

City of Wyandotte, Michigan
Public Notice for Hybrid In-Person/Virtual Meeting of the
Downtown Development Authority
at Wyandotte City Council Chambers, 3200 Biddle Avenue
and via “Zoom” Scheduled for
5:30 PM on Tuesday, August 9th, 2022

The August 2022 Meeting of the **Downtown Development Authority (DDA)** of the City of Wyandotte will be held 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

REGULAR DDA MEETING AGENDA

5:30 PM, Tuesday, August 9th, 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, June 14th, 2022
 - DDA Meeting Agenda, August 9th, 2022
- **INFORMATION TO RECEIVE & PLACE ON FILE**
- **MONTHLY REVENUE/EXPENDITURE REPORT**
 - Period Ending June 30th, 2022
 - Period Ending July 31st, 2022
- **ONGOING PROJECTS & BUSINESS**
 - Downtown Capital Improvements Plan and Infrastructure Project
City Council: Information Session to be held at 6:00 PM on Monday, August 29th
- **NEW PROJECTS & BUSINESS**
 - Joseph R. Peterson: Downtown Grant Application: Federal Building: 3131 Biddle, LLC.
 - Downriver Council for the Arts: National Endowment for the Arts: Our Town Grant Request
 - Wyandotte Street Art Fair Recap 2022
- **NEXT REGULAR MEETING:** 5:30 PM, September 13th, 2022
- **ADJOURNMENT:**

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



Downtown Development Authority
Meeting Minutes
5:30 PM, June 14th, 2022
FIRST ANNUAL PUBLIC INFORMATION MEETING AND
A 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: Mayor Rob DeSana, Rick DeSana, Bryan Kozinski, Anne Majlinger, Scott Jordan, Patt Slack, Leo Stevenson

MEMBERS EXCUSED: John Jarjosa, Norm Walker

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: None

APPROVAL OF MINUTES & AGENDA:

Minutes from May 2022 Meeting and Agenda for June 2022 Meeting

Motion by S. Jordam, Supported by P. Slack, to approve the Minutes from the May 2022 DDA meeting and the agenda for the June 2022 DDA meeting. All in favor, Motion carried.

MONTHLY REVENUE/EXPENDITURE REPORT:

Monthly Revenue and Expenditure Reports: Periods Ending May 31st, 2022

Motion by L. Stevenson, Supported by S. Jordan, to accept and approve the Monthly Revenue and Expenditure Reports for the Periods Ending May 31st, 2022. Roll Call. All in Favor. Motion carried.

Year-end Budget Corrections and Amendment Requests: L. Stevenson provided a summary of a series of year-end budget corrections and amendment requests as presented and approved by the DDA Finance Committee.

The Eureka Road Viaduct Annual Maintenance Program incurred several change orders which affected the budget including additional cost of annual/seasonal maintenance, increased cost in plant material, increased cost in labor, materials and equipment. A revised scope of planting will be forthcoming. The new scope and cost of the revised Phase 2 Viaduct planting project is approximately half of the original cost. The total budget amendment amount requested is \$10,000 to achieve the final planting project. The DDA will continue to explore other types of improvements to help improve and beautify the site.

Landscaping and Maintenance costs at the Fort Street Eureka Road Electronic Changing Sign have increased slightly since past years. Also, additional repairs were required at Purple Heart Memorial irrigation system. The total budget amendment amount requested is \$1,277.66.

The DDA has been working with the Szpondowski Family of Wyandotte Industries to design, construct and install a new permanent public art sculpture in the Downtown District. Several change orders have affected the budget including additional lighting needs, additional engineering, testing and design needs. The Szpondowski Family has pledged a total of \$30,000 to the project, with \$20,000 committed in late 2019 and an additional \$10,000 committed recently in this summer of 2022. To account for certain change orders, the total budget amendment amount requested is \$16,850.

The public alley north of Oak Street between 2nd Street and 1st Street was in a deteriorated state. With the construction activities at 166 Oak and underground utility installations, the alley requires reconstruction. There have been verbal requests made to this Department to reconstruct the public alley. The Engineering and Building Department has prepared plans and a detailed estimate of the cost to reconstruct the alley. The estimated cost to reconstruct the public alley and approaches is \$113,853.96, of this, \$92,506.98 would be assessable to property owners, the remaining \$21,347.98 would be the DDA's share for property not assessable and alley approaches. The total budget amendment amount requested is \$22,000 in the DDA Parking Lots expense account.

