CITY OF DETROIT
BROWNFIELD REDEVELOPMENT AUTHORITY

BROWNFIELD PLAN FOR THE
BRUSH8 TOWNHOMES
REDEVELOPMENT PROJECT

Prepared by:

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September 8, 2021
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 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 comprising the eligible property consists of two (2) parcels: 313 Watson Street is a “facility” and 3119 Brush Street is “adjacent and contiguous.” Concentrations of arsenic were identified in the soil sample collected at SB-4 (6.0-8.0 feet below ground surface (bgs)) during the April 2019 site investigation above the Statewide Default Background Levels (SDBLs) and the Part 201 Residential/Nonresidential Drinking Water Protection (DWP) and Groundwater Surface Water Interface Protection (GSIP) cleanup criteria. Based on the fact that contamination remains on the subject property above the Part 201 Residential and Nonresidential DWP and GSIP cleanup criteria, the subject property meets the definition of a “facility” in accordance with Part 201. The parcels 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 Detroit’s Brush Park neighborhood, bounded by an alleyway to the north, Brush Street to the east, Watson Street to the south, and the property line to the west.

Parcel information is outlined below.

Attachment B provides the individual legal descriptions for the eligible property.

<table>
<thead>
<tr>
<th>Address</th>
<th>Tax ID</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>3119 Brush Street</td>
<td>01000772</td>
<td>City Growth Partners, LLC</td>
</tr>
<tr>
<td>313 Watson Street</td>
<td>01000771</td>
<td>City Growth Partners, LLC</td>
</tr>
</tbody>
</table>

Brush 8 LLC, associated with City Growth Partners, LLC (CGP), is the project developer (“Developer”) and future owner of the Property. The project will include approximately eight, three-story luxury condominiums which will be made available for purchase. Each condo will feature approximately two bedrooms and two bathrooms, a one car garage, a second story balcony, and spacious kitchen, living, and dining areas. Additional amenities include, private rooftop decks, penthouses, and gardens. Construction began in December 2020 and eligible activities will be completed in Quarter 1 of 2022. 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 (o))
The Property is considered “eligible property” as defined by Act 381, Section 2 because the Property (a) was previously utilized for a commercial purpose; (b) is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) is determined to be a “facility” as defined by Act 381 or “adjacent and contiguous” to a “facility” and the development of such property is estimated to increase the captured taxable value of the Property.

The Property has been developed since 1889 for residential use. By the mid-1920s, a gasoline service station was developed. Around 1967, the gas station was converted to an ambulance station, and was then demolished between 1972 and 1974. The remaining dwellings at 3121-3129 Brush Street were demolished around 2005. The Property has remained undeveloped since that time. A Leaking Underground Storage Tank (LUST) release was discovered on November 16, 2006 during the completion of a Phase II Environmental Site Assessment (ESA). The underground storage tank (UST) system was reported removed in 1972; however, a 2015 geophysical survey investigation identified an anomaly that indicated an additional UST may have been located on the property.

ASTI conducted a test pit investigation on April 2, 2019, to a depth of 6 feet below ground surface (bgs). No USTs were identified during completion of the test pitting activities; however, debris including brick, concrete, and metal was observed in the test pit.

ASTI also conducted a Limited Subsurface Investigation on April 11, 2019, that included the advancement of four soil borings (SB-1 through SB-4) and the collection of soil samples for laboratory analysis of volatile organic compounds (VOCs), polynuclear aromatic compounds (PNAs), polychlorinated biphenyls (PCBs), Resource Conservation Recovery Act (RCRA) 8 metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium, and silver), diesel range organics (DRO), and gasoline range organics (GRO), or some combination thereof.

The laboratory analytical results for soil reported a concentration of arsenic above the SDBLs and the Part 201 Residential/Nonresidential DWP and GSIP cleanup criteria in SB-4.

VOCs, including benzene, n-butylbenzene, ethylbenzene, naphthalene, n-propylbenzene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes were detected in SB-2 at concentrations above the Part 201 Residential and Nonresidential DWP and/or GSIP. Benzene was also detected above the Part 201 Soil Volatilization to Indoor Air Inhalation (SVII) cleanup criteria in the same sample collected at SB-2.

