

NOTICE

The DDA will hold a SPECIAL MEETING
at 5:30 PM on September 27th, 2022

As the meeting on September 12th was cancelled due to a lack of quorum

The DDA meeting scheduled for
5:30 PM on October 11th, 2022 is CANCELLED

The DDA Meeting scheduled for
5:30 PM on November 8th, 2022 is RESCHEDULED
to 5:30 PM on November 1st, 2022



City of Wyandotte, Michigan
Public Notice for Hybrid In-Person/Virtual
Special Meeting of the Downtown Development Authority
at Wyandotte City Council Chambers, 3200 Biddle Avenue
and via “Zoom” Scheduled for
5:30 PM on Tuesday, September 27th, 2022

A Special Meeting of the **Downtown Development Authority (DDA)** of the City of Wyandotte will be held on Tuesday, September 27th, at 5:30 PM, in-person with an option for virtual participation via “Zoom” meeting platform.

The meeting is open to the public for both in-person and virtual participation. The virtual participation option is being offered out of an abundance of caution of the ongoing COVID-19 Pandemic. The agenda and related information can be accessed on the City of Wyandotte’s website here:

http://www.wyandotte.net/front_desk/agenda_and_minutes/downtown_development_authority.php

Access the electronic meeting by doing the following:

1. To attend the meeting by phone: Call: 312-626-6799
 - Use webinar ID: 992 636 8831 (wyandotte1)
2. To attend the meeting over the Internet: <https://us02web.zoom.us/j/9926368831>
 - Passcode: 3200

Should you have any questions or would like to provide input on any business that will come before the public body at the meeting, please contact **Downtown Development Authority Director, Joe Gruber** at (734) 324-7298 or via email jgruber@wyandottemi.gov

ELECTRONIC DOWNTOWN DEVELOPMENT AUTHORITY MEETING PARTICIPATION

- To help meeting flow and organization, all public comment otherwise known as citizens to be heard, will be taken at the beginning of the meeting and the end of the meeting as outlined on the agenda.
 - **Phone-in audience:** To make a public comment, press “*9” to signify your desire to speak when public comment is called for and you will be called upon in order by the DDA Director or his designee.
 - **Internet audience:** To make a public comment, select “Raise Hand” to signify your desire to speak when public comment is called for and you will be called upon in order by the City Clerk or his designee.

As required by the Americans with Disabilities Act of 1990, access to all programs, services and activities provided by the City of Wyandotte are available to individuals with disabilities with 48 hours’ notice. Individuals who believe they are in need of an accommodation should contact the **Downtown Development Authority Director, Joe Gruber** at (734) 324-7298 or via email jgruber@wyandottemi.gov

OFFICIALS

Theodore H. Galeski
CITY ASSESSOR

Lawrence S. Stec
CITY CLERK

Todd M. Browning
CITY TREASURER



MAYOR
Robert A. DeSana

COUNCIL
Robert Alderman
Chris Calvin
Kaylyn Crayne
Todd Hanna
Rosemary Shuryan
Kelly M. Stec

SPECIAL DDA MEETING AGENDA **5:30 PM, Tuesday, September 27th, 2022**

Meeting in-person at Wyandotte City Council Chambers, 3200 Biddle Avenue and virtually using a Zoom Platform

- **ROLL CALL OF MEMBERS:** Mayor Robert A. DeSana, Rick DeSana, John Jarjosa, Anne Majlinger, Bryan Kozinski, Patt Slack, Leo Stevenson, Scott Jordan, Norm Walker
- **OTHERS PRESENT:** Joe Gruber, DDA Director
- **PERSONS IN THE AUDIENCE, PUBLIC COMMENT**
- **APPROVAL OF MINUTES & AGENDA**
 - DDA Meeting Minutes, August 9th, 2022
 - DDA Meeting Agenda, September 27th, 2022
- **INFORMATION TO RECEIVE & PLACE ON FILE**
- **MONTHLY REVENUE/EXPENDITURE REPORT**
 - Period Ending August 31st, 2022
- **ONGOING PROJECTS & BUSINESS**
 - Downtown Capital Improvements Plan and Infrastructure Project
 - City Council: Information Session and Budget Hearing Recap.
 - MEDC: Revitalization and Placemaking (RAP) Grant Award
 - EGLE: Michigan Coastal Management Program (MCMP) Grant Award
 - Survey RFP published: Bid Opening scheduled for Monday, October 3rd
 - Eureka Road Viaduct – Phase 2 Planting
- **NEW PROJECTS & BUSINESS**
 - Joseph R. Peterson: Downtown Grant Application: Federal Building: 3131 Biddle, LLC.
 - Markets of Downtown Wyandotte Contract – Love it Again Vintage Décor & More
- **NEXT REGULAR MEETING:** 5:30 PM, November 1st, 2022
- **ADJOURNMENT:**

Motion by _____, supported by _____ to adjourn the DDA meeting at _____.



**Downtown Development Authority
Meeting Minutes**

5:30 PM, August 9th, 2022

REGULAR MEETING AGENDA

Hybrid Meeting Held In-Person at City Council Chambers, 3200 Biddle Avenue and
Via the Zoom Audio-only Virtual Platform

MEMBERS PRESENT: Rick DeSana, Bryan Kozinski, Anne Majlinger, Scott Jordan, Patt Slack, Norm Walker

MEMBERS EXCUSED: Mayor Rob DeSana, John Jarjosa, Leo Stevenson

OTHERS PRESENT: Joe Gruber, DDA Director, several members of the Downtown Development Area Citizen's Advisory Council, and several members of the general public

PUBLIC COMMENT: Jim Lange, 20 Chestnut Street, and member of the Downtown Development Area Citizen's Advisory Council. Mr. Lange reported on his landscaping efforts at Bishop Park and invited the Board to come visit. Chairwoman Slack and Director Gruber complimented Mr. Lange on his efforts and thanked him for his volunteerism and dedication. Mr. Lange commented that the promenade and Memorial walkway looks very nice, like a Paris or Charleston setting, and that there are more improvements in the works.

APPROVAL OF MINUTES & AGENDA:

Minutes from June 2022 Meeting and Agenda for August 2022 Meeting

Motion by A. Majlinger, Supported by B. Kozinski, to approve the Minutes from the June 2022 DDA meeting and the agenda for the August 2022 DDA meeting. All in favor, Motion carried.

MONTHLY REVENUE/EXPENDITURE REPORT:

Monthly Revenue and Expenditure Reports: Periods Ending June 30th, 2022 and July 31st, 2022

Motion by S. Jordan, Supported by B. Kozinski, to accept and approve the Monthly Revenue and Expenditure Reports for the Periods Ending June 30th, 2022 and July 31st, 2022. Roll Call. All in Favor. Motion carried.

INFORMATION TO RECEIVE & PLACE ON FILE: None

ONGOING PROJECTS & BUSINESS:

Downtown Capital Improvements Plan (CIP) and Infrastructure Project: City Council Information Session to be held at 6:00 PM, Monday, August 29th, 2022: Director Gruber

shared public notice of an upcoming Information Session to be held at 6:00 PM on Monday, August 29th, 2022 in City Council Chambers. He explained that the meeting is intended to provide a detailed overview of the scope of work, the cost estimates, the sources of funding, and to develop a consensus as to how the City Council would like to proceed. He noted that this informational session would not end with all the final project details determined, nor all the answers resolved, but that it would help provide further direction. Director Gruber provided a brief recap of the DDA CIP and Infrastructure Project including \$12.2 million worth of improvements, focusing on approximately \$5.6 million of high priority projects and \$6.6 million of low-medium priority projects. He reviewed several potential funding sources including grants from private and public sources, public financing through DDA revenue bonds, a DDA 2-mil levy, special assessment districts, brownfield TIF through the redevelopment of the former City Hall.