Downtown Streetscape Maintenance has become challenged, and more important than ever, with more activities straining traditional DDA maintenance plans. March 2022 marked the one-year anniversary of operating the Social District. The DDA is responsible for regular maintenance of the Social District, including Trash removal of the approx. 25 trash cans marking the boundaries, and the Wyandotte DPS is not able to support the DDA in this effort. Corporate Mall Services is under contract to provide this service. More businesses and more users have resulted in more messes and more issues of illegal dumping and mis-use of the two DDA Downtown Dumpster Enclosures at 1st & Oak and Van Alstyne and Oak. In an effort to maintain cleanliness in the DDA District, Corporate Mall Services is again contract to provide power washing services twice per month. The City/DDA are responsible for maintenance and landscaping of the Eye-Shaped Planter Area at Biddle and Oak Street adjacent to the Riverwalk Condominiums, which includes all flower plantings and repairs to the portion of the irrigation system that services this site. The total budget amendment amount requested is \$13,100 for these new and updated streetscape maintenance projects and programs.

Lastly, a special project was completed during the Fire & Flannel Festival, using the largest portion of the miscellaneous budget account, creating six new carved wooden sculptures, hand painted by Con Lustig, which will be installed throughout the district. This resulted in a slight

overpayment of the miscellaneous budget, creating a total budget amendment amount requested of \$100.

Motion By L. Stevenson, Supported by B. Kozinski to approve the following budget amendment requests and 2021-2022 year-end budget corrections as follows;

- **Expense Account 499-200-850-520 for Viaduct Maintenance increase by \$10,000.00**
- **Expense Account 499-200-850-542 for Fort St. Sign / Purple Heart / Fountain increase by \$1,277.66**
- **Expense Account 499-200-850-544 for Downtown Fixtures increase by \$16,850.00**
- **Expense Account 499-200-850-831 for Parking Lots increase by \$22,000.00**
- **Expense Account 499-200-926-610 for Streetscape Maintenance increase by \$13,100.00**
- **Expense Account 499-200-926-790 for Miscellaneous increase by \$100.00**

Total Budget Increases: \$63,327.66

Expense Account 499-200-925-807 for Existing Business Stimulus reclassify/decrease by \$20,000.00; Allocate remaining \$43,327.66 from the Account 499-000-391-010 Fund Balance-Unrestricted; Total Budget Decreases: \$63,327.66. Roll call, All in Favor, Motion Carries

INFORMATION TO RECEIVE & PLACE ON FILE: None

ONGOING PROJECTS & BUSINESS:

Downtown Capital Improvements Plan and Infrastructure Project: Community Stakeholder Session (#2) and Presentation by Wade Trim: Wayne Hofmann, Client Funding Director at Wade Trim provided a detailed presentation regarding the Downtown Capital Improvements Plan and Infrastructure Project and progress with mapping, planning and fundraising to-date. Matt Clark, Landscape Architect with Wade Trim provided an overview of several conceptual renderings that were completed to depict desired improvements as noted in past DDA public stakeholder and community engagement sessions. Hofmann continued by providing an overview of grant applications and funding requests that have been submitted to support the project, and those that are on the radar of the DDA and Wade Trim for future applications. Hofmann concluded the presentation by revisiting the proposed Bikeway improvements noted in the Downtown CIP, citing several other studies that the City and DDA have completed in years past. He highlighted commonalities and discrepancies in plans, scoring different routes and suggesting recommendations to take the best proposals based on feasibility and funding eligibility of each of the different segments. The board discussed in length the highlights of this project. The floor was again re-opened for comments and questions from the

audience, the general public and the members of the Downtown Development Area Citizen's Advisory Council. There were no additional questions or comments made.

NEW PROJECTS & BUSINESS

1. DDA Finance Committee: Annual Budget and Public Information Report 2022-2023

Director Gruber provided a detailed overview and narrative description of the entire proposed budget of the Downtown Development Authority for the fiscal year to begin on October 1st, 2022 through September 30th, 2023. His comments and highlights also hit on multiple points required for the annual public information meeting, including projects, programs, contracts and expenses of the DDA on an annual basis. His report detailed all DDA Activities and categorized them into four primary sections including (1) Administration, Staff and Legal, (2) Corridor Maintenance and Improvements; (3) Business Assistance and Stimulus Funds; (4) Marketing Promotions and Miscellaneous Operations. In total, the 2022-2023 DDA Budget included \$703,981 in projected revenue and \$958,133.78 in projected expenses, resulting in a net operating deficit of \$254,152.78 which would be drawn from the DDA Cash Reserve / Fund Balance. Director Gruber concluded his report by noting that the DDA's budget has not changed much with a few small exceptions in the area of marketing, farmer's market (a.k.a. Downtown Markets) and a major allocation of \$300,000 for planning, engineering and design of the Downtown Capital Improvements Plan and Infrastructure Project. The board discussed the budget and shared opinions on the various highlighted projects and activities of the DDA. Director Gruber informed the Board that the annual budget will require City Council approval to be finally approved.