GRO and DRO concentrations detected in the sample collected at SB-2 were indicative of the presence of residual non-aqueous phase liquid (NAPL). Additionally, the GRO concentrations exceeded the NAPL SVII and Direct Contact (DC) screening levels.
ASTI conducted additional soil sampling on May 9, 2019, to further assess the extent of contamination identified during the previous investigation that included the advancement of nine soil borings (SB-2D and SB-7 through SB-14) and the collection of soil samples for laboratory analysis of VOCs, PNA, PCBs, DRO, GRO, cadmium, chromium, and lead, or some combination thereof.

The laboratory analytical results for soil reported concentrations of chromium (total) in soil samples SB-7, SB-12, SB2D-13, and SB2D-16 exceeding the Part 201 GSIP cleanup criteria. The previous site investigation also had a concentration of chromium that was analyzed for hexavalent chromium and was not detected above the laboratory method detection limits (MDLs). Therefore chromium (total) concentrations were compared to trivalent chromium and were below the Part 201 cleanup criteria.

The PNA, naphthalene, was reported in SB2D-13 at a concentration above the Part 201 GSIP cleanup criteria.

The VOCs, benzene, ethylbenzene, naphthalene, n-propylbenzene, toluene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, and xylenes were detected in SB2D-13 and SB2D-16 at concentrations above the Part 201 Residential and Nonresidential DWP and/or GSIP cleanup criteria. Benzene was also detected above the Part 201 Residential SVII cleanup criteria in the sample SB2D-13.

GRO and DRO concentrations detected in the samples SB2D-13 and SB2D-16 indicative of the presence of residual NAPL. Additionally, the GRO concentrations exceeded the NAPL SVII screening levels.

On December 23, 2020, a remedial excavation, along with site preparation excavation was commenced for RBV Contracting. RBV removed five feet of soil from 313 Watson and completed additional excavation to 17 feet bgs in the location of samples SB-2, SB-8, SB-9, SB-10, SB12, and SB-13 (i.e., areas of petroleum contamination associated with the LUST release). The remediation excavation measured approximately 30 feet by 30 feet having a depth of 17 feet. All excavated soil was transported by TKMS to Woodland Meadows Landfill in Wayne, Michigan.

The site preparation excavation near SB-4 (6-8’ bgs) was only to a depth of 5 feet, and therefore the concentration of arsenic above the Part 201 Residential and Nonresidential DWP and GSIP cleanup criteria remains on the subject property. Therefore, contamination exceeding the Part 201 cleanup criteria remains on the subject property in the area of SB-4 and the portion of the Property located at 313 Watson Street meets the definition of a “facility” in accordance with Part 201 of P.A. 451, as amended.

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

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

Unless otherwise agreed to in writing by the DBRA, all eligible activities shall commence within eighteen (18) months after the date the governing body approves this Plan and be completed within three (3) years after execution of the Reimbursement Agreement (as that term is defined below). Any long-term monitoring or operation and maintenance activities or obligations that may be required will be performed in compliance with the terms of this Plan and any documents prepared pursuant to this Plan.

