I understand that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. I am in support of the project and its vision.

Sincerely,

[Signature]

Alex Pereira
January 14, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

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

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

As a resident of the Woodbridge neighborhood here in Detroit, I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers’ plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers’ plans for the redevelopment of these parcels.

Sincerely,

Jeffrey Reid
January 12, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

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

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Jim Geary, I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

Sincerely,

[Signature]
January 22, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

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

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Brick and Stone Real Estate I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers’ plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The 3700 block of Trumbull has long been vacant and underutilized and is in a prominent location in the neighborhood. I am glad to see a qualified development team is bringing their talents to this redevelopment opportunity. The team has spent significant time in designing buildings that respond to the character of the neighborhood while introducing a modern exciting flair of their own. The proposed plans will also contribute to the vitality of our community by attracting new residents and creating additional public space.

The development team has made many efforts to share their plans and gather feedback from residents, organizations, and businesses in the neighborhood and they have made adjustments based on the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers’ plans for the redevelopment of these parcels.

Sincerely,

Mark Hoffman
Broker / Owner
Brick and Stone Real Estate
January 12, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

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

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Mark Jones, I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers’ plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers’ plans for the redevelopment of these parcels.

Sincerely,

[Signature]

Mark Jones
Woodbridge Co-hcp, Founder
SEMCOG, City Planner
January 12, 2021

Detroit City Council  
Detroit Historic District Commission  
Detroit Board of Zoning Appeals  
Coleman A. Young Municipal Center  
2 Woodward Avenue, Suite 1340  
Detroit, Michigan 48226

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

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members:

On behalf of Richard Chase of 3627 Lincoln, Detroit MI 48208 I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

On a personal note, I would like to say the team has done an excellent job engaging the community in their decision making and design choices. Please feel free to call me at if there are any concerns. My phone number is at the bottom of the page.

Sincerely,  
Richard Chase  
734.558.7448
January 26, 2021

Mr. Jason Jones
3701 Lincoln, LLC
Tekton Development, Robertson Brothers Homes, & Civic Development
440 Burroughs St.
Suite #125
Detroit, MI 48202

Re: 3700 Trumbull, 3701 Lincoln, and other related parcels

Dear Mr. Jones:

Thank you for taking the time to share your proposed development with us on January 11, 2021. I am writing this letter to acknowledge your communication and engagement with us as homeowners and community members within the Woodbridge Community. My family and I currently own and reside in a stabilized property located at 3721 Trumbull St, directly across the street from your proposed development consisting of both 3700 Trumbull and 3701 Lincoln. Based on your presentation materials and the description of the project, I am in full support of the proposed developments and can attest to the following:

- You (Jason Jones) have been accessible and available to discuss this project in detail.
- You have presented your site plan, architectural elevations, renderings, and project timeline
- I understand and support the development team's use and reconstruction of the existing alley into a walkable alley
- I understand that the proposed development is within the Woodbridge Farm Historic District and will require Historic District Commission approval. I am in support of the project and its vision.
- I understand that the proposed development may require some small dimensional variances, and I am in support of variances required to yield the project vision that was shared with me.
- I especially like the proposed green space and believe it will be a benefit to the community.
- I also believe that the potential for an element of retail and/or community amenity would be an asset to our neighborhood.

Again, thank you for sharing your fantastic vision for our community and I am excited to see it come to fruition.

Sincerely,

[Signature]

Theodore Easter
January 12, 2021

Detroit City Council
Detroit Historic District Commission
Detroit Board of Zoning Appeals
Colman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

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

Dear City Council Members, Historic District Commissioners, Board of Zoning Appeals Members, and Detroit Brownfield Redevelopment Authority Board Members,

On behalf of Woodbridge PBC, I would like to express support of Civic Companies, Tekton Development, and Robertson Brothers' plans for the development of 3700 Trumbull Street and associated parcels and structures in the Woodbridge neighborhood of Detroit.

The redevelopment plans honor the historic character of Woodbridge both in the new construction and renovation of historic structures. The proposed plans will also contribute to the vitality of our community by bringing new residents and additional public space. The development team has spent significant time sharing their plans for feedback with residents, organizations, and businesses in the neighborhood and the plans reflect the feedback that they have received.

I encourage the Detroit City Council, Detroit Historic District Commission, Detroit Board of Zoning Appeals, and Detroit Brownfield Redevelopment Authority Board to approve and support Civic Companies, Tekton Development, and Robertson Brothers' plans for the redevelopment of these parcels.

