



Warner Norcross + Judd LLP

August 31, 2022

City of Detroit  
Attn: Public Works Department  
2 Woodward Ave #611  
Detroit, Michigan 48226

Re: **Letter of Intent and Request to Vacate Streets and Alleys**

Dear Sir/Madam:

Warner Norcross + Judd represents applicant NP Detroit Commerce Center, LLC (“NP Detroit”) regarding the proposed redevelopment project at the former AMC Headquarters at 14250 Plymouth Rd., Detroit, MI 48227. I will serve as the primary contact on behalf of the applicant, and can be reached at 616-752-2727 or [tamon@wnj.com](mailto:tamon@wnj.com).

*Detailed Summary of Proposal*

NP Detroit is in the final stages of a plan to redevelop this legacy industrial site, which was once the headquarters of the American Motors Corporation. The site consists of 45 parcels totaling 50.90 acres. These parcels are presently unoccupied with no current business operations and use. NP Detroit seeks to redevelop this site with work that includes demolition of the remaining existing structures, and the construction of new industrial/warehouse buildings.

This request is to vacate certain public streets and alleys within the property in order to facilitate this project. Specifically, NP Detroit seeks to vacate the few public rights of ways within the AMC property that have not already been vacated to date, which are described and depicted in the attached **Exhibit A**.

Due to the property’s history, this site is being redeveloped as a brownfield. A detailed summary of the redevelopment project is set forth in the Memorandum to the Michigan Strategic Fund dated July 26, 2022, which is attached as **Exhibit B**. The resolution from the City approving the redevelopment project at this site is enclosed as **Exhibit C**. On this project, NP Detroit has worked closely with the Detroit Brownfield Redevelopment Authority (“DBRA”), the City of Detroit, environmental regulators, and other stakeholders. Applicant previously submitted an AMC Headquarters Redevelopment Plan to the Detroit Brownfield Redevelopment Authority, which the City of Detroit’s Planning and Development Department reviewed and recommended conditional approval of in a letter dated April 4, 2022.

**Thomas M. Amon | Partner**  
D 616.752.2727  
E [tamon@wnj.com](mailto:tamon@wnj.com)  
150 Ottawa Avenue, N.W., Suite 1500  
Grand Rapids, MI 49503

Additional Information

- Letter of Support. We have enclosed a Letter of Support from Mona Ali, District 7 Manager within the Department of Neighborhoods.
- Abutting Owner Consent. The property is owned by the City of Detroit. We have provided as **Exhibit C** the resolution from the City approving the project at this site.
- Site Plan. We have submitted a site plan with this application.
- Utility Plan. All existing public utilities within in the proposed vacated portions of Mark Twain Ave. and Strathmoor Ave. are proposed to be removed or abandoned in place. This includes storm sewer, sanitary sewer, water main, natural gas, electrical, and communication lines. No City-owned public utilities or associated easements are proposed on-site to replace the utilities to be removed or abandoned as they are not servicing other developments. DTE is proposing a gas line relocation which will be in an easement through portions of the site. DTE will also be handling abandonment/removal of the electric lines that currently are within the ROW to be vacated. Applicant has also submitted utility plan drawings with this application.
- New ROW. Applicant does not plan to dedicate any new public right of way as part of the project.

Please do not hesitate to contact me if the City requires any additional information to consider and/or approve this request.