NEW PROJECTS & BUSINESS

- 1) **DDA Grant Committee: Joseph R. Peterson: Downtown Grant Application: Federal Building: 3131 Biddle, LLC.:** Item tabled until the next DDA Meeting on September 13th, 2022.
- 2) **DDA Grant Committee: Downriver Council for the Arts (DCA): National Endowment for the Arts (NEA): Our Town Grant Request:** The DCA is pursuing a \$50,000 grant from the NEA through the Our Town Grant program to support the Chestnut Art Park for which they have presented a letter requesting \$10,000 match from the DDA. The Chestnut Art Park will take the vacant lot (82 Chestnut Street) located across the street from the Art Center Building (81 Chestnut Street) and revitalize and reactivated the space as a mixed-use, mixed-media, public art demonstration and community space.

Ayana King, DCA Board Member addressed the board, stating she believed the project would be a significant regional draw from artists, residents and visitors from across the region. Chairwoman Slack asked what activities would take place. Ms. King explained that the outdoor space would be used for live performances from local artists, outdoor plein air painting, outdoor art classes, public gathering, seating areas and various installations from local artists including fixtures, and permanent structures, as well as mobile/moveable art that can travel to different communities, raising awareness for the DCA. B. Kozinski asked if there were any renderings or drawings that would show the kind of art that would be there. Ms. King explained that the committee is actively working with Architect Tom Roberts to design and develop renderings for the space, and further explained that a requirement of the grant application is to submit other samples of work and a clear demonstration as to how the funds would be used. Mr. Kozinski stated that he'd like to see a more concrete vision of the space if the DDA were to provide

monetary support for the project. Ms. King explained that there are good conceptual ideas and other samples they would include in the application, but because artists have not been engaged directly for this project, they do not have specific renderings or work samples demonstrating exactly what would be onsite. Mr. Kozinski restated his strong support of this project and more art in our community. Director Gruber also restated the NEA Our Town guidelines for municipalities and nonprofits, stating he has been engaged with the DCA on building the application and compiling information for the grant, noting that the Part 1 application was submitted in the previous week, and that Part 2 application would be submitted in the following week, which will include compiled images and samples of work to be included, showing existing projects and work that has already been done, and work that DCA artists have done.

Ms. King explained that this stage of the project is early, and that once more materials are available they would be shared. Jane Rasmussen, DCA Member addressed the board, stating she has been involved in the project, and shared a brief history of how the concept evolved from an art student and DCA interns' vision and conceptual rendering to the current proposed Art Park which will be taken to the next level and incorporate more local artists. Ms. Rasmussen noted that the grant fund is not only for implementation but also for design, which will help produce the images and renderings of work samples to be included in the park. Director Gruber noted that the DCA request letter states that the DDA's funding is contingent on the NEA Our Town Grant award being successfully secured, which would occur in the upcoming 2022-2023 fiscal year. Chairwoman Slack noted that this project aligns with the DDA Strategic Plan for activating vacant underutilized spaces with community assets and beautification projects. Director Gruber stated that the DDA Grant Committee met to review the project and request letter and was supportive of the project and the request.

Motion by P. Slack, Supported by N. Walker, to accept and approve the \$10,000 request of the Downriver Council for the Arts (DCA) for the National Endowment for the Arts (NEA): Our Town Grant Request. Roll Call. All in Favor. Motion carried.

Director Gruber ended by stating the DDA Design Committee and public would be more involved in the next phases of the Chestnut Art Park. He also mentioned that the DDA is currently (2021-2022 fiscal year) funding the DCA in a \$15,000 for their master planning process while working with Tom Roberts Architects in exploring building renovations and facility upgrades, to create a more optimized facility for the DCA, and that this capital improvements, building preservation and improvement project goes hand-in-hand with conducting more activities and more programs between the City, DDA and the DCA organization.

- 3) **Wyandotte Street Art Fair Recap 2022:** Director Gruber stated that while he was not present at the Wyandotte Street Art Fair he reported very strong and positive remarks about the Street Art Fair, and the work of the Wyandotte Special Events. He welcomed comments from the Board.

B. Kozinski stated that it was an overwhelming success, utilizing an outdoor bar helped with more direct interaction with customers and fair-goers, and that there were very large crowds. He stated he would have liked to see more music from local talent on corners.

Chairwoman Slack stated that she and A. Majlinger, both members of the Wyandotte Street Art Fair committee, that the artists did very well, had a very good fair, and that the quality of artists was very high. A. Majlinger concurred. Chairwoman Slack stated that the Special Events Office did a wonderful job in pulling the event together, especially considering many of the event concepts were new. She stated she had one of the best fairs ever, and that the owners of the Willow Tree and Chelseas Menswear had one of their best fairs ever. She stated that the bar owners do not want to change a thing from this Art Fair.

S. Jordan stated that he too had a good Wyandotte Street Art Fair. B Kozinski inquired as to how the foot traffic is monitored, stating that it seemed way. S. Jordan shared his perspective that foot traffic appeared lower than years past, but that sales volume for his business was higher. A. Majlinger stated that many years ago the Street Fair would typically draw 250,000 visitors. She also explained that this years Wyandotte Street Art Fair did not overlap with Plymouths, which resulted in an abundance of high-quality artists participating in the Wyandotte Street Art Fair, specifically citing the Wyandotte Center for Art and Glass.

S. Jordan shared that there were complaints about a lack of a beer tent and bands. He stated that he agreed more music would be good, and that the fair was overall very good for restaurants, retailers and businesses. Chairwoman Slack noted that the publicity and press was wonderful, citing the arrangement with the promotions company. She cited no incidents from the Police Department, to which S. Jordan concurred was a helped by not having a beer tent, and that there was a polite crowd. The Board discussed that parking was better and that there should be an area for entertainment and congregating in the grassy theatre lot.

R. DeSana commented that the last two years have totally flipped in a positive way, citing slow hours during the fair met with an overwhelming crowds known as the “Wyandotte wave” after 11:00 PM beer tents closing, and that his business was steady and good all fair long, without any trouble from crowds, and that it’s 100% in the right

direction. Director Gruber also concurred, and shared that he received a report of an incident free Street Fair from a Wyandotte Police Officer. Chairwoman Slack stated that the Art Fair has a very strong base and that it can always be enhanced more, and that this year was a roaring success.

Director Gruber highlighted a recent article published in the Detroit Free Press that covered almost \$50 million in real estate investment and development projects in the District. Director Gruber praised the people in the room, the people who own property and businesses, who live in Wyandotte, work and invest in Wyandotte that make all this possible. He stated this is an important story that the metro region is paying notice, and the DDA will continue to tell this story. Chairwoman Slack commended Director Gruber for helping to procure the attention, and stated there is even more to this story, and that the DDA Promotions Committee meeting will continue to build more publicity to support more shoppers, new businesses, grants, and attention from across the State.

NEXT REGULAR MEETING: 5:30 PM, September 13th, 2022

Motion by S. Jordan, supported by B. Kozinski, to adjourn the meeting. All in Favor.
Motion Carries.