Sincerely,
## ATTACHMENT E
Estimated Cost of Eligible Activities Table

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimated Costs</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>MSF Eligible Activities</strong></td>
<td></td>
</tr>
<tr>
<td>1. Site Preparation</td>
<td>$415,267</td>
</tr>
<tr>
<td>2. Asbestos Assessment and Abatement</td>
<td>$25,000</td>
</tr>
<tr>
<td>3. Demolition</td>
<td>$25,000</td>
</tr>
<tr>
<td>4. Infrastructure Improvements (includes $331,403 of incremental storm water management costs)</td>
<td>$956,580</td>
</tr>
<tr>
<td><strong>Subtotal MSF Eligible Activities</strong></td>
<td>$1,421,847</td>
</tr>
<tr>
<td>3. MSF Activities Contingency (15%)</td>
<td>$213,277</td>
</tr>
<tr>
<td>4. Brownfield Plan and Work Plan Preparation (50%)</td>
<td>$15,000</td>
</tr>
<tr>
<td>5. Brownfield Plan Implementation (50%)</td>
<td>$15,000</td>
</tr>
<tr>
<td><strong>Subtotal MSF Eligible Activities</strong></td>
<td>$1,665,124</td>
</tr>
<tr>
<td>6. Interest on MSF Eligible Activities</td>
<td>$220,499</td>
</tr>
<tr>
<td><strong>Total MSF Eligible Activities</strong></td>
<td>$1,885,623</td>
</tr>
<tr>
<td><strong>ELGE Eligible Activities</strong></td>
<td></td>
</tr>
<tr>
<td>1. Phase I, Phase II and BEA Activities</td>
<td>$35,000</td>
</tr>
<tr>
<td>2. Due Care Activities</td>
<td>$304,008</td>
</tr>
<tr>
<td><strong>Subtotal ELGE Eligible Activities</strong></td>
<td>$339,008</td>
</tr>
<tr>
<td>4. ELGE Activities Contingency (15% of Due Care/Add. Resp.)</td>
<td>$45,601</td>
</tr>
<tr>
<td>5. Brownfield Plan and Work Plan Preparation (50%)</td>
<td>$15,000</td>
</tr>
<tr>
<td>6. Brownfield Plan Implementation (50%)</td>
<td>$15,000</td>
</tr>
<tr>
<td><strong>Subtotal ELGE Eligible Activities</strong></td>
<td>$414,609</td>
</tr>
<tr>
<td>7. Interest on ELGE Eligible Activities</td>
<td>$54,903</td>
</tr>
<tr>
<td><strong>Total ELGE Eligible Activities</strong></td>
<td>$469,512</td>
</tr>
<tr>
<td><strong>Total Payments to Developer</strong></td>
<td>$2,355,135</td>
</tr>
<tr>
<td>DBRA Administrative Fees</td>
<td>$782,409</td>
</tr>
<tr>
<td>Local Brownfield Revolving Fund</td>
<td>$1,730,729</td>
</tr>
<tr>
<td>State Brownfield Redevelopment Fund</td>
<td>$347,785</td>
</tr>
<tr>
<td><strong>Total Eligible Costs</strong></td>
<td>$5,216,058</td>
</tr>
</tbody>
</table>
ATTACHMENT F

TIF Tables

(See attached)
### FOR SALE CONDOMINIUMS

<table>
<thead>
<tr>
<th>Condominium Type</th>
<th>Average Millage Rate</th>
<th>Average Home Value</th>
<th>Total Taxes Due</th>
<th>Year of NEZ certificates (for 2024 sales)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Group 1 NEZ phase out</td>
<td>1.0000</td>
<td>$30,000,000</td>
<td>$30,000</td>
<td>2022</td>
</tr>
<tr>
<td>Group 2 NEZ phase out</td>
<td>1.0000</td>
<td>$40,000,000</td>
<td>$40,000</td>
<td>2023</td>
</tr>
<tr>
<td>Group 3 NEZ phase out</td>
<td>1.0000</td>
<td>$50,000,000</td>
<td>$50,000</td>
<td>2024</td>
</tr>
</tbody>
</table>

### New Construction

<table>
<thead>
<tr>
<th>Condominium Type</th>
<th>Average Millage Rate</th>
<th>Average Home Value</th>
<th>Total Taxes Due</th>
<th>Year of NEZ certificates (for 2024 sales)</th>
</tr>
</thead>
<tbody>
<tr>
<td>New Construction</td>
<td>1.0000</td>
<td>$60,000,000</td>
<td>$60,000</td>
<td>2025</td>
</tr>
<tr>
<td>New Construction</td>
<td>1.0000</td>
<td>$70,000,000</td>
<td>$70,000</td>
<td>2026</td>
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<tr>
<td>New Construction</td>
<td>1.0000</td>
<td>$80,000,000</td>
<td>$80,000</td>
<td>2027</td>
</tr>
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</table>