Sincerely,



Thomas M. Amon

TMA/tma

# **EXHIBIT A**

## LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION – PARCEL A (PER PEA GROUP)

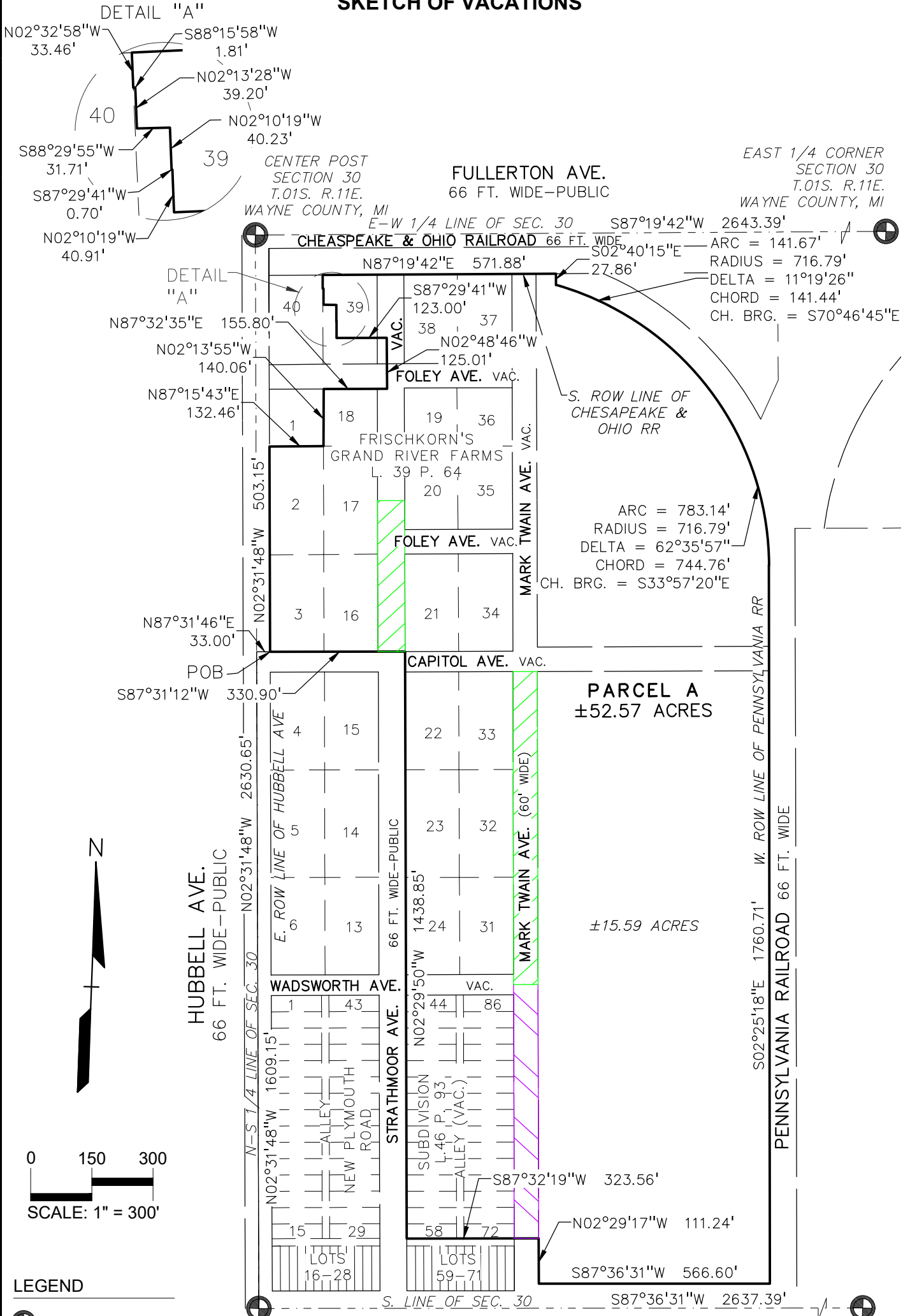
LAND SITUATED IN THE WEST 1/2 OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 30, TOWN 1 SOUTH, RANGE 11 EAST, GREENFIELD TOWNSHIP, WAYNE COUNTY, MICHIGAN, BEING ALL OF LOTS 44–58, LOTS 72–86, AND 18' ALLEY BETWEEN LOTS 44–58 AND LOTS 72–86 OF NEW PLYMOUTH ROAD SUBDIVISION, ACCORDING TO LIBER 46, PAGE 93 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING ALL OF LOTS 2–3, 16–24, LOTS 31–38, AND PART OF 39 OF FRISCHKORN'S GRAND RIVER FARMS, ACCORDING TO LIBER 39, PAGE 64 OF PLATS, WAYNE COUNTY MICHIGAN, AND BEING PARTS OF VACATED MARK TWAIN AVENUE (60' WIDE), WADSWORTH AVENUE (50' WIDE), CAPITOL AVENUE (60' WIDE), STRATHMOOR AVENUE (66' WIDE) AND FOLEY AVENUE (60' WIDE), AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:




