CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
SELDEN INNOVATION CENTER PROJECT

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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 (“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 by 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 comprising the eligible property consists of eleven (11) tax parcels in the City of Detroit, including current and proposed parking areas, a portion of Frank Street (in the process of being vacated) and an adjacent alley. Some or all of these tax parcels may be combined in the near future or may be combined prior to the final adoption of this Plan.

Attachment A depicts the parcels described in the following paragraphs (note the parcel references below are to parcels as depicted on the survey, which differ in part from the tax parcels; more information is on page 2):

1. Parcel 1 is the location of the former Jefferson School. It is functionally obsolete within the meaning of Act 381.
2. Parcels 2-7 are located across Frank Street from Parcel 1 and are used for parking for Parcel 1.
   a. Parcels 2, 4 and 6 are facilities due to the presence of lead above the generic residential direct contact criterion.
   b. Parcel 3 is eligible property because of the presence of arsenic in a composite sample above the generic residential drinking water protection criterion and by being adjacent and contiguous to Parcels 1, 2 and 4.
c. Parcel 5 is eligible property because of the presence of arsenic in a composite sample above the generic residential drinking water protection criterion and by being adjacent and contiguous to Parcels 1, 4 and 6.

d. Parcel 7 is eligible property because of the presence of arsenic in a composite sample above the generic residential drinking water protection criterion and by being adjacent and contiguous to Parcels 1 and 6.

3. Parcel 8, which is the expected location of additional surface parking for the project, is eligible property due to three of its four tax parcels being a facility and the fourth being adjacent and contiguous to a facility and whose expected improvements will increase the taxable value of the other eligible property.

All of these parcels and all tangible personal property located thereon will comprise the eligible property and are collectively referred to herein as the “Property.”

Attachment A includes a site map of the Property. The Property is located in Detroit’s Midtown area at 950 Selden and are bounded generally by Selden to the south, by John C. Lodge Service Drive to the west, by Alexandrine to the north and by Fourth Street to the east.

Parcel information is outlined as follows:

<table>
<thead>
<tr>
<th>Survey Parcel No.</th>
<th>Address</th>
<th>Tax ID</th>
<th>Basis of Eligibility</th>
<th>Developer</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>950 Selden</td>
<td>04000760-9</td>
<td>Functionally obsolete</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>2</td>
<td>924 Frank</td>
<td>04000788.001</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>3</td>
<td>940 Frank</td>
<td>04000787</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>4</td>
<td>946 Frank</td>
<td>04000786</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>5</td>
<td>960 Frank</td>
<td>04000784-5</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>6</td>
<td>968 Frank</td>
<td>04000780-3</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>7</td>
<td>974 Frank</td>
<td>04000779</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>8</td>
<td>925 W. Willis</td>
<td>04000837-9</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>8</td>
<td>945 W. Alexandrine</td>
<td>04000800</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>8</td>
<td>953 W. Alexandrine</td>
<td>04000801</td>
<td>Facility</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
<tr>
<td>8</td>
<td>955 W. Alexandrine</td>
<td>04000802-8</td>
<td>Adjacent and Contiguous</td>
<td>Industry Detroit QOZB, LLC</td>
</tr>
</tbody>
</table>

The plan will include the indicated tax parcels and the future personal property tax parcel(s) related thereto. Attachment B provides the legal description for the Property.

Industry Detroit QOZB, LLC, a Michigan limited liability company (“Developer”), is expected to purchase all of the Property from Selden Innovation Center LLC prior to the adoption of this Plan. The Developer will convert and rehabilitate the former Jefferson School into approximately 120,000 square feet of office space and construct related site improvements, as generally described in Attachment C.
The project description provided herein is a summary of the proposed development 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. All material changes, as determined by the 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(o))

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for public and charter school purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are either “functionally obsolete”, a facility, or is adjacent and contiguous to such eligible property, as described in Section II(A) above, and the development of these parcels is estimated to increase the captured taxable valuable of that property.

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

The “eligible activities” that have been carried out or are intended to be carried out at the Property are considered “eligible activities” as defined by Section 2 of Act 381 because they consist of department specific activities (including baseline environmental assessments, due care activities and response activities), asbestos abatement, demolition, site preparation, infrastructure improvements, brownfield plan preparation and implementation, 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 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 performance of such eligible activities does not exceed the total costs stated in Attachment E.