ADJOURNMENT: 6:10 PM

Respectfully Submitted,

Joe Gruber, DDA Director

PERIOD ENDING 08/31/2022

% Fiscal Year Completed: 91.78

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 08/31/2022	ACTIVITY FOR MONTH 08/31/2022	AVAILABLE BALANCE	% BDGT USED
Fund 499 - DDA tax increment Finance Fund						
Revenues						
Dept 000 - Non-Departmental						
499-000-411-060	Taxes-TIFA Capture	610,475.00	606,735.82	0.00	3,739.18	99.39
499-000-411-062	TAXES-SMALL TAXPAYER LOSS	30,006.00	27,608.05	0.00	2,397.95	92.01
499-000-511-013	Grants-Community Foundation-Planning	0.00	31,120.80	22,301.00	(31,120.80)	100.00
499-000-650-040	Misc Fees-Sale of Property	0.00	10,000.00	0.00	(10,000.00)	100.00
499-000-655-010	Interest Earnings	2,500.00	(4,200.62)	0.00	6,700.62	(168.02)
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	810.00	110.00	(310.00)	162.00
499-000-655-040	Misc Revenue	0.00	15,370.00	0.00	(15,370.00)	100.00
Total Dept 000 - Non-Departmental		643,481.00	687,444.05	22,411.00	(43,963.05)	106.83
TOTAL REVENUES		643,481.00	687,444.05	22,411.00	(43,963.05)	106.83
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	49,437.00	45,582.40	5,738.40	3,854.60	92.20
499-200-725-115	Seasonal Salary-PT	21,241.00	10,793.57	4,197.00	10,447.43	50.81
499-200-725-140	Retirement contribution-DC	5,570.00	4,582.85	573.84	987.15	82.28
499-200-725-150	F.I.C.A.	5,407.00	3,450.92	654.07	1,956.08	63.82
499-200-725-160	Medical Insurance	19,312.00	18,988.36	1,686.27	323.64	98.32
499-200-725-165	Prescription Drug Coverage	2,529.00	516.56	0.00	2,012.44	20.43
499-200-725-166	Prescription Drug-Derived Premium	0.00	2,904.26	265.36	(2,904.26)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	1,200.00	150.00	100.00	92.31
499-200-725-170	Life Insurance	156.00	143.00	13.00	13.00	91.67
499-200-725-175	L.T.D.	145.00	119.08	14.91	25.92	82.12
499-200-825-330	Legal Fees	5,000.00	3,868.02	0.00	1,131.98	77.36
499-200-850-517	Masonic Temple Project	15,000.00	7,000.00	0.00	8,000.00	46.67
499-200-850-520	Viaduct Maintenance	30,815.00	20,415.28	5,082.32	10,399.72	66.25
499-200-850-522	Christmas	41,000.00	41,000.00	0.00	0.00	100.00
499-200-850-533	Millennium Plaza	630.00	0.00	0.00	630.00	0.00
499-200-850-538	Streetscape Project	36,830.00	36,830.00	0.00	0.00	100.00
499-200-850-539	Beautification Commission	8,000.00	6,883.69	443.25	1,116.31	86.05
499-200-850-542	Fort St Sign/Fountain/Purple Heart	8,880.00	10,903.15	1,863.18	(2,023.15)	122.78
499-200-850-544	DOWNTOWN FIXTURES	24,850.00	8,750.00	1,250.00	16,100.00	35.21
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	30,000.00	0.00	0.00	100.00
499-200-925-801	Business Assistance Program	300,000.00	105,156.00	15,156.00	194,844.00	35.05
499-200-925-802	Farmers Market	19,000.00	13,092.18	2,096.74	5,907.82	68.91
499-200-925-804	Marketing	9,000.00	13,047.18	0.00	(4,047.18)	144.97
499-200-925-807	EXISTING BUSINESS STIMULUS	31,000.00	2,758.21	0.00	28,241.79	8.90
499-200-926-110	Administrative Reimbursement (101)	85,000.00	85,000.00	0.00	0.00	100.00
499-200-926-114	Operating Expenses	84,000.00	43,435.94	769.77	40,564.06	51.71
499-200-926-610	Streetscape Maintenance	2,000.00	9,872.75	2,973.85	(7,872.75)	493.64
499-200-926-790	Miscellaneous	2,000.00	2,099.24	0.00	(99.24)	104.96
Total Dept 200 - General Government Administration		838,102.00	528,392.64	42,927.96	309,709.36	63.05
TOTAL EXPENDITURES		838,102.00	528,392.64	42,927.96	309,709.36	63.05
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		643,481.00	687,444.05	22,411.00	(43,963.05)	106.83
TOTAL EXPENDITURES		838,102.00	528,392.64	42,927.96	309,709.36	63.05
NET OF REVENUES & EXPENDITURES		(194,621.00)	159,051.41	(20,516.96)	(353,672.41)	81.72

GENERAL APPLICATION INFORMATION

Application Date 8/3/22
Business Name 3131 Biddle LLC
Property Address 3131 Biddle Wyandotte, MI 48192
Business Owner Ron Thomas
Business Owner Address 97 Oak Suite 101 Wyandotte, MI
Business Owner _____
Business Owner Phone 734 752 6308 Business Owner Email ron@asabventures.com
Business Owner Fax Number NA
Property Owner Same as applicant
Property Owner Address "
Property Owner Phone " Property Owner Email "
Property Owner Fax Number NA
Is this business currently located within the DDA District? ☒ Yes ☐ No (Circle One)
Is this business expanding? ☒ Yes ☐ No (Circle One)
Amount of square footage to be added to building 30,000
Is this an existing or a new business? ☒ New ☐ Existing (Circle One)
If this business is relocating, when was this business established? _____
If this business is relocating, please list current address _____
Estimated start date of project 9/1/22
Estimated completion date of project 12/31/24
Cost of project \$ \$10,000,000 Amount requested \$ \$100,000
Signature of Applicant _____ Date 8/3/22

By signing this grant application, I understand that grant payment must be personally guaranteed. If my business does not remain open for 24 consecutive months after grant payment, the grant funding must be re-paid to the Downtown Development Authority.

Application for a DDA Downtown Grant for 3131 Biddle

Joseph R. Peterson Downtown Grant Application
For the redevelopment of 3131 Biddle
Submitted August 3rd 2022

Submitted to The City of Wyandotte
Downtown Development Authority
Attn: Joseph Gruber, DDA Director
3200 Biddle Avenue
Suite 300 Wyandotte, Michigan 48192.

Submitted by:
Property Owner – 3131 Biddle LLC C/O Ron Thomas



Upon completion this redevelopment will offer Downtown Wyandotte 37 residential units, first floor commercial space, the area's only roof top bar, and more. The planned completion date is the end of 2024.

Application for a DDA Downtown Grant for 3131 Biddle

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Application for a DDA Downtown Grant for 3131 Biddle

Project Narrative

Presented here is a redevelopment of the former City Hall building at 3131 Biddle into a mix use commercial/residential property. This project is now more than two years into planning, with engineering almost complete and final design on going. The total private investment anticipated as part of this redevelopment is ten million dollars.

Redevelopment will include the addition of three new stories, one of which will be a roof top bar with water and city views, an attribute which will provide an attraction to Downtown Wyandotte without parallel in the surrounding communities.

Work on the redevelopment has already begun, with initial internal demo and abatement now starting and ongoing.