The Developer desires to be reimbursed for the costs of eligible activities as described below. Some eligible activities may commence prior to the adoption of this Plan and, to the extent permitted by Act 381, the costs of such eligible activities shall be reimbursable pursuant to the Reimbursement Agreement. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property pursuant to the terms of a Reimbursement Agreement to be executed by the DBRA and the Developer after approval of this Plan (the “Reimbursement Agreement”), to the extent permitted by Act 381. In the event this Plan contemplates the capture of tax increment revenue derived from “taxes levied for school operating purposes” (as defined by Section 2(uu) of Act 381 and hereinafter referred to as “School Taxes”), 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 the DBRA shall be governed by the terms of the Reimbursement Agreement. No costs of eligible activities will be qualified for reimbursement except to the extent permitted in accordance with the terms and conditions of the Reimbursement Agreement and Act 381. The Reimbursement Agreement and this Plan will dictate the total cost of eligible activities subject to payment or reimbursement, provided that the total cost of eligible activities subject to payment or reimbursement under
the Reimbursement Agreement shall not exceed the estimated costs set forth in Attachment E. As long as the total costs are not exceeded, line-item costs of eligible activities may be adjusted after the date this Plan is approved by the governing body, to the extent the adjustments do not violate the terms of the approved EGLE or MSF work 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>Description</th>
<th>Reimbursement Costs</th>
<th>Admin. Costs</th>
<th>State Brownfield Fund</th>
<th>Local Brownfield Revolving Fund</th>
<th>Totals</th>
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<tr>
<td>School Operating Tax</td>
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<td>Library</td>
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<td>RESA/Special Ed</td>
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<td>$10,770</td>
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<td>$25,305</td>
<td>$62,054</td>
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<tr>
<td>Wayne County Community College</td>
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<td>$10,075</td>
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<tr>
<td>TOTAL</td>
<td>$326,727</td>
<td>$122,251</td>
<td>$55,307</td>
<td>$287,249</td>
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In Addition the following taxes are projected to be generated but shall not be captured during the life of this Plan:

- City Debt: $153,486
- School Debt and Judgment: $221,701
- DIA: $3,411
- Zoo: $1,705
- Total: $380,303

In no event shall the duration of this Plan exceed thirty-five (35) years following the date of the governing body’s resolution approving this Plan, nor shall the duration of the tax capture exceed the lesser of the period authorized under subsection (5) of Section 13 of Act 381 or 30 years. Further, in no event shall the beginning date of the capture of tax increment revenues be later than five (5) years after the date of the governing body’s resolution approving this Plan or such other date authorized by Act 381. The beginning date of the capture of tax increment revenues is anticipated to be the 2022 tax year (commencing with the summer property taxes).
E. Plan of Financing (Section 13(2)(d)); Maximum Amount of Indebtedness (Section 13(2)(e))

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

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

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

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

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 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 $287,249.00. All funds, if any, deposited in the LBRF shall be used in accordance with Section 8 of Act 381.

J. Brownfield Redevelopment Fund (Section 8a; Section 13(2)(m))
The DBRA shall pay to the Department of Treasury at least once annually an amount equal to 50% of the taxes levied under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, that are captured under this Plan for up to the first twenty-five (25) years of the duration of capture of tax increment revenues for each eligible property included in this Plan. If the DBRA pays an amount equal to 50% of the taxes levied under the state
education tax, 1993 PA 331, MCL 211.901 to 211.906, on a parcel of eligible property to
the Department of Treasury under Section 13b(14) of Act 381, the percentage of local taxes
levied on that parcel and used to reimburse eligible activities for the Project under this Plan
shall not exceed the percentage of local taxes levied on that parcel that would have been
used to reimburse eligible activities for the Project under this Plan if 50% of the taxes levied
under the state education tax, 1993 PA 331, MCL 211.901 to 211.906, on that parcel were
not paid to the Department of Treasury under Section 13b(14) of Act 381.

K. Developer’s Obligations, Representations and Warrants

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 Department
(“BSEED”) acknowledgement of its receipt of the Phase I ESA. If appropriate, the 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.

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

Site Map
ATTACHMENT B

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

Address: 3119 Brush Street
Parcel ID: 01000772
Legal Description: N WATSON REAR N 75 FT OF 1BLK 8 BRUSH SUB L3 P24 PLATS, WCR 1/48 60 IRREG

Address: 313 Watson Street
Parcel ID: 01000771
Legal Description: N WATSON S 75 FT OF 1BLK 8 BRUSH SUB L3 P24 PLATS, WCR 1/48 60 IRREG
ATTACHMENT C

Project Description
Brush Park Townhomes Development
3119 Brush Street and 313 Watson Street

PROJECT DESCRIPTION

Development Team and Company Synopsis

Brush 8 LLC, an arm of City Growth Partners, LLC (CGP), (the “Developer”) is a Detroit-based real estate development company led by principal Moddie Turay. Since 2015, CGP principals have helped lead project initiatives totaling over $2 billion across Detroit, focusing on economic development for neighborhoods and communities. CGP believes that inspired development has the power to shape a city’s future for the better. By building projects for communities together with its residents, they help make change that provides opportunities and progress where it is needed most. CGP has selected a development team for this project that is experienced in the design, development, and construction of residential real estate, particularly in urban areas.