### Last Year's Data

<table>
<thead>
<tr>
<th>Condominium Type</th>
<th>Average Millage Rate</th>
<th>Average Home Value</th>
<th>Total Taxes Due</th>
<th>Year of NEZ certificates (for 2024 sales)</th>
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</thead>
<tbody>
<tr>
<td>Last Year</td>
<td>1.0000</td>
<td>$90,000,000</td>
<td>$90,000</td>
<td>2028</td>
</tr>
<tr>
<td>Last Year</td>
<td>1.0000</td>
<td>$100,000,000</td>
<td>$100,000</td>
<td>2029</td>
</tr>
<tr>
<td>Year</td>
<td>2021</td>
<td>2022</td>
<td>2023</td>
<td>2024</td>
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<tr>
<td>----------</td>
<td>------</td>
<td>------</td>
<td>------</td>
<td>------</td>
</tr>
<tr>
<td>1st Tax</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
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<tr>
<td>2nd Tax</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Exempted</td>
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<td>0</td>
</tr>
<tr>
<td>Add. Tax</td>
<td>$17</td>
<td>$18</td>
<td>$19</td>
<td>$20</td>
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<tr>
<td>Adjusted</td>
<td>$23</td>
<td>$24</td>
<td>$25</td>
<td>$26</td>
</tr>
<tr>
<td>Total</td>
<td>$250</td>
<td>$255</td>
<td>$260</td>
<td>$265</td>
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</table>

**Source:**<br>This table is a snapshot of the financial impact related to the Year of NEZ certificates (for 2023 sales) and provides a detailed breakdown of the expected costs and revenues over the next 30 years. The table includes columns for specific categories such as New CapEx, Reimbursements, etc., with corresponding figures for each year starting from 2021 through 2038. The last column, Total, sums up the expenditures and revenues for each year, highlighting the financial implications for the given period.
### Property Taxes

#### Total Millage PRE
<table>
<thead>
<tr>
<th>Description</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>Totals</th>
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</thead>
<tbody>
<tr>
<td>Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>State</td>
<td>0.19</td>
<td>0.14</td>
<td>0.14</td>
<td>0.14</td>
<td>0.14</td>
<td>0.70</td>
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<tr>
<td>County</td>
<td>0.01</td>
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<td>City</td>
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<td>0.01</td>
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<td>0.05</td>
</tr>
<tr>
<td>School</td>
<td>0.09</td>
<td>0.08</td>
<td>0.08</td>
<td>0.08</td>
<td>0.08</td>
<td>0.41</td>
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<tr>
<td>Total</td>
<td>0.39</td>
<td>0.32</td>
<td>0.32</td>
<td>0.32</td>
<td>0.32</td>
<td>1.45</td>
</tr>
</tbody>
</table>

#### Total Millages
<table>
<thead>
<tr>
<th>Description</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>Totals</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
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### FOR SALE CONDOMINIUMS (55+)

#### Total Incremental Local Taxes Paid
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<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
<th>2024</th>
<th>Totals</th>
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<td>$10,705,759</td>
<td>$10,150,943</td>
<td>$11,275,575</td>
<td>$11,061,057</td>
<td>$11,586,268</td>
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#### Wayne County Community College

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<th>2020</th>
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<td>$10,150,943</td>
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<td>$11,586,268</td>
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### Table: Adjustments to DBRA administrative fees which is a school tax only to be paid from non-school taxes only

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### Notes

1. Non-Capturable property tax is not captured and is paid from non-school taxes only.
### Brownfield TIF Reimbursement Plan

#### 27070 Turnbull Condos Brownfield Plan

**Capture and Reimbursement**

<table>
<thead>
<tr>
<th>Values</th>
<th>Proportionality for all capture</th>
<th>School &amp; Local Taxes for Dev. Pmts</th>
<th>Local-Only Taxes</th>
<th>Total to Developer</th>
<th>Estimated Capture</th>
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<tbody>
<tr>
<td>$2,192</td>
<td>$39.13%</td>
<td>$286,508</td>
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<td>$5,216,059</td>
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</tr>
<tr>
<td>258</td>
<td>$5.18%</td>
<td>6,118</td>
<td>7,762</td>
<td>5,545</td>
<td>5,564</td>
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<tr>
<td>258</td>
<td>$5.18%</td>
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<td>7,762</td>
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<td>5,564</td>
</tr>
<tr>
<td>1,445</td>
<td>$25.46%</td>
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<tr>
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<tr>
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**Local Non-School Taxes**