Eligible activities described under this Plan began in 2016 (initial Phase I assessment) and are expected to be completed in 2022; however, in no event shall the commencement of all eligible activities begin later than eighteen (18) months after the date the governing body approves this Plan, unless otherwise agreed to in writing by DBRA. All eligible activities will 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. 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. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities described in Attachment E and 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 generated from the Property and captured by 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 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 (if applicable), and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

<table>
<thead>
<tr>
<th>School Capture</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>State Education Tax (SET)</td>
<td>$536,865</td>
<td>$357,910</td>
<td>$178,955</td>
<td>$78,850</td>
<td></td>
</tr>
<tr>
<td>School Operating Tax</td>
<td>$1,375,250</td>
<td>$1,296,400</td>
<td>$78,850</td>
<td></td>
<td></td>
</tr>
<tr>
<td>School Total</td>
<td>$1,912,115</td>
<td>$1,654,310</td>
<td>$78,850</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local (non-school) Capture</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>City Operating</td>
<td>$1,661,050</td>
<td>$947,325</td>
<td>$340,667</td>
<td>$373,058</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>$385,517</td>
<td>$219,867</td>
<td>$86,584</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wayne County Operating</td>
<td>$651,200</td>
<td>$371,390</td>
<td>$146,254</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Huron Clinton Metropolitan Authority</td>
<td>$17,724</td>
<td>$10,109</td>
<td>$3,981</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wayne County ISD</td>
<td>$288,411</td>
<td>$164,486</td>
<td>$64,775</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wayne County ENH</td>
<td>$166,505</td>
<td>$94,960</td>
<td>$37,396</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wayne County Community College</td>
<td>$269,804</td>
<td>$153,874</td>
<td>$60,596</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Local Total</td>
<td>$3,440,210</td>
<td>$1,962,011</td>
<td>$772,643</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total Captured School and Local (non-school) Taxes</td>
<td>$4,703,711</td>
<td>$2,967,707</td>
<td>$851,493</td>
<td></td>
<td></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>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>City Debt</td>
<td>$755,126</td>
</tr>
<tr>
<td>School Debt</td>
<td>$1,090,737</td>
</tr>
<tr>
<td>Wayne County DIA</td>
<td>$16,781</td>
</tr>
<tr>
<td>Wayne County Zoo</td>
<td>$8,390</td>
</tr>
<tr>
<td>Total Non-Capturable Taxes</td>
<td>$1,871,034</td>
</tr>
</tbody>
</table>

The Developer intends to seek local approval of a commercial facilities exemption certificate real property tax abatement under P.A. 255 of 1978, as amended. The abatement will reduce the property tax obligations of the Property for the periods applicable under the terms of the tax abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to this Plan. The abatement is included in the tax capture assumptions provided with this Plan in Attachment F.

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 summer 2024 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.
Interest shall be paid under this Plan from local taxes as provided in the Reimbursement Agreement to the extent that the projected internal rate of return to the Developer does not exceed twenty (20%), as more specifically stated in the Reimbursement Agreement.

Reimbursements under the Reimbursement Agreement shall not exceed the cost of eligible activities permitted under this Plan and interest as provided herein.

**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 TIF table described in Attachment 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.

**H. Displacement/Relocation of Individuals on Eligible Property (Section 13(2)(i-l))**

There are no persons or businesses residing on the Property and no occupied residences or businesses will be acquired or cleared, therefore there will be no displacement or relocation of persons or businesses under this Plan.

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

The DBRA has established a Local Brownfield Revolving Fund (“LBRF”). The LBRF will consist of all tax increment revenues authorized to be captured and deposited in the LBRF, as specified in Section 13(5) of Act 381, under this Plan and any other plan of the DBRA. It may also include funds appropriated or otherwise made available from public or private sources.
The amount of tax increment revenue authorized for capture and deposit in the LBRF is estimated at $851,493. All funds 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**
The Developer and its affiliates shall comply with all applicable laws, ordinances, executive orders, or other regulations imposed by the City or any other properly constituted governmental authority with respect to the Property and shall use the Property in accordance with this Plan.

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

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

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.