Motion By L. Stevenson, Supported by S. Jordan to approve the Downtown Development Authority's annual budget as amended for the fiscal year starting October 1st, 2022 and ending September 30th, 2023. Roll call, All in Favor, Motion Carries.

PRESENTATIONS

John Darin, Chairman of the Wyandotte Beautification Commission came and read a letter drafted for the Mayor and City Council regarding a recent string of vandalism of flower pots and planting areas throughout town. Mr. Darin suggested the City should install low-light, high definition cameras throughout the public right-of-way to monitor the Downtown and to prevent or deter future vandalism. He also suggested the City explore implementing aerial drone technology to monitor public parks and to protect community assets, especially during events with large crowds of people. Director Gruber thanked Mr. Darin for his presentation, for the work of the beautification commission, and encouraged that the DDA would like to see more flower pots and plantings in front of more businesses throughout town.

Jane Rasmussen, member of the Downtown Development Area Citizen's Advisory Committee and resident at 20 Chestnut Condominium noted that the residents there are also experiencing vandalism, specifically to the vehicles parked on the second floor of the parking garage.

Chairwoman Slack asked if there are or were any cameras Downtown. Director Gruber explained that there are several cameras affixed at the dumpster enclosures. Director Gruber offered to look into this more with the Information Technology Department. Mayor DeSana recommended the DDA inquire with the Police Department to see if there are ways to tie into the other systems and surveillance initiatives being implemented.

Director Gruber concluded by offering an overview of a recent interaction and ribbon cutting event held between the City of Wyandotte, America in Bloom and Canadian National Railway. Mayor DeSana offered some insight into the discussions that were shared and noted that the city will continue pressing the railroad companies to conduct the work that we believe needs to be done to improve the visual appeal of the bridges.

NEXT REGULAR MEETING: 5:30 PM, July 19, 2022

Motion by P. Slack, supported by B. Kozinski, to adjourn the meeting. All in Favor. Motion Carries.

ADJOURNMENT: 7:10 PM

Respectfully Submitted,

Joe Gruber, DDA Director

PERIOD ENDING 06/30/2022

% Fiscal Year Completed: 74.79

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 06/30/2022	ACTIVITY FOR MONTH 06/30/2022	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
499-000-650-040	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	(4,103.53)	(977.82)	6,603.53	(164.14)
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	660.00	100.00	(160.00)	132.00
499-000-655-040	Misc Revenue	0.00	15,370.00	10,000.00	(15,370.00)	100.00
Total Dept 000 - Non-Departmental		643,481.00	656,270.34	9,122.18	(12,789.34)	101.99
TOTAL REVENUES		643,481.00	656,270.34	9,122.18	(12,789.34)	101.99
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	49,437.00	36,018.40	3,825.60	13,418.60	72.86
499-200-725-115	Seasonal Salary-PT	21,241.00	4,233.07	2,767.00	17,007.93	19.93
499-200-725-140	Retirement contribution-DC	5,570.00	3,626.45	382.56	1,943.55	65.11
499-200-725-150	F.I.C.A.	5,407.00	2,435.76	385.72	2,971.24	45.05
499-200-725-160	Medical Insurance	19,312.00	15,615.82	1,813.31	3,696.18	80.86
499-200-725-165	Prescription Drug Coverage	2,529.00	435.87	65.07	2,093.13	17.23
499-200-725-166	Prescription Drug-Derived Premium	0.00	2,373.54	265.36	(2,373.54)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	950.00	100.00	350.00	73.08
499-200-725-170	Life Insurance	156.00	117.00	13.00	39.00	75.00
499-200-725-175	L.T.D.	145.00	94.23	9.94	50.77	64.99
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	2,000.00	0.00	13,000.00	13.33
499-200-850-520	Viaduct Maintenance	30,815.00	10,250.64	10,250.64	20,564.36	33.27
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	6,151.14	41.53	1,848.86	76.89
499-200-850-542	Fort St Sign/Fountain/Purple Heart	8,880.00	7,495.63	475.35	1,384.37	84.41
499-200-850-544	DOWNTOWN FIXTURES	24,850.00	7,500.00	0.00	17,350.00	30.18
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	22,500.00	0.00	7,500.00	75.00
499-200-925-801	Business Assistance Program	300,000.00	90,000.00	90,000.00	210,000.00	30.00
499-200-925-802	Farmers Market	19,000.00	10,639.44	825.76	8,360.56	56.00
499-200-925-804	Marketing	9,000.00	12,388.18	0.00	(3,388.18)	137.65
499-200-925-807	EXISTING BUSINESS STIMULUS	31,000.00	290.00	0.00	30,710.00	0.94
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	35,151.34	12,017.27	48,848.66	41.85
499-200-926-610	Streetscape Maintenance	2,000.00	3,500.00	950.00	(1,500.00)	175.00
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	442,563.77	124,188.11	395,538.23	52.81
TOTAL EXPENDITURES		838,102.00	442,563.77	124,188.11	395,538.23	52.81
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		643,481.00	656,270.34	9,122.18	(12,789.34)	101.99
TOTAL EXPENDITURES		838,102.00	442,563.77	124,188.11	395,538.23	52.81
NET OF REVENUES & EXPENDITURES		(194,621.00)	213,706.57	(115,065.93)	(408,327.57)	109.81