**COMMENCING** AT THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE ALONG THE NORTH–SOUTH 1/4 LINE OF SAID SECTION, ALSO BEING THE CENTERLINE OF HUBBELL AVENUE (66' WIDE) N02°31'48"W 1609.15 FEET; THENCE N87°31'46"E 33.00 FEET TO THE SOUTHWEST CORNER OF LOT 3 OF FRISKCHKORN'S GRAND RIVER FARMS SUBDIVISION, AS RECORDED IN LIBER 39, PAGE 64 OF PLATS, WAYNE COUNTY, MICHIGAN, ALSO BEING THE INTERSECTION OF THE NORTH LINE OF CAPITOL AVENUE AND THE EAST RIGHT–OF–WAY LINE OF HUBBELL AVENUE, TO THE **POINT OF BEGINNING**; THENCE N02°31'48"W 503.15 FEET ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 2 OF SAID SUBDIVISION; THENCE ALONG THE NORTH LINE OF SAID LOT N87°15'43"E 132.46 FEET TO THE WEST LINE OF LOT 18 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°13'55"W 140.06 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF VACATED FOLEY AVENUE (60' WIDE); THENCE ALONG SAID LINE N87°32'35"E 155.80 FEET; THENCE N02°48'46"W 125.01 FEET; THENCE ACROSS LOT 39 OF SAID SUBDIVISION AND ALONG AN EXISTING BUILDING WALL THE FOLLOWING SIX (6) COURSES, S87°29'41"W 123.00 FEET, N02°10'19"W 40.91 FEET, S87°29'41"W 0.70 FEET, N02°10'19"W 40.23 FEET, S88°29'55"W 31.71 FEET, N02°13'28"W 39.20 FEET; THENCE S88°15'58"W 1.81 FEET TO THE WEST LINE OF LOT 39 OF SAID SUBDIVISION; THENCE ALONG SAID LINE N02°32'58"W 33.46 FEET TO THE SOUTH RIGHT–OF–WAY LINE CHESAPEAKE AND OHIO RAILROAD (66' WIDE); THENCE ALONG SAID LINE N87°19'42"E 571.88 FEET; THENCE ALONG THE WEST RIGHT–OF–WAY LINE OF THE PENNSYLVANIA RAILROAD (66' WIDE) THE FOLLOWING FOUR (4) COURSES, S02°40'15"E 27.86 FEET, 141.67 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.79 FEET, A CENTRAL ANGLE OF 11°19'26", AND CHORD BEARING S70°46'45"E 141.44, 783.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 716.79 FEET, A CENTRAL ANGLE OF 62°35'57", AND CHORD BEARING S33°57'20"E 744.76 FEET, S02°25'18"E, 1760.71 FEET TO THE NORTH RIGHT–OF–WAY LINE OF PLYMOUTH AVENUE (VARIABLE WIDE); THENCE ALONG SAID LINE S87°36'31"W 566.60 FEET TO THE EAST RIGHT–OF–WAY LINE OF MARK TWAIN AVENUE (60' WIDE); THENCE ALONG SAID LINE N02°29'17"W 111.24 FEET; THENCE ALONG THE SOUTH LINE OF LOTS 58 AND 72 AND THE EASTERLY EXTENSION OF SAID LOTS OF PLYMOUTH ROAD SUBDIVISION, AS RECORDED IN LIBER 46, PAGE 93 OF PLATS, WAYNE COUNTY, MICHIGAN, S87°32'19"W 323.56 FEET TO THE WEST RIGHT–OF–WAY LINE OF STRATHMOOR AVENUE (66' WIDE); THENCE ALONG SAID LINE N02°29'50"W 1438.85 FEET TO THE SOUTHWEST CORNER OF LOT 21 OF SAID FRISKCHKORN'S SUBDIVISION, ALSO BEING THE NORTH RIGHT–OF–WAY LINE OF CAPITOL AVENUE (50' WIDE); THENCE ALONG SAID LINE S87°31'12"W 330.90 FEET TO THE **POINT OF BEGINNING**; CONTAINING 52.57 ACRES OF LAND, MORE OR LESS.