As the Founder and Principal Partner of CGP, Moddie Turay leads all development activities at City Growth Partners. He is responsible for sourcing acquisitions and investment opportunities, as well as overseeing design and growth strategy. Moddie has over 17 years in the public and private sector most recently serving as the Executive Vice President of Real Estate and Finance at the Detroit Economic Growth Corporation, overseeing all commercial, industrial, and retail development for the City of Detroit. In this role he acted as chief deal maker in coordinating the disposition of commercial property and directing public and private investments to major development projects/programs across the city. He has served in development roles at Western Development Corp in Washington, DC. and the U.S. General Services Administration in the Public Buildings Service department. Moddie holds a Bachelor of Science degree in Business Administration from St. Augustine’s University and resides with his family in the City of Detroit.

Scott Collins is the Construction Manager for the Project. He has over 25 years of experience managing construction projects, including more than $100 million in Detroit. Washington, D.C.-based Dep Designs, a Washington, D.C.-based, minority owned firm has been engaged as the Lead Design Consultant and Architect of Record.

Project Synopsis

The Developer intends to construct one three-story building, featuring eight luxury residential townhomes, which is currently under construction. The development is in Detroit’s Brush Park Neighborhood, centrally located between Woodward Avenue and Interstate 75. The property was originally developed as early as 1889 with residential dwellings and apartments. By 1921, stores were present. The southern parcel (313 Watson Street) was previously occupied by a gasoline service station constructed in 1925. Records of four USTs were found for 313 Watson with the removal of three
of the USTs on records in 1972. The gasoline service station was demolished between 1972 and 1974, and the remaining dwellings were demolished in 2005. The property was vacant until development activities began in December 2020.

The Brush Park Townhomes will provide a total of 13,693 square feet of livable residential space. Six units will offer two bedroom, two and a half bathroom layouts, spanning between 1,797 to 2,137 square feet. Two units will offer three bedrooms and two and a half bathrooms with 1,909 square feet each. Private garages will be provided at ground level. Additional features will include second story balconies, a rooftop terrace, penthouse, garden, and alleyway improvements which will incorporate pavers and signage.

The Project will be designed according to the newly implemented Brush Park Form Based Code Design Standards and Guidelines. Each townhome will feature high efficiency HVAC, plumbing and electrical systems. The improvements and fixtures selected for the project will provide the necessary energy efficiency, durability, and aesthetics to attract discerning buyers.

Upon completion, this project will remediate environmental contamination, bring a vacant property back to productive use, address the growing demand for residential space within downtown Detroit and in particular Brush Park.
Project Investment Estimates

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<thead>
<tr>
<th>Capital Cost</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acquisition Cost</td>
<td>$217,441</td>
</tr>
<tr>
<td>Renovation/Rehabilitation</td>
<td>$3,853,803</td>
</tr>
<tr>
<td>Soft Costs</td>
<td>$311,577</td>
</tr>
<tr>
<td><strong>Total Capital Costs</strong></td>
<td><strong>$4,843,949</strong></td>
</tr>
</tbody>
</table>

Additional Financing Incentives Associated with the Redevelopment

Substantial investment is necessary to rehabilitate the existing building. To assist in maintaining this project as a viable, long-term redevelopment, the Developer has also applied and been approved for a Neighborhood Enterprise Zone (NEZ) for the project.

Cost/Benefit Analysis

The proposed project will help meet demand for housing stock in Detroit's Brush Park and bring vacant parcels back to productive use after years of vacancy and neglect. The Detroit Master Plan of Policies for the Brush Park Neighborhood notes the importance of infill development within this area and the Form-Based Code intends to provide the public with a predictable vision of a new built environment for the neighborhood.