This project, more than any other Downtown redevelopment of the current era, will serve as a catalyst to improve the broader Downtown Wyandotte community. This is, in significant part, due to the forward-thinking structure of the deal put together by City and the Developer. In short, the Developer is foregoing tax abatements to instead utilize a Brownfield Revolving Loan Fund to cover certain eligible costs of the redevelopment. The net result is that the City, rather than the Developer, is able to recapture more than three million dollars in newly generated tax revenue and use it for broad infrastructure improvements – all without additional cost to tax payers.

This redevelopment, as originally proposed, did not contain a rooftop bar. Addition of the rooftop bar is difficult and costly, but will generate an additional approximately \$250,000 in tax revenue over the first 30 years its placed in service. In keeping with the spirit of the deal negotiated between the Developer and the City, the Developer is electing to not seek an abatement of these additional taxes. However, due to the costly nature of the project-wide upgrades required to facilitate this roof top commercial use, the Developer is seeking the DDA Grant applied for here.

While the grant sought is a relatively minor part of the overall private investment (approximately 1%), it is the last part of the capital stack, and a meaningful one, and will have a tangible effect on bringing this redevelopment to completion.

This proposed redevelopment meets the first two types of businesses listed in the Grant's Application & Guidelines document – namely 'Various types of restaurants and entertainment establishments' and 'Eclectic businesses that cross promote and bolster Downtown District businesses'.

Of the general project priorities given preference by the DDA, this redevelopment meets several:

Application for a DDA Downtown Grant for 3131 Biddle

- This project will contain a total private investment of approximately \$10,000,000 into the downtown community.
- This building is vacant, deteriorating, unsightly, boarded up and a general eye sore at present. Its redevelopment will restore its historic condition, while simultaneously completing redevelopment of the entire block of Biddle between Maple and Sycamore.

This application otherwise meets other listed criteria for eligibility, and a specific cost breakdown follows.

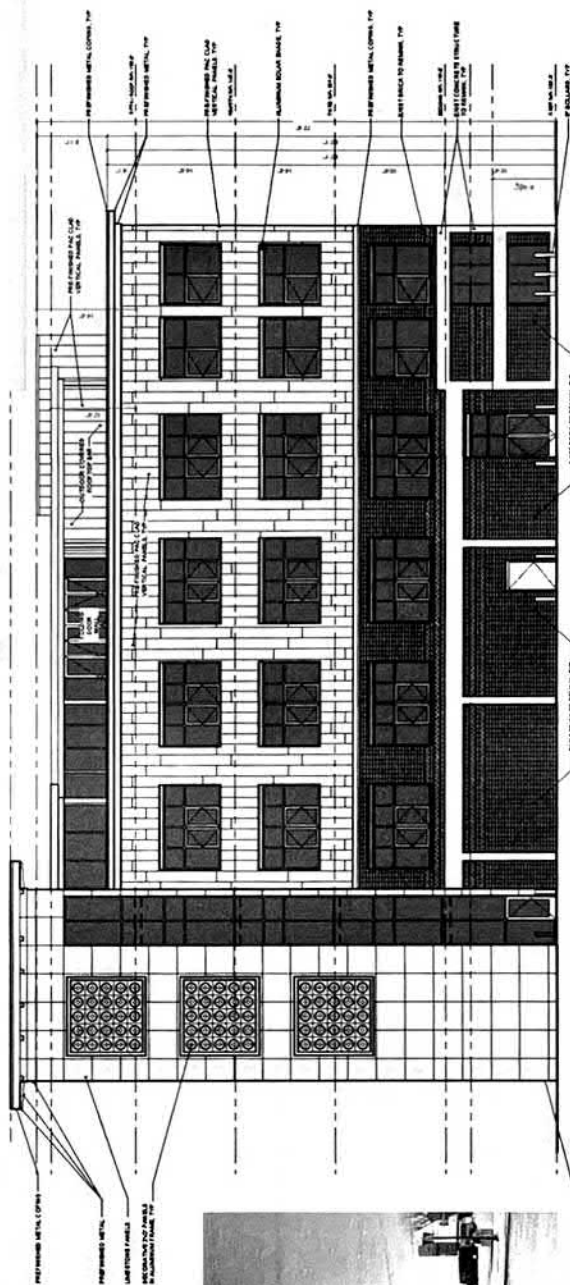
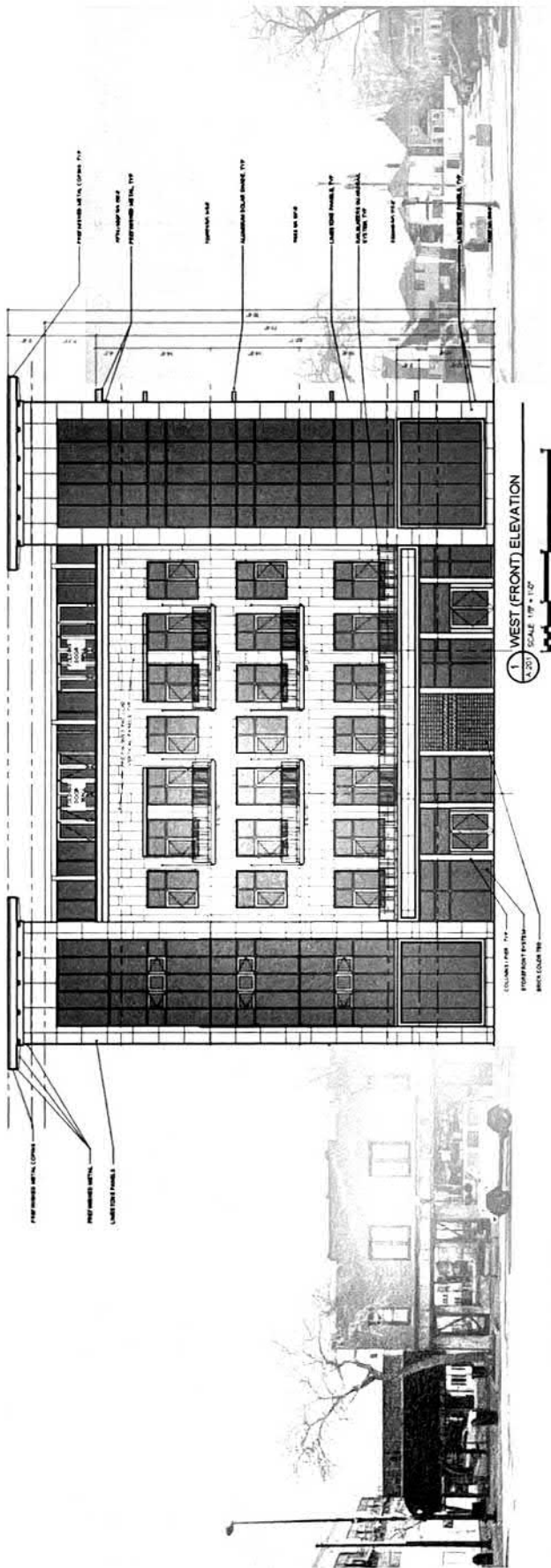
Thank you for your consideration.

A handwritten signature in black ink, appearing to be 'Ron Thomas', with a long, sweeping horizontal line extending to the right.