As described above, the Developer will request local approval of a tax abatement under P.A 255 of 1978, as amended. The abatement will reduce the property tax obligations of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

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
Parcel 1 consists of the entire area south of Frank Street.
Parcel 8 consists of the entire area in the above map.
ATTACHMENT B

Legal Description of Eligible Property to which the Plan Applies

PROPERTY DESCRIPTION

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

PARCEL 1:
THE WEST 24 FEET OF OUTLOT 5 PLAT OF THE REAR OF THE FORSYTH FARM AS SUBDIVIDED BY THE COMMISSIONERS OF THE ESTATE OF THE LATE JAMES CONNER, EXCEPT FOR THE PORTION TAKEN FOR JOHN C. LODGE FREEWAY, AS NOW ESTABLISHED, ACCOUNTING TO THE PLAT THEREOF AS ATTACHED TO THE PROBATE FILE #2642, WAYNE COUNTY RECORDS.

ALSO
LOTS 1 THROUGH 14, BOTH INCLUSIVE, AND THE VACATED ALLEYS ADJACENT THERETO, OF PLAT OF LEROY AND GIBSON'S SUBDIVISION OF LOT 5 THE CONNER ESTATE OF THE FORSYTH FARMS, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 6 OF PLATS, PAGE 87 OF WAYNE COUNTY RECORDS.

ALSO
LOTS 1 THROUGH 7 BOTH INCLUSIVE, INCLUDING THE VACATED ALLEY ADJACENT THERETO, OF F.J.B. CRANE'S SUBDIVISION OF BLOCK 6, CRANE FARM, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 7 OF PLATS, PAGE 6 OF WAYNE COUNTY RECORDS.

PARCEL 2:
THE EAST 42.5 FEET OF THE SOUTH 1/2 OF LOT 6, LYING NORTH OF THE NORTH LINE OF FRANK STREET, PLAT OF THE REAR OF FORSYTH FARM, AS SUBDIVIDED BY COMMISSIONERS OF THE ESTATE OF THE LATE JAMES CONNER, ACCOUNTING TO THE PLAT THEREOF AS ATTACHED TO THE PROBATE FILE #2642, WAYNE COUNTY RECORDS.

PARCEL 3:
THE EAST 1/2 OF LOT 8, OF SUBDIVISION OF OUTLOTS NO. 6 AND 7, FORSYTH FARM, NORTH OF GRAND RIVER ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 269, WAYNE COUNTY RECORDS.

PARCEL 4:
THE WEST 1/2 OF LOT 8, OF SUBDIVISION OF OUTLOTS NO. 6 AND 7, FORSYTH FARM, NORTH OF GRAND RIVER ROAD, ACCORDING TO THE PLAT THEREOF RECORDED IN LIBER 1 OF PLATS, PAGE 269 OF WAYNE COUNTY RECORDS.

PARCEL 5:
The east 15 feet of lot 6 and all of lot 7, of subdivision of outlots no. 6 and 7, forsyth farm, north of grand river road, according to the plat thereof recorded in liber 1 of plats, page 269 of wayne county records.

PARCEL 6:
The west 25 feet of lot 6, of subdivision of outlots no. 6 and 7, forsyth farm, north of grand river road, according to the plat thereof recorded in liber 1 of plats, page 269 of wayne county records.

PARCEL 7:
Lots 4 and 5, except that part taken for the john c. lodge freeway; of subdivision of outlots no. 6 and 7, forsyth farm, north of grand river road, according to the plat thereof recorded in liber 1 of plats, page 269 of wayne county records.

PARCEL 8:
Lots(s) 10, 11, the west 29.12 feet of lot 9 and part of lot 12 being the east 25.2 feet on the south line and the east 12.6 feet on the north line of subdivision of out lots no 6 and 7, forsyth farm, north of grand river road according to the plat thereof recorded in liber 1 of plats, page 269 of wayne county records.