THE FOLLOWING STREETS TO BE VACATED WITHIN THE ABOVE DESCRIBED PARCEL, BEING MORE PARTICULARLY DESCRIBED AS:

1. ALL OF MARK TWAIN AVENUE (60 FEET WIDE), FOUND IN NEW PLYMOUTH ROAD SUBDIVISION, AS RECORDED IN LIBER 46 OF WAYNE COUNTY PLATS, PAGE 93, LYING WEST OF A 15.59 ACRE TRACT, AND EAST OF LOTS 72–86 OF SAID PLAT, ALSO THAT PORTION OF MARK TWAIN AVENUE NORTH OF SAID LOT 86 SAID PLAT AND SOUTH OF THE CENTER LINE OF VACATED WADSWORTH AVENUE.
2. ALL OF MARK TWAIN AVENUE (60 FEET WIDE), FOUND IN FRISCHKORN'S GRAND RIVER FARM SUBDIVISION, AS RECORDED IN LIBER 39 OF WAYNE COUNTY PLATS, PAGE 64, LYING WEST OF A 15.59 ACRE TRACT, AND EAST OF THE EAST LOT LINES OF LOTS 31–33 OF SAID PLAT, BEING SOUTH OF VACATED OF CAPITOL AVENUE, AND NORTH OF THE CENTERLINE OF VACATED WADSWORTH AVENUE.
3. ALL OF STRATHMOOR AVENUE (66 FEET WIDE), FOUND IN FRISCHKORN'S GRAND RIVER FARM SUBDIVISION, AS RECORDED IN LIBER 39 OF WAYNE COUNTY PLATS, PAGE 64, LYING BETWEEN LOTS 16 & 21, THAT PORTION OF STRATHMOOR AVENUE LYING ADJACENT TO THE SOUTH 132 FEET OF LOT 17, AND SOUTH 71 FEET OF LOT 20, ALL OF THE AFOREMENTIONED SUBDIVISION.

# SKETCH OF VACATIONS



- LEGEND**
-  SECTION CORNER FOUND
  -  FRISCHKORN'S GRAND RIVER FARMS SUBDIVISION
  -  NEW PLYMOUTH ROAD SUBDIVISION

**NORTH POINT DEVELOPMENT**  
 4825 NW 41ST STREET, STE #500  
 RIVERSIDE, MO 64150

**SHEET 2 OF 2**  
 AUGUST 2ND, 2022  
 2021-0543



t: 844.813.2949  
 www.peagroup.com

# **EXHIBIT B**



## MEMORANDUM

**Date:** July 26, 2022

**To:** Michigan Strategic Fund Board

**From:** Sara Bishop, Business Development Project Manager  
Rob Garza, Manager, Statutory Analysis

**Subject:** Request for Approval of an Act 381 Work Plan  
City of Detroit Brownfield Redevelopment Authority (BRA)  
Former AMC Headquarters Redevelopment Project

### Project Summary & Request

NP Detroit Commerce Center, LLC (the “Developer”) intends to redevelop the former American Motor Company (“AMC”) Headquarters site, which consists of 50 acres and 41 parcels, and is located in the City of Detroit. The Developer has identified two possible configurations that may be developed based on best use and ability to attract tenants. Regardless of the configuration, the project anticipates warehousing and light assembly industrial tenants. The first option includes the construction of two buildings, one consisting of approximately 513,000 square feet and the other approximately 215,000 square feet ("Option A"). The second option includes construction of one building consisting of approximately 761,000 square feet ("Option B"). The project is expected to create approximately 350 new full time commercial/light industrial, manufacturing, professional and/or commercial jobs. It is currently anticipated that demolition work will begin by late 2022, with construction being completed by March of 2023. In order to support this business development project, the City of Detroit BRA is requesting approval of state tax capture in the amount of \$5,089,583.