Ron Thomas as 3131 Biddle LLC Manager

Application for a DDA Downtown Grant for 3131 Biddle

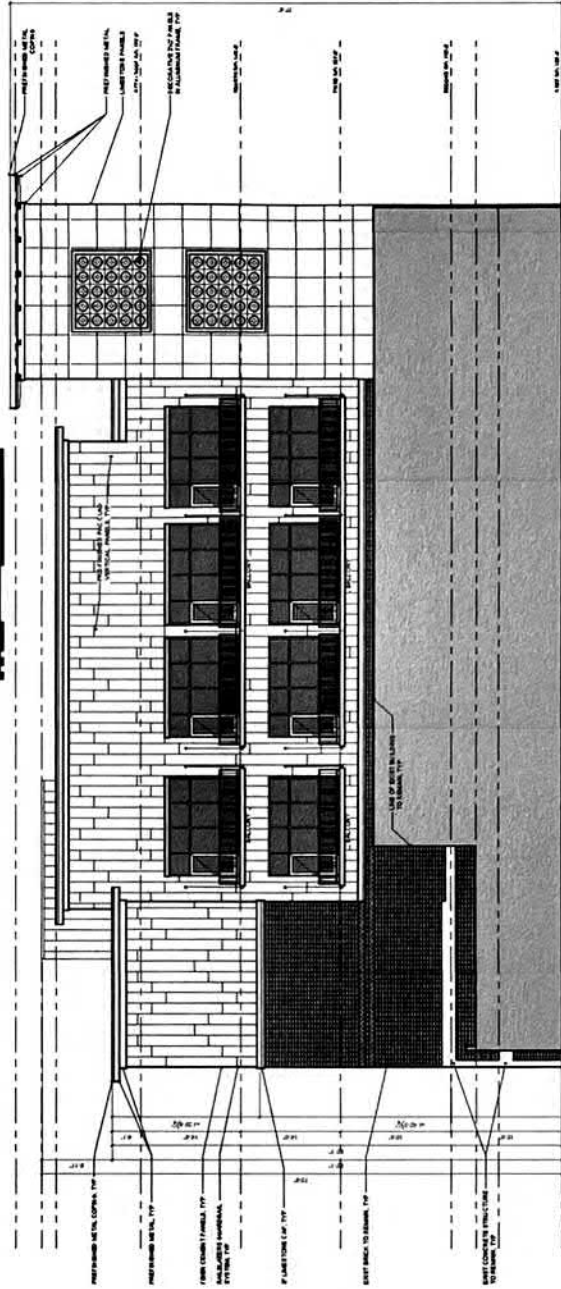
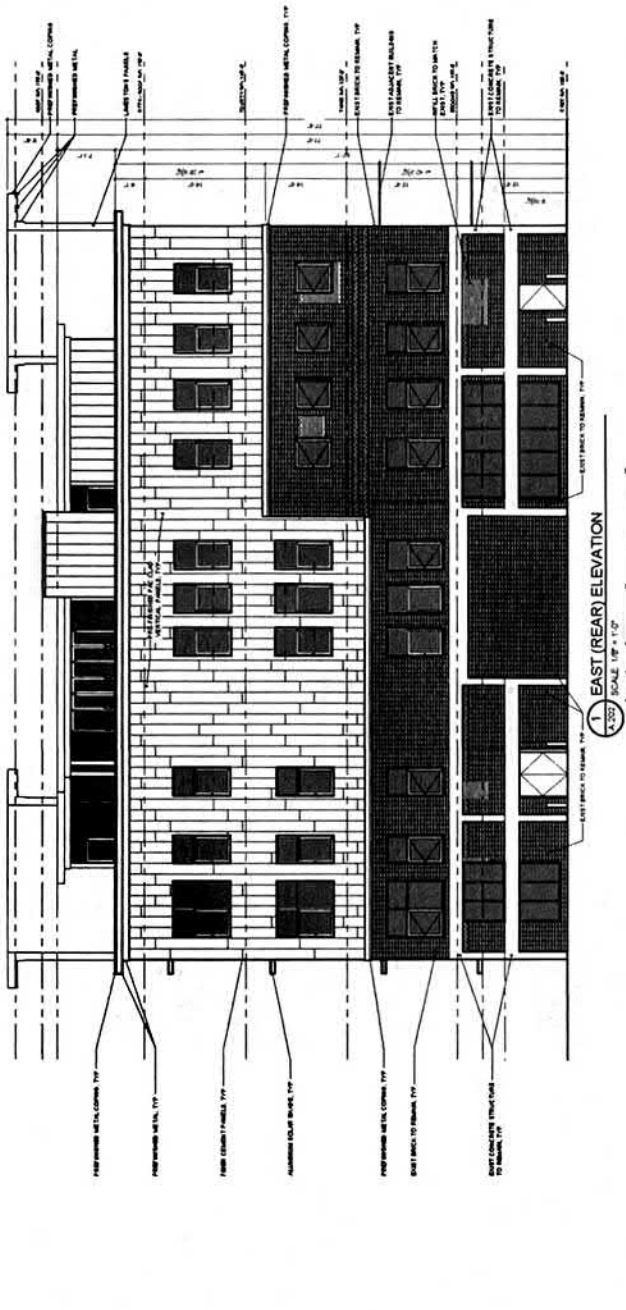
Plans & Illustrations



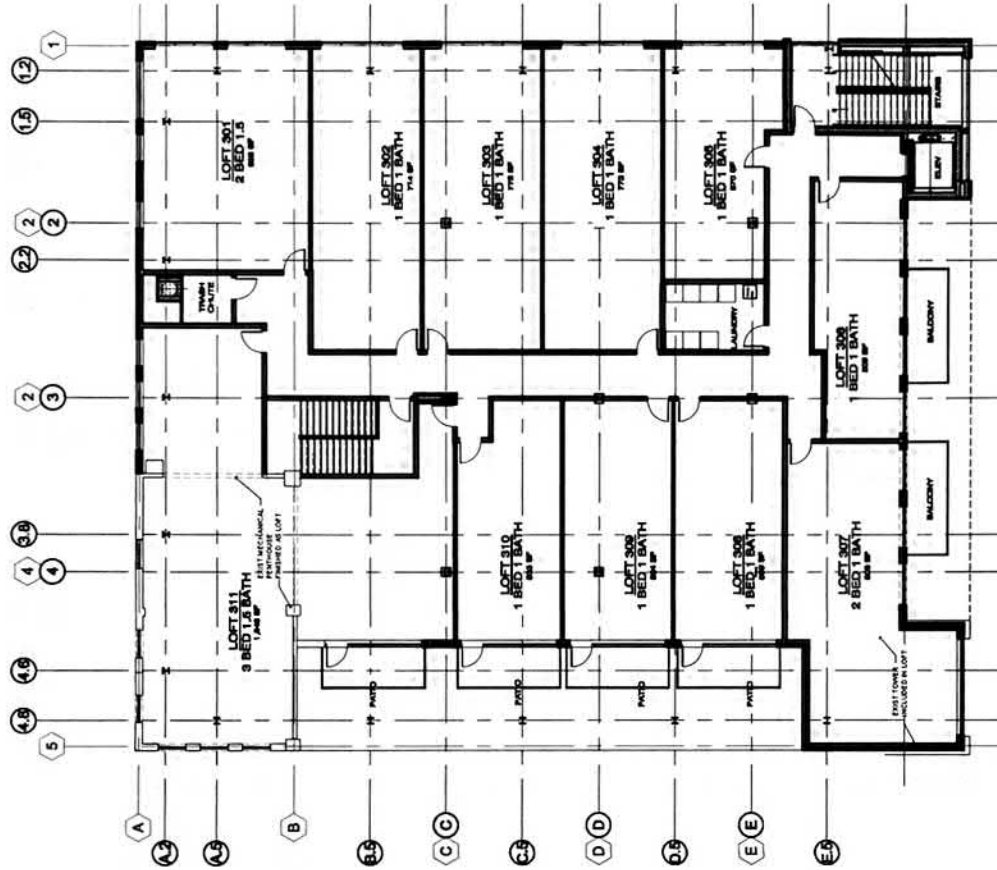
NOT FOR
CONSTRUCTION
REVISION
04/14/2022