B-1
ATTACHMENT C

Project Description and Renderings

The project consists of the rehabilitation and conversion of an approximately 110,000 square foot three-story former Jefferson School building into “incubator-style” office space designed with flexible configuration of private office suites to be branded as Industry Detroit. Through the addition of mezzanine space, the project team anticipates increasing the square footage of the building to approximately 120,000 square feet. The offices will house small emerging companies, as well as established companies which desire the latest technological infrastructure. A sense of community will be fostered in the building by providing community spaces such as large shared kitchens (with a full array of beverage service available to tenants along with café seating), shared conference rooms, shared training rooms, small private work spaces off of community areas, and a larger event center that will be programmed by the property manager from time to time with tenant events and that can be reserved by tenants for their own events. Reduced rental rates are expected to be made available for 20,000 net rentable square feet of the building, targeting local community based & minority owned businesses. The current schematic design includes between approximately 25,000 and 35,000 rentable square feet of common areas and amenities.

The total investment is expected to be approximately $32,397,000. An estimated one hundred (100) construction jobs are expected to be created at the overall Property. Approximately five (5) permanent full-time jobs are expected to be created at the Property by the Developer or its affiliates. Approximately two hundred (200) to three hundred (300) permanent full-time jobs are expected to be created at the Property by tenants, subject to achieving leasing goals and accomplishment of mission goals.

The Developer will request local approval of a tax abatement under P.A 255 of 1978, as amended. The abatement will reduce the property tax obligations of the Property for the periods applicable under the abatement certificate, thereby reducing the amount of tax increment revenues available pursuant to this Plan.

Depending upon market conditions, Developer may consider in the future the construction of a new mixed use building with office/commercial and integrated multi-story parking on a portion of the Property. In that event, Developer may seek an amendment of this Plan to include the additional eligible activity costs and incremental taxable value related to that additional investment.

C-1
Re: Jefferson School project at 950 Selden  
February 1, 2021  
Members of the Detroit City Council,  

My name is Kenneth Firestone, my wife Barbara and I live at 3930 4th St. directly across the street from the Jefferson School. I was briefed on the proposed project for the Jefferson School over a year ago, prior to purchasing our house.  

I am trained as an urban planner, and my impression was that this is a good project that should be pursued. It has the potential to be a great asset to the community, especially potential and aspiring entrepreneurs and non-profits in the City of Detroit. It will allow our citizens an opportunity to increase income and build wealth.  

Further, as a former Historic Preservation Commissioner in Montgomery County Maryland I appreciate a project that will preserve and repurpose a historic building so it will continue to be useful into the future.  

I want to see this project to move forward as quickly as possible.  

Thank you for your consideration.  

Kenneth Firestone  
3930 4th St.  
Detroit MI 48201  
301-467-5028  
ken@firestone.net
April 13, 2021

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

RE:  Selden Innovation Center Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Selden Innovation Center Brownfield Redevelopment Plan (the “Plan”).

Industry Detroit GOZB, LLC is the project developer (“Developer”). The property in the Plan is the former Jefferson School located at 950 Selden, as well as 10 other parcels for a total of 11 parcels bounded roughly by Selden Street, the John C Lodge Freeway, the alley north of Frank Street, and 4th Street.

The former 110,000 square foot Jefferson School will be renovated into a 120,000 square foot business incubator-style office space for small, emerging companies as well as established companies looking for a collaborative, community-style environment. The 25,000-35,000 square feet of common area space inside the building will include a large shared kitchen, beverage service, conference and training space, and an event center. The existing parking lot will be rehabilitated as part of the redevelopment as well. The project includes the following Brownfield eligible activities: asbestos abatement, infrastructure improvements, selective site & building demolition, environmental studies, and due care of contaminated soils.

The development will redevelop a vacant, school building in the Midtown neighborhood of Detroit. 150 construction jobs are anticipated to be created. Total investment is estimated at $6.25 million.

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

Sincerely,

Russell Baltimore  
Assistant Director Design Review  
Planning and Development Department

c: B. Vosburg  
C. Capler
February 10, 2021

Re: Industry Detroit Project at Historic Jefferson School

To the Honorable Members of Detroit City Council,

I’m writing this letter in support of the Industry Detroit project, which is planned to be located in the vacant Jefferson School on Selden Street. As a local resident who lives right nearby the school, I am looking forward to seeing this historic structure renovated and activated with new uses and businesses. It is a beautiful building, but it has been vacant for years and doesn’t feel safe in its current state.

I’ve learned through community presentations that the project will transform the former school into creative offices and collaborative workspaces for local businesses and entrepreneurs. More importantly, there will be community programming that offers career training and education. This focus on social impact and building community will create new opportunities that will greatly benefit City of Detroit residents.