<b>PROJECT SUMMARY</b>	
Project Eligibility (Facility/Historic/F.O./Blighted/Other)	Facility and Blighted
Total Approximate Square Feet Revitalized	Up to 761,000
Total Approximate Acres Activated	50
Current Taxable Value	\$14,256
Projected Taxable Value at Completion	\$14,560,000
Total Anticipated Capital Investment	\$72,100,000
Brownfield TIF / MSF Eligible Activities or State Capture Request	\$5,089,583

The redevelopment of the former AMC Headquarters is critical to the community as it will bring new commercial tenants to an area in need of investment. The project is anticipated to create up to 350 full-time

equivalent jobs and address existing contamination on the site. The project is also anticipated to act as a catalyst for additional investment in the area.

Act 381 of 1996 (the “Act”), as amended, authorizes the Michigan Strategic Fund (the “MSF”) to approve Work Plans that include the capture of the School Operating Millage and State Education Tax millages for the purpose of supporting projects statewide. On March 23, 2021, the MSF Board approved the Brownfield Tax Increment Financing MSF Program Guidelines (the “Brownfield TIF”). As required under the Act, all statutory criteria for the project have been considered when making the recommendations in this memo. The project meets the Brownfield TIF and programmatic requirements, and a financial review has been completed.

### **Demonstrated Needs**

The property includes several old buildings that require demolition and lead asbestos abatement in order to clear the site for vertical construction. In addition, both site preparation activities and infrastructure activities will be undertaken to further prepare the site. Without Act 381 Work Plan support, the costs to prepare the site for vertical construction would make the project financially unfeasible.

### **Local Support**

Local support for the project includes an Industrial Facilities Exemption pursuant to the Plant Rehabilitation And Industrial Development District Act MCL 207.551 et seq. (PA 198) tax abatement valued at \$7,420,181 and the local portion of the Work Plan valued at \$7,547,417.

### **Applicant Background / Qualifications**

NP Detroit Commerce Center, LLC is the single purpose entity created by NorthPoint Development, LLC to undertake this project. Established in 2012, NorthPoint Development, LLC is a privately held real estate development firm specializing in the development of Class A industrial facilities. NorthPoint Development, LLC is headquartered in Riverside, Missouri with over 355 team members. The Developer has been awarded Act 381 Work Plan support by the MSF Board for the following projects:

- Former Cadillac Stamping Plant in December 2020
- Former Eastland Mall Redevelopment in January 2022.
- Warren Transmission Redevelopment Project in March 2022.

An Organizational Chart for NP Detroit Commerce Center, LLC is provided in Appendix A. A background check has been completed in accordance with the MSF Background Review Policy and the project may proceed for MSF consideration.

Appendix B contains an MSF Eligible Activities and Tax Capture Summary and Appendix C contains key statutory criteria of Act 381.

### **Recommendation**

MEDC staff recommends approval of state tax capture for Act 381 eligible activities capped at \$5,089,583, utilizing the current state to local capture ratio.