2 SOUTH (SIDE) ELEVATION

3 EXIST SOUTHWEST PERSPECTIVE



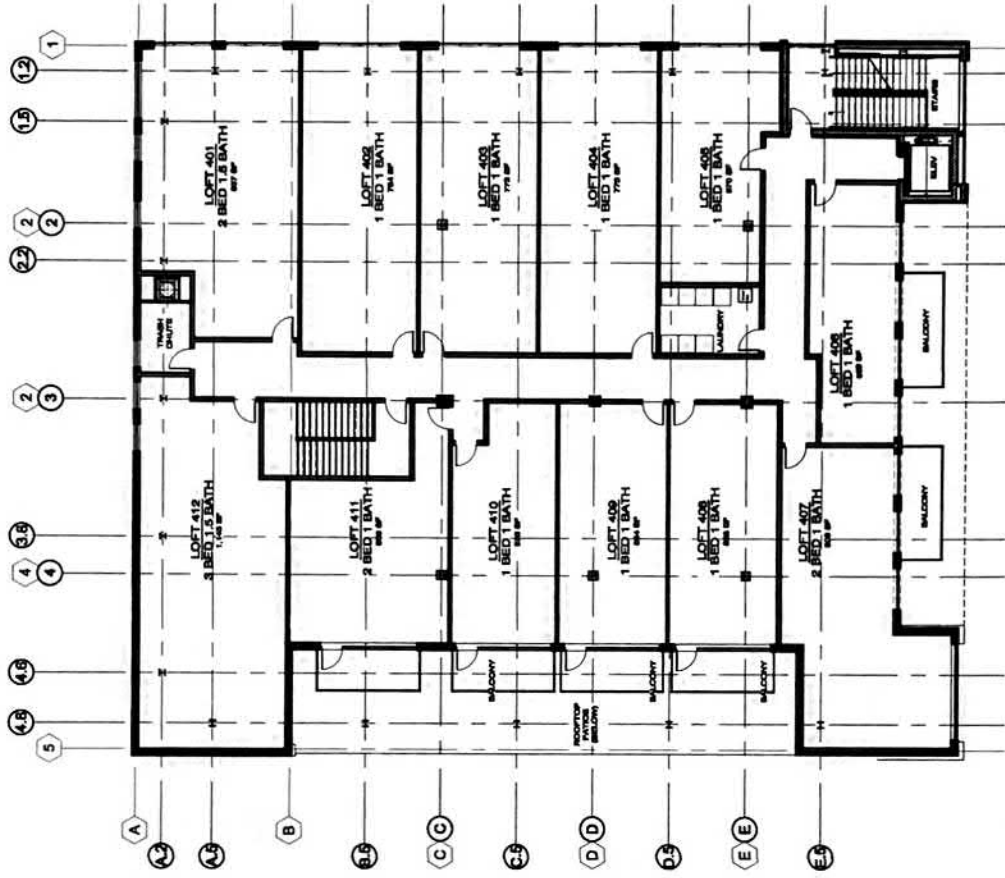
NOT FOR
CONSTRUCTION
08.27.2022



1 PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
PP 3/1

SUMMARY OF COSTS \$P	
First Floor	3,170 \$P
Second Floor	2,375 \$P
Third Floor	10,845 \$P
Fourth Floor	8,845 \$P
Basement	1,775 \$P
Grand Total	26,910 \$P
Construction	1,775 \$P
Professional Fees	200 \$P
Permit Fees	10,000 \$P
Other Fees	1,775 \$P
Contingency	1,775 \$P
Total	26,910 \$P
Owner's Contribution	10,000 \$P
Developer's Contribution	16,910 \$P

LOFTS	
4TH FLOOR	8,845 \$P
3RD FLOOR	8,845 \$P
2ND FLOOR	8,845 \$P
1ST FLOOR	3,170 \$P
TOTAL APARTMENTS	18
NET AREA / NET RENT	8,845 \$P
GROSS AREA	10,845 \$P



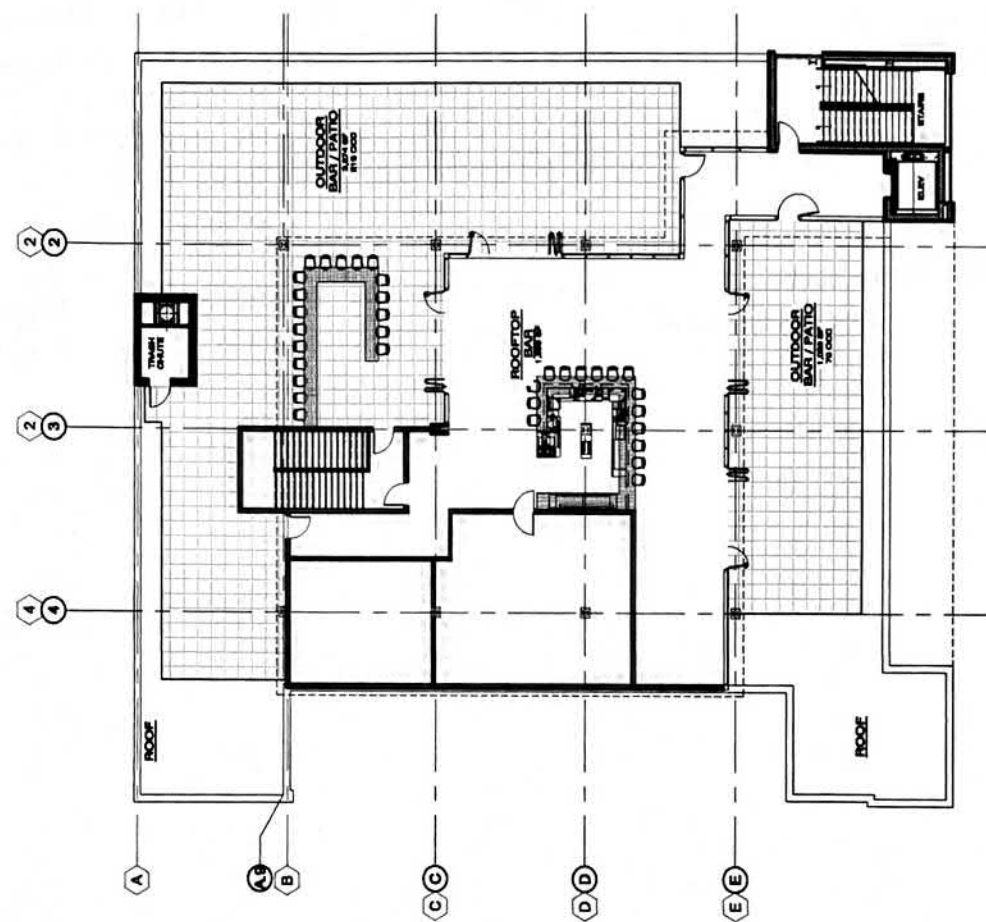
**NOT FOR
CONSTRUCTION**
SEP 10 2022
06.27.2022