I appreciate the thoughtfulness that has been going into the planning process. The project team is taking steps to limit the potential negative impacts on neighborhood residents. A professional traffic study is being conducted on the area, and the team is also working with the City of Detroit to develop a parking solution that will direct visitors and traffic away from the smaller residential streets. I also support the idea of closing Frank Street to vehicles and turning it into a pedestrian plaza with public access. I believe that these considerations really have the best interests of the neighborhood in mind.

I have truly enjoyed my time living here. I love visiting the local businesses and exploring everything the area has to offer. Having the school active again will add to the energy of our neighborhood by bringing a 100-year-old building back to life and making a positive contribution to our community.

Sincerely,

Joycelyn Crawford
Fourth Street Resident
April 2nd, 2021

Re: Industry Detroit Project at Historic Jefferson School

To the Honorable Members of Detroit City Council:

I’m writing this letter in support of the Industry Detroit project, which is planned to be located in the vacant Jefferson School on Selden Street. I have lived and worked in midtown over 25 years. I am looking forward to seeing the above-mentioned historic structure renovated and activated with new uses and businesses. It is a beautiful building, but it has been vacant for years and doesn’t feel safe in its current state.

I’ve learned through that the project will transform the former school into creative offices and collaborative workspaces for local businesses and entrepreneurs. More importantly, there will be community programming that offers career training and education. This focus on social impact and building community will create new opportunities that will greatly benefit City of Detroit residents.

I believe that having the school active again will add to the energy of our neighborhood by bringing a 100-year-old building back to life and making a positive contribution to our community.

Sincerely,

Erik Nordin, Partner
Detroit Design Center

Detroit Design Center 4225 Third Street Detroit Michigan 48201
4/11/2021

To: Honorable Members of The Detroit City Council,

I am writing you today to share my support for the proposed redevelopment of the Jefferson School on Selden St. in Midtown. I have been a resident, and business owner in the neighborhood for the last 18 years.

As a historic architect, we have lost far too many historic and architecturally significant buildings in the neighborhood. In re-purposing this irreplaceable school, a bookend of the Selden corridor if you will; will not only save a historic resource but create a catalyst for the development of new in-fill support spaces and residences in the surrounding area.

As a real estate professional, I can personally attest to the need for spaces for local business to start/grow in the neighborhood. Places for residents to grow and be part of the development of the neighborhood.

As a resident with young children, I can attest to the need for more small businesses and programmable public and semi-public indoor and outdoor spaces.

The activation of this property into a dynamic hub of activity is more than overdue.

I fully-support the development team, their vision, their hard work, and their engagement in the community to realize this ambitious project for the betterment of our neighborhood and enrichment of ours and its’ tenants lives.

Respectfully,

David Knapp, Architect, Owner 643-655 W. Alexandrine
Dear Honorable members of the Detroit City Council,

I write this letter in enthusiastic support of the Jefferson School project! I not only work in Midtown, but it is where I decided to buy a home in 2009. Over the past 12 years, I have definitely witnessed growth in the neighborhood, which is great. But, while there has been growth, we are still a long way away from being a truly vibrant community with expanded options to work, shop, access to services and entertainment options. I view the Jefferson School project as one more “piece of the puzzle” as it relates to making the Midtown neighborhood more dense, which is vitally important to any healthy neighborhood, in any city. This project has the potential to be positively transformational by bringing jobs, vocational training, and a creative outlet to a section of the neighborhood that is currently underserved. I am confident the heightened activity will serve as a catalyst for greater interest and development to come. As the old saying goes; “A rising tide lifts all boats”, and this is a visionary step forward.

Sincerely,

Elliott Broom

Elliott W. Broom
Detroit Institute of Arts
Vice President Museum Operations
Direct: (313) 833-2328
April 20, 2021

Re: Support - Industry Detroit Project at Historic Jefferson School

To the Honorable Members of Detroit City Council,

I am writing this letter in support of the Industry Detroit project, which is planned to be located in the vacant Jefferson School at 950 Selden. As a resident on Fourth St. and a long-time Midtown resident, I am encouraged to see vacant and inactive buildings be brought back to life. As the neighborhood continues to develop around us, it is important to see a landmark building find new use.