PERIOD ENDING 07/31/2022

% Fiscal Year Completed: 83.29

GL NUMBER	DESCRIPTION	2021-22 AMENDED BUDGET	YTD BALANCE 07/31/2022	ACTIVITY FOR MONTH 07/31/2022	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
499-000-650-040	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	(4,103.53)	0.00	6,603.53	(164.14)
499-000-655-036	Misc Receipts-Fort Street Sign	500.00	700.00	40.00	(200.00)	140.00
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	656,310.34	40.00	(12,829.34)	101.99
TOTAL REVENUES		643,481.00	656,310.34	40.00	(12,829.34)	101.99
Expenditures						
Dept 200 - General Government Administration						
499-200-725-110	Salary	49,437.00	39,844.00	3,825.60	9,593.00	80.60
499-200-725-115	Seasonal Salary-PT	21,241.00	6,596.57	2,363.50	14,644.43	31.06
499-200-725-140	Retirement contribution-DC	5,570.00	4,009.01	382.56	1,560.99	71.98
499-200-725-150	F.I.C.A.	5,407.00	2,796.85	361.09	2,610.15	51.73
499-200-725-160	Medical Insurance	19,312.00	17,302.09	1,686.27	2,009.91	89.59
499-200-725-165	Prescription Drug Coverage	2,529.00	516.56	80.69	2,012.44	20.43
499-200-725-166	Prescription Drug-Derived Premium	0.00	2,638.90	265.36	(2,638.90)	100.00
499-200-725-167	Retiree Health Care (RHS Plan)	1,300.00	1,050.00	100.00	250.00	80.77
499-200-725-170	Life Insurance	156.00	130.00	13.00	26.00	83.33
499-200-725-175	L.T.D.	145.00	104.17	9.94	40.83	71.84
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	5,000.00	8,000.00	46.67
499-200-850-520	Viaduct Maintenance	30,815.00	15,332.96	5,082.32	15,482.04	49.76
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	6,440.44	289.30	1,559.56	80.51
499-200-850-542	Fort St Sign/Fountain/Purple Heart	8,880.00	9,039.97	1,544.34	(159.97)	101.80
499-200-850-544	DOWNTOWN FIXTURES	24,850.00	7,500.00	0.00	17,350.00	30.18
499-200-925-797	3rd Friday/Downtown Event Promotions	30,000.00	30,000.00	7,500.00	0.00	100.00
499-200-925-801	Business Assistance Program	300,000.00	90,000.00	0.00	210,000.00	30.00
499-200-925-802	Farmers Market	19,000.00	10,995.44	356.00	8,004.56	57.87
499-200-925-804	Marketing	9,000.00	13,047.18	659.00	(4,047.18)	144.97
499-200-925-807	EXISTING BUSINESS STIMULUS	31,000.00	290.00	0.00	30,710.00	0.94
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	42,666.17	7,514.83	41,333.83	50.79
499-200-926-610	Streetscape Maintenance	2,000.00	6,898.90	3,398.90	(4,898.90)	344.95
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	482,996.47	40,432.70	355,105.53	57.63
TOTAL EXPENDITURES		838,102.00	482,996.47	40,432.70	355,105.53	57.63
Fund 499 - DDA tax increment Finance Fund:						
TOTAL REVENUES		643,481.00	656,310.34	40.00	(12,829.34)	101.99
TOTAL EXPENDITURES		838,102.00	482,996.47	40,432.70	355,105.53	57.63
NET OF REVENUES & EXPENDITURES		(194,621.00)	173,313.87	(40,392.70)	(367,934.87)	89.05