PROPOSED FOURTH FLOOR PLAN
 SCALE 1/8" = 1'-0"

 PFP 401

[illegible]

LOFTS	SP F/LR	BEDROOM #		
		1ST	2ND	3RD
ETH FLOOR	8,044 SF	0	1	12
3RD FLOOR	8,888 SF	0	2	11
2ND FLOOR	8,112 SF	0	2	11
1ST FLOOR	7,711 SF	0	1	2
TOTAL ADJUTMENT	32,755 SF	0	5	36
TOTAL ADJUTMENT		36		
NET TOTAL ADJUTMENT		SP F/LR		
		1ST FLOOR		
		2ND FLOOR		
		3RD FLOOR		



NOT FOR CONSTRUCTION
07/27/2022

PROPOSED FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
PPF 021

SUMMARY OF COSTS (\$)			
First Floor (ADDITION)	11,100 SF		
First Floor (EXISTING)	1,200 SF		
Second Floor (ADDITION)	10,000 SF		
Second Floor (EXISTING)	1,000 SF		
Third Floor (ADDITION)	10,000 SF		
Third Floor (EXISTING)	1,000 SF		
Fourth Floor (ADDITION)	10,000 SF		
Fourth Floor (EXISTING)	1,000 SF		
Fifth Floor (ADDITION)	10,000 SF		
Fifth Floor (EXISTING)	1,000 SF		
Roof (ADDITION)	1,000 SF		
Roof (EXISTING)	1,000 SF		
5 Story Building Total	64,000 SF		
Basement	12,000 SF		
5 Stories + Basement Total	76,000 SF		

LOFTS			
LOFTS	SF FLOOR	ROOMS	#
4TH FLOOR	8,000 SF	8	1
5TH FLOOR	8,000 SF	8	1
6TH FLOOR	8,000 SF	8	1
7TH FLOOR	8,000 SF	8	1
8TH FLOOR	8,000 SF	8	1
9TH FLOOR	8,000 SF	8	1
10TH FLOOR	8,000 SF	8	1
11TH FLOOR	8,000 SF	8	1
12TH FLOOR	8,000 SF	8	1
13TH FLOOR	8,000 SF	8	1
14TH FLOOR	8,000 SF	8	1
15TH FLOOR	8,000 SF	8	1
16TH FLOOR	8,000 SF	8	1
17TH FLOOR	8,000 SF	8	1
18TH FLOOR	8,000 SF	8	1
19TH FLOOR	8,000 SF	8	1
20TH FLOOR	8,000 SF	8	1
21TH FLOOR	8,000 SF	8	1
22TH FLOOR	8,000 SF	8	1
23TH FLOOR	8,000 SF	8	1
24TH FLOOR	8,000 SF	8	1
25TH FLOOR	8,000 SF	8	1
26TH FLOOR	8,000 SF	8	1
27TH FLOOR	8,000 SF	8	1
28TH FLOOR	8,000 SF	8	1
29TH FLOOR	8,000 SF	8	1
30TH FLOOR	8,000 SF	8	1
31TH FLOOR	8,000 SF	8	1
32TH FLOOR	8,000 SF	8	1
33TH FLOOR	8,000 SF	8	1
34TH FLOOR	8,000 SF	8	1
35TH FLOOR	8,000 SF	8	1
36TH FLOOR	8,000 SF	8	1
37TH FLOOR	8,000 SF	8	1
38TH FLOOR	8,000 SF	8	1
39TH FLOOR	8,000 SF	8	1
40TH FLOOR	8,000 SF	8	1
41TH FLOOR	8,000 SF	8	1
42TH FLOOR	8,000 SF	8	1
43TH FLOOR	8,000 SF	8	1
44TH FLOOR	8,000 SF	8	1
45TH FLOOR	8,000 SF	8	1
46TH FLOOR	8,000 SF	8	1
47TH FLOOR	8,000 SF	8	1
48TH FLOOR	8,000 SF	8	1
49TH FLOOR	8,000 SF	8	1
50TH FLOOR	8,000 SF	8	1
51TH FLOOR	8,000 SF	8	1
52TH FLOOR	8,000 SF	8	1
53TH FLOOR	8,000 SF	8	1
54TH FLOOR	8,000 SF	8	1
55TH FLOOR	8,000 SF	8	1
56TH FLOOR	8,000 SF	8	1
57TH FLOOR	8,000 SF	8	1
58TH FLOOR	8,000 SF	8	1
59TH FLOOR	8,000 SF	8	1
60TH FLOOR	8,000 SF	8	1
61TH FLOOR	8,000 SF	8	1
62TH FLOOR	8,000 SF	8	1
63TH FLOOR	8,000 SF	8	1
64TH FLOOR	8,000 SF	8	1
65TH FLOOR	8,000 SF	8	1
66TH FLOOR	8,000 SF	8	1
67TH FLOOR	8,000 SF	8	1
68TH FLOOR	8,000 SF	8	1
69TH FLOOR	8,000 SF	8	1
70TH FLOOR	8,000 SF	8	1
71TH FLOOR	8,000 SF	8	1
72TH FLOOR	8,000 SF	8	1
73TH FLOOR	8,000 SF	8	1
74TH FLOOR	8,000 SF	8	1
75TH FLOOR	8,000 SF	8	1
76TH FLOOR	8,000 SF	8	1
77TH FLOOR	8,000 SF	8	1
78TH FLOOR	8,000 SF	8	1
79TH FLOOR	8,000 SF	8	1
80TH FLOOR	8,000 SF	8	1
81TH FLOOR	8,000 SF	8	1
82TH FLOOR	8,000 SF	8	1
83TH FLOOR	8,000 SF	8	1
84TH FLOOR	8,000 SF	8	1
85TH FLOOR	8,000 SF	8	1
86TH FLOOR	8,000 SF	8	1
87TH FLOOR	8,000 SF	8	1
88TH FLOOR	8,000 SF	8	1
89TH FLOOR	8,000 SF	8	1
90TH FLOOR	8,000 SF	8	1
91TH FLOOR	8,000 SF	8	1
92TH FLOOR	8,000 SF	8	1
93TH FLOOR	8,000 SF	8	1
94TH FLOOR	8,000 SF	8	1
95TH FLOOR	8,000 SF	8	1
96TH FLOOR	8,000 SF	8	1
97TH FLOOR	8,000 SF	8	1
98TH FLOOR	8,000 SF	8	1
99TH FLOOR	8,000 SF	8	1
100TH FLOOR	8,000 SF	8	1

Application for a DDA Downtown Grant for 3131 Biddle

Breakdown of Cost and Eligible Grant Total

Below you will find a breakdown of the total estimated project budget. From there, we have deleted all items not eligible per the grant criteria. The residential portion of this project represents approximately 53.23% of the total project, and the commercial portion the remaining approximately 46.77%. We then took all eligible expenses and factored them using this figure to come up with the total portion of the budget corresponding to the commercial space as per the grant criteria. The resulting eligible basis for the grant is \$2,311,703, making the maximum allowable grant \$462,340.

Although up to 20% of eligible costs can be applied for, in this instance we are applying for a grant in the amount of \$100,000 – or 4.33% of our total eligible expenses.