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<th>School Taxes</th>
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<th>Estimated Total</th>
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<td>80.0643%</td>
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#### Brownfield Plan year

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</thead>
<tbody>
<tr>
<td>Total School Incremental Revenue</td>
<td>$2,192</td>
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<td>$286,508</td>
<td>$5,216,059</td>
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<td>$286,508</td>
<td>$286,508</td>
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<tr>
<td>Local Non-School Incremental Revenue</td>
<td>$258</td>
<td>$6,118</td>
<td>$7,762</td>
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<td>$258</td>
<td>$6,118</td>
<td>$7,762</td>
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<td>$6,118</td>
<td>$7,762</td>
<td>$5,545</td>
<td>$258</td>
</tr>
<tr>
<td>State Brownfield Redevelopment Fund (50% of SET), max 25 yrs</td>
<td>$1,804</td>
<td>$34,218</td>
<td>$34,218</td>
<td>$4,566</td>
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### Estimated Total

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<tbody>
<tr>
<td>Total School Incremental Revenue</td>
<td>$2,192</td>
<td>$286,508</td>
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<tr>
<td>Local Non-School Incremental Revenue</td>
<td>$258</td>
<td>$6,118</td>
<td>$7,762</td>
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<td>$6,118</td>
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<tr>
<td>State Brownfield Redevelopment Fund (50% of SET), max 25 yrs</td>
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<td>$34,218</td>
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**Notes:**
- Up to five years of capture for LBRF Deposits after eligible activities are reimbursed.
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<td>$33,790</td>
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<td>$35,855</td>
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<tr>
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<td>Total Local/Non-schools Incremental Rev $357,098</td>
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<td>BRA Administrative Fee (15%) (capped $10) $63,117</td>
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<td>$73,184</td>
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<td>$77,617</td>
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<td>Developer Interest Calculation</td>
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<td>LOCALLY DETERMINED REIMBURSEMENTS</td>
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Note: The table above represents financial data and calculations related to a specific project, likely for a report or financial analysis. The data includes various financial metrics such as incremental revenue, reimbursement balances, and interest calculations, among others. The values are presented in dollars and are organized in a tabular format for clarity and easy reference.
ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

April 8, 2021

Jennifer Kanalos
Detroit Brownfield Redevelopment Authority (DBRA)
500 Griswold, Suite 2200
Detroit, Michigan 48226

RE: DBRA Document Review and Invoice Notice

Dear Ms. Kanalos:

Attached please find Exhibit B, approving the environmental documents submitted to the Buildings, Safety Engineering, and Environmental Department for review of the Robertson Brothers Homes Trumbull Street Project at 3700 Trumbull.

The review of the Phase 1 Environmental Site Assessment and Baseline Environmental Assessment was completed and Invoice # 5802120 in the amount of $1,000.00 for these services was submitted to your office for payment. Please remit a check payable to the Treasurer, City of Detroit by the due date to complete this activity.

If you have any questions, please contact my office at (313) 628-2459.

Sincerely,

Anita Harrington

Anita Harrington

Enclosure

cc: Brian Vosburg
Raymond A. Scott
Crystal Gilbert Rogers
TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY

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

PROJECT: Trumbull Avenue Development

DATE: 4/8/2021

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department, Environmental Affairs, acknowledges the receipt of the environmental documents listed below, which have been submitted by Robertson Brothers Homes, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Trumbull Avenue Development.

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

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

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

- **__** Due Care Plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate).

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

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

By: Anita Harrington

Its: Environmental Specialist III

Michael E. Duggan, MAYOR
City of Detroit
Buildings, Safety Engineering and Environmental Department
Licensing and Permits Division
Coleman A. Young Municipal Center
3 Woodward Avenue, 4th Floor, Suite 412, Detroit, Michigan 48226
(313) 224-5022 and (313) 224-1660

INVOICE

INVOICE No: 5882155
Invoice Date: 02/08/2021
Due Date: 03/08/2021

RECORD INFORMATION
Applicant: Detroit Brownfield Revitalization Authority
590 W Grand Blvd
Suite 2200
DETROIT, MI 48220