The development team has made efforts in making sure the interests and concerns of local residents are addressed. Being located on the western edge of Midtown, this school will provide a connection to the Woodbridge community located just across the Lodge expressway. Developments such as these will help us bridge the neighborhoods back together.

I applaud the development team for dedicating 20,000 square feet of space to companies and organizations led by women, minority, and immigrants. Additionally, their emphasis on tenants whose mission, culture, products and services are focused on making a positive social impact, will provide a diverse mix of opportunities for community.

I express my full support and look forward to seeing this project unfold and become a part of my neighborhood.

Sincerely,

Michael Martorelli

Michael Martorelli
## ATTACHMENT E

### Estimated Cost of Eligible Activities Table

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<th>MSF Eligible Activities</th>
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<td>3. Site and Building Demolition</td>
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<td>4. MSF Activities Contingency (10%)</td>
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<td>5. Brownfield Plan and Work Plan Preparation</td>
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<td>Interest on MSF Eligible Activities</td>
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<th>EGLE Eligible Activities</th>
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<td>1. Phase I, Phase II and BEA Activities</td>
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<td>2. Due care (contaminated soil removal and disposal)</td>
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### Estimated Total Payments to Developer

- DBRA Administrative Fees: $676,532
- Local Brownfield Revolving Fund: $687,021
- State Brownfield Redevelopment Fund: $178,955
- **Estimated Total Use of TIF Funds**: $4,510,215

**Total Estimated Payments to Developer**: $2,967,707
ATTACHMENT F

TIF Tables

(see attached)
## Brownfield TIF Projections

### School Operating Tax

| Fiscal Year | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 |
|-------------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| PA 215 Abatement Year | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 |
| **Total** | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 | $0 |

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<td>294,737</td>
<td>299,289</td>
<td>303,841</td>
<td>308,403</td>
<td>4,190,250</td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Non-Capturable Millages</strong></td>
<td></td>
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</tr>
<tr>
<td>City Debt</td>
<td>35,729</td>
<td>36,215</td>
<td>36,708</td>
<td>37,202</td>
<td>37,706</td>
<td>38,211</td>
<td>38,724</td>
<td>39,243</td>
<td>40,000</td>
<td>40,000</td>
<td>40,000</td>
<td>40,000</td>
<td>575,526</td>
<td></td>
<td></td>
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<tr>
<td>School Debt</td>
<td>51,609</td>
<td>52,296</td>
<td>52,984</td>
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<td>54,360</td>
<td>55,048</td>
<td>55,737</td>
<td>56,429</td>
<td>57,000</td>
<td>57,682</td>
<td>58,364</td>
<td>59,046</td>
<td>810,717</td>
<td></td>
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<tr>
<td>Wayne County OIA</td>
<td>794</td>
<td>805</td>
<td>816</td>
<td>827</td>
<td>838</td>
<td>849</td>
<td>860</td>
<td>871</td>
<td>882</td>
<td>893</td>
<td>904</td>
<td>915</td>
<td>16,781</td>
<td></td>
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<td>Wayne County ZOA</td>
<td>387</td>
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<td>418</td>
<td>434</td>
<td>450</td>
<td>466</td>
<td>482</td>
<td>498</td>
<td>515</td>
<td>532</td>
<td>550</td>
<td>568</td>
<td>9,390</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><strong>Total Non-Capturable Taxes</strong></td>
<td>88,529</td>
<td>89,707</td>
<td>90,897</td>
<td>92,094</td>
<td>93,292</td>
<td>94,490</td>
<td>95,688</td>
<td>96,885</td>
<td>98,000</td>
<td>99,117</td>
<td>100,240</td>
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<td>1,871,034</td>
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</table>
### Selden Innovation Center Brownfield TIF Projections