Application for a DDA Downtown Grant for 3131 Biddle

Development Costs By Line Item			Total Eligible Basis
Building Acquisition	\$ 100,000.00		
Architecture and Engineering			
Soil Borings	\$ 2,820.00	46.77%	\$ 1,318.91
Architecture Phase 1	\$ 16,727.00	46.77%	\$ 7,823.22
Structural Engineering	\$ 30,658.66	46.77%	\$ 14,339.06
Architecture Phase 2	\$ 50,000.00	46.77%	\$ 23,385.00
M.E.P. Engineering	\$ 132,000.00	46.77%	\$ 61,736.40
Architecture (Permits & Renderings)	\$ 50,000.00	46.77%	\$ 23,385.00
Other Professional Fees			
Legal	\$ 25,000.00		
Brownfield Consultant	\$ 30,000.00		
EPA, CRP Related Prof. Fees	\$ 20,000.00		
Salary of Internal Management	\$ 150,000.00		
Permits (building for GC)	\$ 75,000.00		
Demo			
Solid Waste Disposal During Demo	\$ 12,500.00	46.77%	\$ 5,846.25
Demo of all internal building walls, coverings, ceilings	\$ 33,000.00	46.77%	\$ 15,434.10
Temp sheeting/shoring	\$ 15,000.00	46.77%	\$ 7,015.50
Temp Site Control/Traffic Control	\$ 20,000.00	46.77%	\$ 9,354.00
Demo/Removal of existing plumbing, HVAC Systems (including RTU), Elec	\$ 20,000.00	46.77%	\$ 9,354.00
Removal of existing roof (non structural elements)	\$ 50,000.00	46.77%	\$ 23,385.00
Temp/Permanent shoring and bracing to replace demo-ed roof trusses	\$ 50,000.00	46.77%	\$ 23,385.00
Demo/Removal of Existing Elevator & Shaft	\$ 15,000.00	46.77%	\$ 7,015.50
Removal of portions of existing basement floor/earth for new footings	\$ 30,000.00	46.77%	\$ 14,031.00
Haz Mat Remediation (including removal of existing roof)			
Mold Abatement	\$ 20,000.00	46.77%	\$ 9,354.00
Asbestos Abatement	\$ 75,000.00	46.77%	\$ 35,077.50
Dewatering (basement mold)	\$ 20,000.00	46.77%	\$ 9,354.00
Removal of AST	\$ 20,000.00	46.77%	\$ 9,354.00
Dewatering for new/expanded footings	\$ 25,000.00	46.77%	\$ 11,692.50
Structural Steel/Concrete/Masonry Upgrades For New Stories			
Reinforced Concrete Structure/footings	\$ 120,000.00	46.77%	\$ 56,124.00
Structural Steel Additions for New Stories (through to basement footings)	\$ 500,000.00	46.77%	\$ 233,850.00
New Concrete Floors (25k sq ft total, labor and materials to finish floor condition)	\$ 200,000.00	46.77%	\$ 93,540.00
Construction of New Elevator Shaft (block portion only, 3,600 sq ft block)	\$ 50,000.00	46.77%	\$ 23,385.00
Masonry Demo & Repair, Addition of Headers, For New Glazing in Existing Stories	\$ 60,000.00	46.77%	\$ 28,062.00
Addition to Existing West Column to Match New Elevator Shaft	\$ 15,000.00	46.77%	\$ 7,015.50
New Masonry Fascade on West Wall, and Up West Shafts (to match existing)	\$ 75,000.00	46.77%	\$ 35,077.50
Addition of Internal Rated Corridor Components	\$ 75,000.00	46.77%	\$ 35,077.50
Enclosures			
Roof Repairs For Portions Retained	\$ 30,000.00		
New Roof for 4th & 5th Stories (\$13/sq ft roofing material, \$8/sqft base)	\$ 231,000.00	46.77%	\$ 108,038.70
New Exterior Walls For New Stories - Glass Portion (50% of total sq ft, \$60/sqft)	\$ 409,000.00	46.77%	\$ 191,289.30
New Exterior Walls For New Stories - Non Glass Portion (50% of total sq ft, \$20/sqft)	\$ 137,000.00	46.77%	\$ 64,074.90
New Glazing for Existing Two Stories - (assumed 50% of surface area of New Floors)	\$ 160,000.00	46.77%	\$ 74,832.00

Application for a DDA Downtown Grant for 3131 Biddle

New Utility Connections	\$	30,000.00	46.77%	\$	14,031.00
Fire Suppression and Alarm (whole building)	\$	410,000.00	46.77%	\$	191,757.00
Internal Build Out					
Residential Portion (incl. common areas)					
Inhouse Labor Incl. all carpentry, rough and finish work	\$	620,000.00			
Rough and finish carpentry materials (residential)	\$	450,000.00			
Plumbing	\$	200,000.00			
Electrical	\$	360,000.00			
HVAC/Mechanical	\$	288,000.00			
Wifi/IT	\$	36,000.00			
Insulation	\$	50,000.00			
Drywall	\$	250,000.00			
Paint	\$	200,000.00			
Floors (non concrete)	\$	72,000.00			
Door Packages	\$	72,000.00			
Blinds & Other Finishes	\$	54,000.00			
Kitchen/Bathroom Cabinets	\$	252,000.00			
Kitchen Appliances	\$	126,000.00			
Kitchen & Restroom fixtures and finishes	\$	72,000.00			
Countertops	\$	144,000.00			
Laundry Rooms (common area on 3 floors)	\$	30,000.00			
Juliette Balconies	\$	36,000.00			
Commercial Portions					
Main Level & Rooftop Bar/Restaurant Costs Not Otherwise Accounted For					
Liquor License	\$	65,000.00			
Internal Build Out	\$	950,000.00	46.77%	\$	444,315.00
Retail Unit Budget	\$	320,000.00			
Basement Residential Tenant Storage (6,000 +/- sqft)	\$	124,000.00			
Basement Bar Gaming Area (4-5,000 Sq Ft)	\$	142,000.00	46.77%	\$	66,413.40
External Build Out					
Exterior Parking Lot Lighting (public right of way)	\$	25,000.00			
Landscaping (planter boxes, dumpster enclosure - Public right of way)	\$	25,000.00	46.77%	\$	11,692.50
Concrete Repairs	\$	28,000.00			
Parking Lot Resurfacing (public right of way)	\$	96,000.00			
Other Costs					
Stairs & Egress Shafts	\$	200,000.00	46.77%	\$	93,540.00
New Elevator Equipment Purchase and Install	\$	250,000.00	46.77%	\$	116,925.00
Utilities During Construction	\$	36,000.00	46.77%	\$	16,837.20
Property Taxes During Construction	\$	80,000.00			
Insurances	\$	40,000.00	46.77%	\$	18,708.00
Interest On Mortgage	\$	286,458.33			
Construction Cleaning	\$	20,000.00	46.77%	\$	9,354.00
Equipment Rental (not incl. in sub contracts)	\$	120,000.00	46.77%	\$	56,124.00
Advertising	\$	18,000.00			
Contingency					
Total	\$	9,727,164.00			
Total Eligible Basis>>					\$ 2,311,703.44
Maximum Percent Allowable					20%
Maximum Award Amount					\$ 462,340.69
Total Applied For					\$ 100,000.00
% of Eligible Costs Applied For					4.33%