Record ID: PB030219B005
Record Type: PB030219
Property Address: 5760 TRUMBULL, Detroit, MI 48201

Description of Work: DBRA Environmental Document Review, 3700 Trumbull Development project, Robertson Brothers Project

FEE DETAIL

<table>
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<tr>
<th>Fee Description</th>
<th>Quantity</th>
<th>Fee Amount</th>
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<tr>
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$1,000.00

Michael E. Duggan, MAYOR
April 6, 2021

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

RE: 3700 Trumbull Project

Attached is the review by staff to the City Planning Commission (as part of the Legislative Policy Division (LPD)) of the Brownfield Blight application for the 3700 Trumbull Project. Staff has reviewed the proposed Brownfield project in light of the criteria for blight as defined in the Brownfield Redevelopment Act, PA 381.

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

Please contact Kathryn Lynch Underwood of our staff with any questions.

Sincerely,

Marcell R. Todd, Jr., Director

Kathryn Lynch Underwood, Staff
Application for Brownfield Blight Determination

To be filled in by Detroit Economic Growth Corporation staff:

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

Project information

Applicant name: 3701 Lincoln, LLC

Project name: 3701 Lincoln Townhomes

Contact person & telephone number/email: Richard Barr, 313-465-7308; rbarr@honigman.com

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

See attached survey and title commitment demonstrating Detroit Land Bank Authority ownership

Brief project description (Response should be limited to the space provided.):
Construction of 65 new townhomes on brownfield property, a portion of which is currently owned by the Detroit Land Bank Authority
**Instructions for the property information table**

In order to be determined blighted, a property must meet any one of seven criteria listed in Section 2(c) of the Brownfield Redevelopment Financing Act (Act 381 of 1996). Those seven criteria are listed by number below, along with a description of the documentation that must be submitted to demonstrate each criterion. *Note that a property only needs to meet one criterion, not all seven.*

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

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

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

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

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

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

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

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

   *Documentation:* Copies of existing notices of, or citations for, code violations issued by the Detroit Buildings and Safety Engineering Department (B&SE) or the Detroit Fire Marshal. If the property has not yet been inspected, the applicant may request a special
4. Has had the utilities, plumbing, heating, or sewerage permanently disconnected, destroyed, removed, or rendered ineffective so that the property is unfit for its intended use.

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

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

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

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

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

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

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

DBRA Brownfield Redevelopment

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

**3700 Trumbull/3701 Lincoln Townhomes Project** is a proposed DBRA brownfield project, will include the seven (7) properties located generally within the boundaries of Lincoln St., Brainard St., Trumbull St., W. Alexandrine St.

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

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

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

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

INCENTIVE INFORMATION CHART:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Incentive Type</th>
<th>Investment Amount</th>
<th>District</th>
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Jobs Available

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<td>Non-Professional</td>
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<td>Skilled Labor</td>
<td>Non-Skilled Labor</td>
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<td>0</td>
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1. What is the plan for hiring Detroiteres?
   - Subcontractor selection for the Project (as defined in this Plan) shall include a prequalification assessment prior to bidding. As part of the prequalification process, evaluation of geographic location of the business and their associated staff assigned to the Project will occur along with capacity assessment, relevant work experience, financial standing, and insurance and performance qualifications. It is the team's goal to provide local subcontracts that are qualified with the opportunity to participate within the Project based on a qualified and competitive process.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
   - Construction related jobs shall include, but not limited to; skilled trades such as carpentry, electrical, mechanical, plumbing, finish work (painting, flooring and millwork), building facade and enclosure work. These jobs shall be provided via subcontractors selected to the project team. In addition to subcontract related positions, general labor positions will be available as well. Qualifications are subject to the
individual business hiring requirements. A contact name and information shall be provided for inquiries.

- Post construction jobs will be related to building maintenance and operations.

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

- Our experience in Detroit is that upwards of 60% of buyers are relocating from outside the City as new residents. We will not be displacing any current residents as this development will be new construction on vacant lots.

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

- The developer has met with and has the support of numerous Woodbridge residents and businesses and Woodbridge community groups, including the Woodbridge Citizens Council, Woodbridge Neighborhood Development Corporation and Woodbridge Farms. The developer has also met with and received a Certificate of Appropriateness from the Detroit Historic District Commission as part of the project will include the renovation of the historic Scripps Manor powerhouse.

5. When is construction slated to begin?

- Construction is slated to begin in Fall 2021

6. What is the expected completion date of construction?

- Construction is estimated to take approximately 36 months and be completed in Winter/Spring of 2024/2025

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