#### Brownfield TIF Reimbursement

<table>
<thead>
<tr>
<th>Developer/Max Reimbursement Proportionally</th>
<th>Payments to Developer</th>
<th>Local-Only Taxes</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>School Taxes</td>
<td>36.7407%</td>
<td>$1,179,273</td>
<td>$1,179,273</td>
</tr>
<tr>
<td>Local/Non-School Taxes</td>
<td>63.2593%</td>
<td>$1,788,416</td>
<td>$1,286,150</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$2,967,757</strong></td>
<td><strong>$2,967,757</strong></td>
</tr>
<tr>
<td>TIR Available for Reimbursement</td>
<td>3.49%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TIR Available for Reimbursement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>$2,967,757</strong></td>
<td><strong>$2,967,757</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Brownfield Plan Capture Tr.</th>
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<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
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<th>10</th>
<th>11</th>
<th>12</th>
<th>13</th>
<th>14</th>
</tr>
</thead>
<tbody>
<tr>
<td>Estimated Total</td>
<td>29 after 2 Years of Plan deferred</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

#### Local Brownfield Revolving Fund:

- **State Brownfield Redevelopment Fund**: $179,151
- **Local Brownfield Revolving Fund**: $815,415
- **Estimated Capture**: $4,703,711
- **DBRA Administrative Fee**: $705,157

### Local Brownfield Revolving Fund:

- **Local/Non-Schools TIR Available for Reimbursement**: $103,556
- **Local Taxes Reimbursement**: $2,259,678
- **Proportionality**: $2,259,678
- **Beginning Local/Non-Schools TIR Available**: $2,259,678
- **Estimated Total**: 7,642,400
- **Beginning Balance (with interest)**: $2,259,678
- **Beginning Balance (without interest)**: $2,137,551

<table>
<thead>
<tr>
<th>Developer/Reimbursement Balance</th>
<th>1</th>
<th>2</th>
<th>3</th>
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#### Local Brownfield Revolving Fund:

- **Estimated Total**: $1,624,818
- **Estimated Capture**: $4,703,711

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</tbody>
</table>
### Brownfield TIF Reimbursement

#### DEVELOPER

**Beginning Developer Reimbursement Balance**

<table>
<thead>
<tr>
<th>Year</th>
<th>$1,427,126</th>
<th>$1,226,769</th>
<th>$1,023,728</th>
<th>$817,948</th>
<th>$699,430</th>
<th>$398,138</th>
<th>$184,044</th>
<th>-</th>
<th>-</th>
<th>-</th>
<th>-</th>
<th>-</th>
<th>-</th>
<th>-</th>
</tr>
</thead>
</table>

- **MSF Non-Environmental Costs**:  
  - School Tax Reimbursement: $183,366  
  - Local Tax Reimbursement: $77,311  
  - Total MSF Reimbursement Balance: $260,677

- **EDE/Department Specific Environmental Costs**:  
  - School Tax Reimbursement: $6,991  
  - Local Tax Reimbursement: $2,795  
  - Total EDE/Dept Specific Reimbursement Balance: $9,786

- **New Developer Reimbursement Balance**: $1,236,769

**Total EGLE Reimbursement Balance**: $42,807

**subject to Act 381 cap.**

#### Interest Calculation

<table>
<thead>
<tr>
<th>Interest Rate</th>
<th>5.000%</th>
<th>5.000%</th>
<th>5.000%</th>
<th>5.000%</th>
<th>5.000%</th>
<th>5.000%</th>
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<th>5.000%</th>
<th>5.000%</th>
</tr>
</thead>
</table>

- **Interest Accrual**: $495,026
- **Cumulative Accrued Interest**: $495,026
- **Payment of Interest**: $708,029
- **Total Payment to Developer**: $202,038

**Total Annual Development Reimbursement and Interest Payment**: $202,038

#### LOCAL BROWNFIELD REVOLVING FUND

**LBRF Deposits**:  
- State Tax Capture: $76,239
- Local/Non-School Tax Capture: $76,239

**Total LBRF Capture**: $152,478

---

4 of 4  
4/22/2021, 3:46 PM
ATTACHMENT G

BSE&E Acknowledgement and Other Environmental Documents

G-1

[BSEED letter to be inserted]
Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: Selden Innovation Center
DATE: 05/17/2021

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 INDUSTRY Detroit QOZB, LLC, as developer, as part of its Brownfield Plan submitted to the Detroit Brownfield Redevelopment Authority (DBRA), for the Selden Innovation Center Project.