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

July 25, 2022

Mayor DeSana and Members of the City Council,

The DDA has made notable progress in the preliminary design and cost estimates for our Downtown Capital Improvements and Infrastructure Project. We are prepared to take our next major step forward. In the coming weeks, the City Council will consider approving the 2022-2023 Annual Budget of the DDA which includes a \$300,000 operations budget that will be used for surveying, designing and engineering the construction improvements. From there, it is the intention of the DDA to pursue a multitude of funding sources to pay for the project.

Therefore, the DDA would like to host an informational session with the City Council, Department Heads and our consultants at Wade Trim to share more information about the total scope of work, the project timelines and delivery schedule, and the overall costs of the project. It is our intention to clearly demonstrate the implications of this project for the city and for the tax payers and to develop a consensus as to how we should proceed.

The meeting will be held at 6:00 PM on Monday, August 29th in City Council Chambers prior to the regularly scheduled City Council Meeting.

Please see attached Downtown Wyandotte CIP and Infrastructure 2022 packet which includes a detailed narrative of the project, cost estimates, conceptual renderings and a project delivery schedule/timeline. Here are the highlights

- Approximately \$12.2 Million projected total investment
- Approximately \$5.6 Million is considered high priority, the remaining \$6.6 Million is low-to-medium priority
- Here is a rough outline of the primary funding sources identified.
 - The DDA will pay for the majority of this project with up-front capital generated from the sale of **Revenue Bonds**, backed in the full faith and credit of the City of Wyandotte.
 - The DDA is actively pursuing approximately \$4.5 Million in grants from the **American Rescue Plan Act (ARPA)** Wayne County and the State of Michigan to deliver these improvements. The DDA will continue to pursue more grants.
 - Taxpayers and property owners may face a **Special Assessment District** specifically for alleyway reconstruction and resurfacing as well as the DDA **2-mil levy** which the City of Wyandotte has not implemented for approximately 20 years.
 - **Brownfield Plan No. 23** for the Federal Building Redevelopment (former City Hall) and the Downtown East Alleyway Project provides future tax increment revenues from the project to reimburse the DDA for costs incurred over 30 years, approximately \$2.4 Million

Kind Regards,

Joe Gruber, MCD
DDA Director

3200 Biddle Avenue • Wyandotte, Michigan 48192 • 734-324-4500 • Fax 734-324-4540 • www.wvandotte.net



Equal Housing Opportunity/Equal Opportunity Employer



Wyandotte DDA Capital Improvements

Public Space Revitalization

The City of Wyandotte has benefitted greatly from a focus on place making and supporting businesses in our Downtown. Throughout the COVID-19 pandemic, previous efforts to promote walkability and utilization of public spaces helped soften the blow of widespread retail and commercial disruption.

To advance these efforts, the City of Wyandotte and the Downtown Development Authority (DDA) are embarking on an ambitious initiative to improve public spaces in Downtown and non-motorized connections with our neighborhoods. The project focuses on three areas within the DDA and TIFA district boundaries:

- Improving Downtown alleys for non-motorized traffic by removing overhead utilities
- Incorporating stormwater retention and green infrastructure in City parking lots, alleys, and adjacent pedestrian areas
- Developing bike ways along City streets

These efforts are in the planning and development stages thanks to funding from the Ralph C. Wilson, Jr. Legacy Funds for Design and

Access. The City and the DDA are eager to leverage Federal, state, and private funding for enhancing the sustainability of this critical infrastructure. We anticipate planning and design to proceed through the remainder of 2022, with implementation of the east alleys starting in 2023, with completion in 2024 or 2025.

A key component of the DDA's strategy will be identifying opportunities for public private partnership in financing public infrastructure in the redevelopment of vacant or underutilized properties. The City recently adopted an amended tax increment financing plan that extends the duration of the TIFA and DDA Plans until 2054. This will fund the DDA's ability to make critical capital improvements and maintain them for the next 35 years.