The additional residential townhomes created with this project will contribute to improved property values and new income tax for Detroit as a result of the private investment. Local businesses in the area will benefit from new patrons and an increase in spinoff consumer spending, connecting residents to Little Caesars Arena, the M-1 Rail, new dining, shopping, and entertainment venues, and major employers in the City including Quicken Loans, Wayne State University, Henry Ford Hospital, and DMC.
ATTACHMENT D

Supportive Letters
August 27, 2021

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

RE: Brush8 Townhomes 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 Brush8 Townhomes Brownfield Redevelopment Plan (the “Plan”).

City Growth Partners, LLC’s single-purpose entity, Brush 8 LLC, is the project developer (“Developer”). The property in the Plan consists of two (2) parcels bounded by an alleyway to the north, Brush Street to the east, Watson Street to the south, and the property line to the west in the Brush Park neighborhood of Detroit.

The project consists of the development of eight, three-story luxury condominiums which will be made available for purchase. Each condo will feature two bedrooms and two bathrooms, a one car garage, a second story balcony, and spacious kitchen, living, and dining areas. Additional amenities include private rooftop decks, penthouses, and gardens. The project includes the following Brownfield eligible activities: demolition, site preparation, infrastructure improvements, environmental studies, and environmental remediation.

The project will redevelop vacant and contaminated property to increase density and provide new, for-sale housing stock in the Brush Park neighborhood of Detroit. Total investment is estimated at $4.8 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

cc: B. Vosburg  
C. Capler
November 28, 2018

Maddie Tullay
City Growth Partners
maddie@citygrowthpartners.com

Re: Brush 8 Development

The Brush Park Community Development Corporation (the “CDC”) forwards this letter to indicate our support for the proposed “Brush 8” development for the property located at Brush Street and Watson Street (the “Project”).

The Project plan for the proposed new construction of an eight-unit townhouse building was presented before the CDC and the Brush Park community at a public meeting held on November 13, 2018. Community members attending the meeting were generally receptive of the Project.

By a vote of 6 in favor, 0 objections, and 0 abstentions, the Board voted to support the Project. Attachment A contains the opinions offered by the Board during the voting process for your consideration; please note, the opinions have no bearing on the Board’s vote and are included for reference only.

We thank you again for your commitment to Brush Park and making a positive impact in our community.

Sincerely,

[Signature]

Karissa Holmes, Secretary

Cc: City of Detroit Planning & Development
September 10, 2021

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, Michigan 48226

Dear Council Members:
My wife and I, Kayla & Steven Halmaghi, would like to express support of Brush 8 LLC’s redevelopment project that is located within Brush Park. The redevelopment at 313 Watson and 3119 Brush Street will assist in making the community and immediate surrounding area more attractive to individuals who may consider shopping, working and living in Brush Park. As a result of the project, the entire City will benefit as the local economy and quality of life improves with new businesses and a healthier environment.

We appreciate the Council’s efforts to assist in the redevelopment and reuse of brownfield and obsolete properties and looks forward to the continuation Detroit’s economic growth.

Sincerely,

Kayla & Steven Halmaghi
ATTACHMENT E

Estimated Cost of Eligible Activities Table
Table 1: Eligible Activities Cost Estimates