**Rendering of Proposed Development**



## APPENDIX A – Organizational Chart

### Organizational Structure

Company Name: NP Detroit Commerce Center, LLC

Employer Identification Number: 88-0565197

Manager: NPD Management, LLC

	<b>Member</b>	<b>Ownership Interest Totals</b>	<b>EINs -No Soc Sec numbers</b>	<b>State of Organization</b>
<b>NorthPoint Holdings, LLC</b>		<b>100.00%</b>	45-4362865	Michigan
Nathaniel Hagedorn	38.00%			
NP Employees (collectively 32% - NO individual over 10%)	32.00%			
FFIP III, LP	15.00%			
Brandmeyer Holdings/NorthPoint LLC/NorthPoint II, LLC	15.00%			
		<b>100.00%</b>		

**APPENDIX B – MSF Eligible Activities and Tax Capture Summary**

In order to alleviate brownfield conditions and prepare the site for redevelopment, the City of Detroit, a Qualified Local Governmental Unit, has duly approved a brownfield plan for this property on June 21, 2022. The property has been determined to be a facility as verified by the Michigan Department of Environment, Great Lakes, and Energy (EGLE) on May 25, 2022, and qualifies as blighted due to it being owned by the Detroit Land Bank Authority at the time of Brownfield Plan adoption by the City of Detroit.

There are 64.1424 non-homestead mills available for capture, with State mills from school operating and SET millages equaling 22.8579 mills (35.64%) and local millage equaling 41.2845 mills (64.36%). Tax increment capture will begin in 2026 and is estimated to continue for 30 years.

The total MSF Eligible Activity costs are estimated to be \$18,955,500; however, The Work Plan projects the maximum capture to be \$12,637,000, with state capture limited to \$5,089,583. The state tax capture is recommended to be capped at \$5,089,583, which is the amount of tax increment revenue anticipated to be generated in 30 years. Tax capture is impacted by the PA 198 tax abatement and the blended ratio is shown below. Total MSF eligible activities are estimated at \$18,955,500. MSF eligible activities break down as follows:

**Tax Capture Summary:**

			Activities	Capture
State tax capture	(40.28%)	\$	7,635,275	5,089,583
Local tax capture	(59.72%)	\$	11,320,225	7,547,417
<b>TOTAL</b>		<b>\$</b>	<b>18,955,500</b>	<b>12,637,000</b>

**Cost of MSF Eligible Activities**

Demolition	\$	11,870,000
Lead and Asbestos Abatement		2,600,000
Infrastructure Improvements		1,000,000
Site Preparation	+	1,000,000
Sub-Total	\$	16,470,000
Contingency (15%)	+	2,470,500
Sub-Total	\$	18,940,500
Brownfield/Work Plan Preparation	+	15,000
<b>TOTAL</b>	<b>\$</b>	<b>18,955,500</b>

In addition, the project is requesting \$13,742,254 in TIF from EGLE to assist with environmental eligible activities.

## APPENDIX C – Programmatic Requirements

### **Key Statutory Criteria**

Per section 15 of Act 381, the Michigan Strategic Fund shall consider the following criteria to the extent reasonably applicable to the type of activities proposed as part of that work plan when approving or denying a work plan:

- a) Overall Benefit to the Public:**  
This project will address the continued regional need for flexible warehousing/light industrial space and create a significant number of jobs.
- b) Jobs Created (Excluding Construction and other Indirect Jobs):**  
This project is expected to create approximately 350 new, full-time equivalent jobs in the commercial/light industrial/manufacturing sector with an average hourly wage of \$15.
- c) Area of High Unemployment:**  
The City of Detroit unadjusted jobless rate was 9.4% in April 2022. This compares to the statewide unadjusted average of 4.2% in April 2022.
- d) Level and Extent of Contamination Alleviated:**  
The developer is requesting EGLE work plan support to assist in the alleviation of contamination in both the water and soil.
- e) Reuse of Functionally Obsolete Buildings and/or Redevelopment of Blighted Property:**  
The project is qualifying as functionally obsolete, and all existing buildings will be demolished to allow construction of the new building(s).
- f) Whether Project will Create a New Brownfield Property in the State:**  
No new Brownfields will be created by this project.
- g) Whether the Project is Financially and Economically Sound:**  
From the materials received, the MEDC infers that the project is financially and economically sound.
- h) Other Factors Considered:**  
No additional factors need to be considered for this project.