Although a long-term initiative, the DDA is ready to implement the first phase of the plan, focusing on the alleys and parking lots on the east side of Biddle. The East Alley projects aim to capitalize on the private redevelopment of the former City Hall Building at 3131 Biddle, which will become a four-story mixed-use facility. This project will increase the tax base of the City by revitalization a previously underutilized city-owned building.



East Alleys

The DDA has identified an immediate need of improving three alleys and parking lots east of Biddle Avenue to support the private redevelopment of the former City Hall building. This property will be named the Federal Building and will result in the construction of two additional stories, 36 new residences, 9,000 square feet of commercial space and a rooftop bar and restaurant.

This project will reconstruct alleys and adjacent parking lots to make them more attractive for pedestrian use, improve accessibility to commercial businesses, and remove overhead utilities and obstacles. Green infrastructure will also be



City Hall Redevelopment

The Former City Hall Building at 3131 Biddle Avenue is currently under a redevelopment contract with Rise Above Ventures, a local developer and investor based in Wyandotte. The Developers envision upwards of 36 new residential units and over 9,000 square Feet of commercial retail space. The project is eligible for PA 381 Brownfield TIF capture, which will be able to fund a portion of the Alley reconstruction in the rear of the property, estimated at \$500,000.



incorporated to better manage stormwater flows to the City's combined sewer system. Retention will also be added in parking lots and collected in landscaped areas.

Currently in planning and design, these improvements will be implemented during 2023 and 2024 on a schedule that corresponds to the redevelopment of the Federal Building. The City intends to complete projects simultaneously to enable economies of scale, design and construction efficiencies, and minimize disruptions to Downtown businesses and visitors.

West Alleys and Lots

The West side alleys and parking lots also need improvement. Recent private investments such as the Vault on 1st Street and the W-Lofts have added office and residential spaces on the west side of Biddle. Improving these key gateways will contribute to the success of these businesses, while also generating additional interest in developing in Downtown Wyandotte.

Several alleys function as key gateways between public parking areas and the commercial district along Biddle and 2nd Street. However, these alleys exhibit the traditional late 20th century uses of alleys—transient parking, disorganized dumpsters, and failing drainage. The alleys also include overhead utilities and electrical transformers that are obstacles to adequate pedestrian flow. The DDA CIP aims to revision these alleys to serve as stronger gateways to Wyandotte's businesses.

Aside from making important adjustments to utility infrastructure, dumpster enclosures will be added to create a more welcoming environment to pedestrians. These alleys also are ideal spaces for mural wall art. The DDA will also be evaluating the efficacy of implementing green infrastructure solutions in areas of alley and parking lot improvements throughout.

The parking lots in this area range from poor to fair condition. While the alleys are the priority for the DDA, improvements to these lots are planned for the coming years. Like the East Alleys and the City Hall Redevelopment project, we will seek opportunities for public-private partnerships through the redevelopment of vacant or underutilized properties.



Bikeways

The DDA CIP also aims to improve connections between Downtown and neighborhoods in Wyandotte. While Walkscores™ in Downtown Wyandotte and immediately adjacent neighborhoods are very high (70-89), Bikescores™ are low due to the lack of dedicated bikeways connecting with neighborhoods and adjacent communities. The DDA has also identified the need to upgrade pathways for bicycle traffic throughout the DDA and TIFA districts.

Key areas of improvement include the Eureka Road Viaduct, 3rd Street, and Van Alstyne and DeSana Drives. The Viaduct, which enables vehicular and pedestrian traffic under four railroads, is the most important connection between Downtown and residential neighborhoods west of the railroads. 3rd Street is a key connection for northern neighborhoods, while Van Alstyne/DeSana Drives connect the Detroit riverfront, Wyandotte's waterfront parks, BASF facilities and Henry Ford Hospital with Downtown.

The Bikeway improvements are focused on enabling better pedestrian and bicycle access to Downtown and the waterfront for Wyandotte residents. Wyandotte features very high environmental exposure from nearby industry, with Environmental Justice scores over the 80th percentile. Enhancing non-motorized modes of travel reduce impacts from traffic and promotes healthier lifestyles.

Cost Estimates

The preliminary cost estimate, including design and construction, for the DDA CIP is **\$12,200,782**. **A full breakdown of these costs is provided below.** These projects may be completed over a multi-year program, due to their isolated project sites. The DDA is also pursuing cost efficiencies by bundling projects together and incorporating Brownfield TIF through private redevelopment.