<table>
<thead>
<tr>
<th>Item/Activity</th>
<th>Total Request</th>
<th>Local Only Activities</th>
<th>MSF Act 381 Eligible Activities</th>
<th>EGLE Act 381 Eligible Activities</th>
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<tr>
<td><strong>Pre-Approved Activities</strong></td>
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<tr>
<td>Phase I ESA</td>
<td>$1,800</td>
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<tr>
<td>Phase II ESA/BEA/DDCC</td>
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<td>Pre-Approved Activities Sub-Total</td>
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<td><strong>Department Specific Activities</strong></td>
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<td>Contaminated Soil Transport and Disposal</td>
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<td>UST removal - Fuel Oil</td>
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<td>Oversight, Sampling and Reporting by Environmental Professional</td>
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<td>Department Specific Activities Sub-Total</td>
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<td><strong>Demolition</strong></td>
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<td>Paving Public Alley</td>
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<td>Infrastructure Sub-Total</td>
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<td><strong>Site Preparation</strong></td>
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<td>Temporary Erosion Control</td>
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<tr>
<td>Temporary Site Control (fencing, gates, signage and/or lighting)</td>
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<td>Grading (including reasonable mass grading of entire project site)</td>
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<td>Eligible Activities Sub-Total</td>
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<td>15% Contingency*</td>
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<td>$9,881</td>
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<td>TIF Capture for Local Brownfield Revolving Fund</td>
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<td>Administrative Fee</td>
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<td>State Brownfield Fund</td>
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<td><strong>Total</strong></td>
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<td>$230,365</td>
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*15% Contingency excludes preparation of Brownfield Plan/381 Work Plan and Pre-Approved Activities
ATTACHMENT F

TIF Tables
### Tax Increment Revenue Capture Estimates Table

333 Wacker Dr, Detroit
Wayne County, Michigan
June 31, 2022

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<tr>
<th>Fiscal Year</th>
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<td>Wayne County Sheriff (PSV)</td>
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<td>Wayne County Community College</td>
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<td>Total Local</td>
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<td>NEZ Total</td>
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<td>18,008</td>
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<td>2,080</td>
<td>2,080</td>
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<tr>
<td>Total Increment Revenue (TIR) Available for Capture</td>
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<td>19,432</td>
<td>19,656</td>
<td>19,882</td>
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<td>20,791</td>
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<td>21,699</td>
<td>21,926</td>
<td>22,153</td>
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</table>

### Notes (1)

(1) The income tax is estimated proportionally based on a portion of the building and property to be remanufactured or rehabilitated.

(2) In Year 14, TIR = TFGT + % of TIR of total in terms of operating purposes by total original purpose of TFGT and county, plus state with 6%.03

(3) In Year 15, TIR = TFGT + % of TIR of total in terms of operating purposes by TFGT and county, plus state with collected under General Property Tax Act.

(4) In Year 16, TIR = TFGT + % of TIR of total in terms of operating purposes by TFGT and county, plus state with collected under General Property Tax Act.
### Estimated Taxable Value (TV) Increase Rates:

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<th>14</th>
<th>15</th>
<th>16</th>
<th>17</th>
<th>18</th>
<th>19</th>
<th>TOTAL</th>
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<td>2027</td>
<td>2038</td>
<td>2039</td>
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</table>

| Base Taxable Value | $244,800 | $246,800 | $246,800 | $246,800 | $246,800 | $246,800 |

| Estimated New TV | $2,094,082 | $2,115,030 | $2,136,185 | $2,157,045 | $2,179,195 | $2,200,915 |

### Incremental Difference (New TV - Base TV):

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<td>$1,884,292</td>
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### Millage Rate Table:

#### Non-Captable Millages

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</thead>
<tbody>
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<td>City-17</td>
<td>5.075</td>
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<td>Wayne County Operating (water)</td>
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<td>0.636</td>
<td>0.723</td>
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<td>0.860</td>
<td>0.900</td>
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<td>Wayne County Jails</td>
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<td>0.450</td>
<td>0.500</td>
<td>0.500</td>
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### Captable Millages

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<td>Wayne County Operating (water)</td>
<td>0.537</td>
<td>0.636</td>
<td>0.723</td>
<td>0.800</td>
<td>0.860</td>
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<tr>
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<td>0.306</td>
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<td>Wayne County Innovative</td>
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<td>$8,805</td>
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<tr>
<td>Wayne County Community College</td>
<td>0.825</td>
<td>2.095</td>
<td>4.366</td>
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### Total Tax Increment Revenue (TIR) Available for Capture:

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<td>$91,493</td>
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</tbody>
</table>

### Notes:

1. Non-Captable Millage is anticipated predominantly on the basis of local government operating (Local) and security, plus total millage sold.