- Phase I Environmental Site Assessment, pursuant to USEPA’s All Appropriate Inquiries using American Society of Testing Materials (ASTM) Standard E 1537-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1990 (if applicable)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act, MCL 334.20101 at seq. (if applicable)
- Due Care Plan, pursuant to Part 201 of Michigan’s Natural Resources and Environmental Protection Act, MCL 334.20101 at seq. (if applicable)

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: Ruif Harrington
In: Environmental Specialist III

Michael E. Duggan, MAYOR
April 27, 2021

Ms. Jennifer Kanalos, Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22 Floor
Detroit, Michigan 48226

RE: 950 Selden Street, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Assessor, Office of the Chief Financial Officer, has reviewed the proposed project for the property located at 950 Selden Street, Detroit, Michigan (the “Property”) in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act (“Act 381”) requires that a level III or IV assessor make a finding that the Property is “functionally obsolete”, as defined by Act 381, and provide an underlying basis for that opinion.

Section 2(s) of Act 381 defines “functionally obsolete” as property that is “unable to be used to adequately perform the function for which it was intended due to substantial loss in value from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself or the property's relationship with other surrounding property.” MCL 12.2652(s).


The Property was originally intended for commercial educational use, however without substantial updates and renovations, the Property is no longer able to meet market demand for commercial use for several reasons, including, but not limited to: repairs needed to the building structure, the replacement or rehabilitation of window and doors, layout reconfiguration, ceiling height and hallway design obsolescence, contamination abatement, and the antiquation of the roofing, electrical, plumbing and HVAC systems.

The Office of the Chief Financial Officer, Office of the Assessor, finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors
INCENTIVE INFORMATION CHART:

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Incentive Type</th>
<th>Investment Amount</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Rehabilitation</td>
<td>P.A. 255 &amp; Brownfield TIF</td>
<td>$32,397,000</td>
<td>6</td>
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</table>

Jobs Available

<table>
<thead>
<tr>
<th></th>
<th>Construction</th>
<th>Post Construction</th>
</tr>
</thead>
<tbody>
<tr>
<td>Professional</td>
<td>7</td>
<td>2</td>
</tr>
<tr>
<td>Non-Professional</td>
<td>0</td>
<td>1</td>
</tr>
<tr>
<td>Skilled Labor</td>
<td>80</td>
<td>2</td>
</tr>
<tr>
<td>Non-Skilled Labor</td>
<td>13</td>
<td>0</td>
</tr>
</tbody>
</table>

1. What is the plan for hiring Detroiters?

Hiring Goal
As part of the project, the Developer has set a goal to locally source and hire 30% of the overall project workforce including construction and operations. To ensure the Developer’s success in achieving this goal, the goal will be measured by taking the locally sourced contract value and dividing it by the entire project hard cost value.

Workforce Goals
By utilizing local data bases and other resources the Developer has already invited many local Detroit & minority owned subcontractors and vendors to bid on various project scopes. To ensure qualified local groups are utilized the Developer has established the below baseline hierarchy for hiring:

1. Business is qualified and capable of handling the assigned scope with a history of delivering successful projects in the past.
2. Business is local to Detroit and/or minority owned
3. Business has a reputation for giving back to the community and engaging with stakeholders to do so.
4. Business has a strong understanding and is in agreement with the employment values of the Partnership.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.
   a. Surveying
   b. Selective Demolition
   c. Concrete
      i. Concrete Polishing
   d. Masonry
   e. Misc. Metals/Structural Steel
   f. Rough Carpentry
   g. Roofing
   h. Doors/Frames/Hardware
   i. Glass & Glazing
   j. Metal Stud Framing & Drywall
   k. Flooring
   l. Building Insulation
   m. Painting
   n. Specialties
   o. Cabinets/Casework/Countertops
   p. Elevator
   q. Fire Sprinkler
   r. Plumbing
   s. Electrical
   t. Mechanical
   u. Fire Alarm
   v. Asphalt Paving
   w. Stainless Steel
   x. Fencing
   y. Landscaping

3. Will this development cause any relocation that will create new Detroit residents?
   a. No.

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?
   a. The developer has met with and has the support of community groups, including Cass Community Development Corporation and Fourth Street Eco-Homes Condo Association and has held or participated in at least five meetings and public hearings.

5. When is construction slated to begin?
   a. Fall 2021

6. What is the expected completion date of construction?
   a. Construction is estimated to be completed in 2022.

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