Cost Breakdown by Project

Project	Cost
East Alleys	\$3,213,200
West Alleys	\$7,487,582
Bikeways	\$1,500,000
Total Costs	\$12,200,782

NOTES

- All costs presented include planning, design, and engineering.
- Contingency is 20% of estimated construction costs.
- Estimates include inclusion of green infrastructure, which entails natural stormwater management and retention



Wyandotte Alley and Lot Improvements
Total Schematic Design Cost Estimate

Updated April 1, 2022

Improvements		
	Project	Cost
East Alleys	#1 Maple to Elm and Lot 2	\$ 1,091,647.00
	#2 Sycamore to Maple and Lots 3 and 5	\$ 1,119,893.00
	#3 Eureka to Sycamore and Lot 6	\$ 1,001,660.00
West Alleys	#4 Wyandotte City Hall Lot 7	\$ 1,748,120.00
	#5 Wyandotte Civic Center Lot 8	\$ 624,950.00
	#6 Biddle/2nd Alley	\$ 872,610.00
	#7 2nd and 3rd Alley Lot 9	\$ 1,149,705.00
	#8 Maple, Elm, 1st, 2nd Alleys + Lot 10	\$ 1,527,720.00
	#9 2nd, 3rd Alley + Lot 11	\$ 1,181,242.50
	#10 Downriver Council for the Arts + Lot 12	\$ 383,235
Bikeway	Bikeway Improvements (Allowance)	\$ 1,500,000.00
Capital Improvement Total (All Corridors):		\$12,200,782.50



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 1: Maple to Elm Alley Improvement

Updated April 1, 2022

Maple to Elm					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$37,643.00	\$37,643.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Asphalt/Concrete	6,900	SFT	\$3.00	\$20,700.00	70 LF, 3' wide strip
Remove Parking Lot 2 Asphalt	11,000	SFT	\$2.00	\$22,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	210	SFT	\$3.00	\$630.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Underground Alley Drainage, Perf. Pipe in Fabric	345	LFT	\$30.00	\$10,350.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	310	CYD	\$20.00	\$6,200.00	
Bury Utility Lines Underground	400	LFT	\$1,000.00	\$400,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	70	LFT	\$10.00	\$700.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	2,760	SFT	\$25.00	\$69,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	4,140	SFT	\$14.00	\$57,960.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage, 30 LF, 3' Wide	90	SFT	\$14.00	\$1,260.00	12" pipe, connect structure to city drain
Sidewalk and Road Asphalt Repair for Drainage, 40 LF, 3' Wide	120	SFT	\$3.00	\$360.00	
Parking Lot 2 Underground Drainage, 1600 SF, 36" Depth Stone	180	CYD	\$20.00	\$3,600.00	
Parking Lot 2 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	
Parking Lot 2 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 2 Concrete Border around Pavers	160	LFT	\$15.00	\$2,400.00	
Parking Lot 2 Permeable Pavers	1,600	SFT	\$25.00	\$40,000.00	
Parking Lot 2 Asphalt	9,400	SFT	\$3.00	\$28,200.00	two islands with tree, soil, and mulch per parking lot plus additional tree and shrub planting
Parking Lot 2 and Alley Landscape Improvements	1	LS	\$15,000.00	\$15,000.00	
Alley Murals	1	LS	\$10,000.00	\$10,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	approx. 400 SF mural at \$25/SF
					need to verify if lighting is an option
			Construction Sub Total	\$752,860.00	
			Contingencies (20%)	\$150,572.00	
			Design and Construction Engineering (Estimated 20%)	\$150,572.00	
			Long Term Estimated Total:	\$1,091,647.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Proejct 2: Sycamore to Maple Alley Improvements