2. Captable Millage is anticipated predominantly on the basis of local government General Property Tax.

3. Non-Captable Millage is anticipated predominantly on the basis of local government General Property Tax.
### Tax Increment Reimbursement Estimates Table

<table>
<thead>
<tr>
<th>Year</th>
<th>DEPARTMENT</th>
<th>Local Only</th>
<th>State</th>
<th>Total</th>
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<tbody>
<tr>
<td>2022</td>
<td>LBRF</td>
<td>$15,111</td>
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<td>$133,504</td>
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<td>$420,753</td>
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<td>2026</td>
<td>LBRF</td>
<td>$16,743</td>
<td>$184,308</td>
<td>$201,051</td>
</tr>
<tr>
<td>2027</td>
<td>LBRF</td>
<td>$16,743</td>
<td>$184,308</td>
<td>$201,051</td>
</tr>
<tr>
<td>2028</td>
<td>LBRF</td>
<td>$16,743</td>
<td>$184,308</td>
<td>$201,051</td>
</tr>
<tr>
<td>2029</td>
<td>LBRF</td>
<td>$16,743</td>
<td>$184,308</td>
<td>$201,051</td>
</tr>
<tr>
<td>2030</td>
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<td>$16,743</td>
<td>$184,308</td>
<td>$201,051</td>
</tr>
<tr>
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<td>LBRF</td>
<td>$16,743</td>
<td>$184,308</td>
<td>$201,051</td>
</tr>
<tr>
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<td>$201,051</td>
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<td>$184,308</td>
<td>$201,051</td>
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<td>2034</td>
<td>LBRF</td>
<td>$16,743</td>
<td>$184,308</td>
<td>$201,051</td>
</tr>
</tbody>
</table>

### LOCAL BROWNFIELD REVOLVING FUND

<table>
<thead>
<tr>
<th>Year</th>
<th>Local Only</th>
<th>State</th>
<th>Total</th>
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</thead>
<tbody>
<tr>
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<td>$151,510</td>
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<tr>
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<td>$151,510</td>
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<tr>
<td>2034</td>
<td>$75,755</td>
<td>$75,755</td>
<td>$151,510</td>
</tr>
</tbody>
</table>

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

Incentive Chart
Incentive Information Chart: 313 Watson St – Brush 8 Development, Detroit

1. What is the plan for hiring Detroiters?

The general contractor has maintained a vendor list of Detroit-based and minority-owned vendors and trades. These subcontractors have been given priority in an invitation to bid on the scope of work. Detroit based companies have been and are being utilized for earthwork, water and sewer utilities, and electrical work, with Detroit residents hired within the GCs labor force in both skilled and non-skilled labor.

Similarly, the developer has prioritized Detroit-based companies to guide and advise throughout the pre-development and development process. As needed, Detroit-based companies will continue to be prioritized as development activities continue.

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

Available construction jobs include earthwork, site utilities, concrete, masonry, carpentry, steel work, architectural woodwork, roofing, window glass and glazing, framing, painting, flooring, tiling, plumbing and HVAC, and electrical.

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

The development is anticipated to create an estimated 8 new residential units in the City of Detroit. No relocation will occur as the property is currently vacant.

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

Yes. The project was awarded via a City of Detroit Request for Proposals (RFP) selection. The Brush Park CDC was also consulted as part of the process and have expressed their support for the project as well.

---

### Jobs Available

<table>
<thead>
<tr>
<th>Project Type</th>
<th>Incentive Type</th>
<th>Investment Amount</th>
<th>District</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential – For Sale</td>
<td>Brownfield TIF, NEZ</td>
<td>$4-5mm</td>
<td>Brush Park</td>
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</table>

<table>
<thead>
<tr>
<th>Professi onal</th>
<th>Non-Professiona l</th>
<th>Skilled Labor</th>
<th>Non-Skilled Labor</th>
<th>Professi onal</th>
<th>Non-Professiona l</th>
<th>Skilled Labor</th>
<th>Non-Skilled Labor</th>
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</thead>
<tbody>
<tr>
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<td>25</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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</tbody>
</table>

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

Construction began in December 2020 and eligible activities will be completed in Quarter 1 2022.