# **EXHIBIT C**

**TRUE COPY CERTIFICATE**

Form C of D—16-CE

STATE OF MICHIGAN, }  
City of Detroit } ss.

**CITY CLERK'S OFFICE, DETROIT**

I, Janice M. Winfrey

, City Clerk of the City of Detroit, in said

State, do hereby certify that the annexed paper is a TRUE COPY OF Resolution

adopted (passed) by the City Council at session of

June 21, 2022

and approved by Mayor

June 27, 2022

as appears from the Journal of said City Council in the office of the City Clerk of Detroit, aforesaid; that I have compared the same with the original, and the same is a correct transcript therefrom, and of the whole of such original.

In Witness Whereof, I have hereunto set my hand and affixed the corporate seal of said City, at

Detroit, this 30th

day of June A.D. 2022

Janice M. Winfrey  
CITY CLERK

EXHIBIT E

**RESOLUTION APPROVING BROWNFIELD PLAN  
OF THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
FOR THE FORMER AMC HEADQUARTERS REDEVELOPMENT PROJECT AT  
14250 PLYMOUTH ROAD REDEVELOPMENT PROJECT**

By Council member Tate

City of Detroit  
County of Wayne, Michigan

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

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

**WHEREAS**, pursuant to the resolution establishing the Authority and the bylaws of the Authority, the Authority has submitted a proposed Brownfield Plan for the Former AMC Headquarters Redevelopment Project at 14250 Plymouth Road Redevelopment Project (the “Plan”); and

**WHEREAS**, the Authority submitted the Plan to the Community Advisory Committee for consideration on April 28, 2022, per the provisions of the resolution establishing the Authority, and a public hearing was conducted by the Authority on May 5, 2022 to solicit comments on the proposed Plan; and

**WHEREAS**, the Community Advisory Committee recommended approval of the Plan on April 28, 2022; and

**WHEREAS**, the Authority approved the Plan on May 11, 2022 and forwarded it to the City Council with a request for its approval of the Plan; and

**WHEREAS**, the required notice of the public hearing on the Plan was given in accordance with Section 13 of Act 381; and

**WHEREAS**, the City Council held a public hearing on the proposed Plan on June 16, 2022.

**NOW, THEREFORE, BE IT RESOLVED, THAT:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(a) Within 60 days of the adoption of this Resolution, the City Assessor shall prepare the initial Base Year Assessment Roll for the Eligible Property in the Plan.



The initial Base Year Assessment Roll shall list each Taxing Jurisdiction levying taxes on the Eligible Property on the effective date of this Resolution and the amount of tax revenue derived by each Taxing Jurisdiction from ad valorem taxes on the Eligible Property, excluding millage specifically levied for the payment of principal and interest of obligations approved by the electors or obligations pledging the unlimited taxing power of the local governmental unit.

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

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

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

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

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

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

12. Disclaimer. By adoption of this Resolution and approval of the Plan, the City assumes no obligation or liability to the owner, developer, lessee or lessor of the Eligible Property for any loss or damage that may result to such persons from the adoption of this Resolution and Plan. The City makes no guarantees or representations as to the ability of the Authority to capture tax increment revenues from the State and local school district taxes for the Plan.

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

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

AYES:       Members

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NAYS:       Members

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RESOLUTION DECLARED ADOPTED.

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

WAIVER OF RECONSIDERATION IS REQUESTED

**ADOPTED AS FOLLOWS  
COUNCIL MEMBERS**

		YEAS	NAYS
Scott	BENSON	✓	
Fred	DURHAL, III	✓	
Latisha	JOHNSON	✓	
Gabriela	SANTIAGO-ROMERO	✓	
*James	TATE	✓	
Mary	WATERS	✓	
Angela	WHITFIELD-CALLOWAY	✓	
Coleman	YOUNG, II	✓	
MARY PRESIDENT	SHEFFIELD	✓	
*PRESIDENT PRO TEM			
		9	0
WAIVER OF RECONSIDERATION (No. <u>5</u> )			
Per motions before adjournment.			