6. What is the expected completion date of construction?

Construction is expected to be completed in Spring 2022.
ATTACHMENT H

Eligibility Documentation
Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND ENVIRONMENTAL DEPARTMENT
PROJECT: 313 Watson Street
DATE: August 13, 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 Brush 8, LLC as developer, as part of its Brownfield Plan submitted to the Detroit Brownfield Redevelopment Authority (DBRA), for the 313 Watson Street project.

- 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 1993 (if appropriate)
- 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: Anna Harrington
In: Environmental Specialist II

Michael E. Duggan, MAYOR
Good Morning Ginny –

I have consulted with our district rep and we agree, based on the evidence provided, this property would be considered a facility.

Let me know if you have any questions or if there is any other way I can be of assistance.

Best –

Dan

Dan Gough
Brownfield Coordinator
Brownfield Assessment and Redevelopment Section
Remediation and Redevelopment Division
Warren District Office
Michigan Department of Environment, Great Lakes, and Energy
517-281-8253 | goughd1@Michigan.gov
Follow Us | Michigan.gov/EGLE

Hi Dan,

Apologies for the late response. I’ve attached the following:

- Original figures and tables provided in the BEA (provided previously)
- Soil boring logs from the BEA.
Figures and tables associated with the excavation/remediation that were included in the closure report

SB-4 was the one with arsenic in exceedance of the SDBLs and Part 213 DWP and GSIP RBSLs with sand and concrete debris noted within its sample. The site is currently undergoing development activities. It’s confirmed that no excavation occurred at this depth, so the hit still remains on site.

Understanding that the regional background levels may be applicable in determining if additional response activities are warranted, based upon the site’s status with the noted exceedances remaining on the subject property, the clean-up criteria for unrestricted residential use have not been satisfied, therefore we believe the subject property meets the definition of a facility.

Please let me know if I can provide any additional information or if you would like a call to discuss further. Thank you!

Ginny Dougherty | Project Consultant – Brownfield and Economic Incentives
PM ENVIRONMENTAL, INC.
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | dougherty@pmenv.com

From: Gough, Daniel (EGLE) <GoughD1@michigan.gov>
Sent: Wednesday, June 23, 2021 4:29 PM
To: Ginny Dougherty <dougherty@pmenv.com>
Cc: Elizabeth Masserang <masserang@pmenv.com>
Subject: RE: 313 Watson - Facility status

Ewww, that is a tough one. If the site is otherwise clean, how do we know that is not a background concentration? The Huron-Erie Glacial Lobe is known for higher concentrations of Arsenic. I would probably need to bring it a district staff to review this one and we would need more information about the current status of the site and boring logs.

Dan Gough
Brownfield Coordinator
Brownfield Assessment and Redevelopment Section
Remediation and Redevelopment Division
Warren District Office
Michigan Department of Environment, Great Lakes, and Energy
517-281-8253 | goughd1@Michigan.gov
Follow Us | Michigan.gov/EGLE
Hi Dan,

We are working on a Brownfield request associated with a new development at 313 Watson in Detroit. A LUST release was discovered in 2006 and remediation activities have taken place in pursuance to closure. There is one remaining hit where concentrations of arsenic remain on the subject property in exceedance of the SDBLs and Part 213 DWP and GSIP RBSLs. I've attached the Soil Sample Map and Analytical data table associated with this boring.

Can you confirm the site meets the definition of a “facility”?

Thank you,

Ginny Dougherty | Project Consultant – Brownfield and Economic Incentives
PM ENVIRONMENTAL, INC.
4080 West Eleven Mile Road | Berkley, MI 48072 | www.pmenv.com
p: 248-414-1436 | f: 877-884-6775 | c: 517-449-9336 | dougherty@pmenv.com
Environmental & Engineering Services Nationwide