Updated April 1, 2022

Sycamore to Maple					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$38,617.00	\$38,617.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Asphalt/Concrete	7,500	SFT	\$3.00	\$22,500.00	50 LF, 3' wide strip
Remove Parking Lot 3 Asphalt	8,500	SFT	\$2.00	\$17,000.00	
Remove Parking Lot 5 Asphalt	3,500	SFT	\$2.00	\$7,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	150	SFT	\$3.00	\$450.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Underground Alley Drainage, Perf. Pipe in Fabric	375	LFT	\$30.00	\$11,250.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	340	CYD	\$20.00	\$6,800.00	Based on cost estimate received from WMS
Bury Utility Lines Underground	375	LFT	\$1,000.00	\$375,000.00	
Connect Alley Drainage To City Drain	50	LFT	\$10.00	\$500.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	3,000	SFT	\$25.00	\$75,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	4,500	SFT	\$14.00	\$63,000.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage, 30 LF, 3' Wide	90	SFT	\$14.00	\$1,260.00	12" pipe, connect structure to city drain
Sidewalk and Road Asphalt Repair for Drainage, 20 LF, 3' Wide	60	SFT	\$3.00	\$180.00	
Parking Lot 3 Underground Drainage, 1600 SF, 36" Depth Stone	180	CYD	\$20.00	\$3,600.00	
Parking Lot 3 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	
Parking Lot 3 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	
Parking Lot 3 Concrete Border around Pavers	160	LFT	\$15.00	\$2,400.00	18" wide concrete border
Parking Lot 3 Permeable Pavers	1,600	SFT	\$25.00	\$40,000.00	
Parking Lot 3 Asphalt	6,900	SFT	\$3.00	\$20,700.00	12" pipe, connect structure to city drain
Parking Lot 5 Underground Drainage, 800 SF, 36" Depth Stone	90	CYD	\$20.00	\$1,800.00	
Parking Lot 5 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	
Parking Lot 5 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	
Parking Lot 5 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	
Parking Lot 5 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	18" wide concrete border
Parking Lot 5 Asphalt	2,700	SFT	\$3.00	\$8,100.00	
Parking Lot and Alley Landscape Improvements	3	LS	\$15,000.00	\$45,000.00	two islands with tree, soil, and mulch per parking lot plus additional tree and shrub planting
Alley Murals	1	LS	\$10,000.00	\$10,000.00	approx. 400 SF mural at \$25/SF
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	need to verify if lighting is an option
Construction Sub Total				\$772,340.00	
Contingencies (20%)				\$154,468.00	
Design and Construction Engineering (Estimated 20%)				\$154,468.00	
Long Term Estimated Total:				\$1,119,893.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 3: Eureka to Sycamore Alley Improvements

Updated April 1, 2022

Eureka to Sycamore					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$34,540.00	\$34,540.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Asphalt/Concrete	5,900	SFT	\$3.00	\$17,700.00	85 LF, 3' wide strip
Remove Parking Lot 6 Asphalt	20,000	SFT	\$2.00	\$40,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	255	SFT	\$3.00	\$765.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Underground Alley Drainage, Perf. Pipe in Fabric	295	LFT	\$30.00	\$8,850.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	265	CYD	\$20.00	\$5,300.00	
Bury Utility Lines Underground	295	LFT	\$1,000.00	\$295,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	85	LFT	\$10.00	\$850.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	2,360	SFT	\$25.00	\$59,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	3,540	SFT	\$14.00	\$49,560.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage, 70 LF, 3' Wide	210	SFT	\$14.00	\$2,940.00	
Sidewalk and Road Asphalt Repair for Drainage, 15 LF, 3' Wide	45	SFT	\$3.00	\$135.00	
Parking Lot 6 Underground Drainage, 2400 SF, 36" Depth Stone	270	CYD	\$20.00	\$5,400.00	
Parking Lot 6 Underground Drainage Pipe	50	LFT	\$30.00	\$1,500.00	12" pipe, connect structure to city drain
Parking Lot 6 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 6 Concrete Border around Pavers	200	LFT	\$15.00	\$3,000.00	
Parking Lot 6 Permeable Pavers	2,400	SFT	\$25.00	\$60,000.00	
Parking Lot 6 Asphalt	17,600	SFT	\$3.00	\$52,800.00	two islands with tree, soil, and mulch per parking lot plus landscape buffer
Parking Lot 6 and Alley Landscape Improvements	1	LS	\$17,000.00	\$17,000.00	
Alley Murals	1	LS	\$10,000.00	\$10,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	need to verify if lighting is an option
Construction Sub Total				\$690,800.00	
Contingencies (20%)				\$138,160.00	
Design and Construction Engineering (Estimated 20%)				\$138,160.00	
Long Term Estimated Total:				\$1,001,660.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 4: City Hall Parking Lot Resurfacing

Updated April 1, 2022

Project 4					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$60,280.00	\$60,280.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Parking Lot 7 Asphalt	135,000	SFT	\$2.00	\$270,000.00	eight areas, 2,400 SF each 12" pipe, connect structure to city drain 18" wide concrete border need to verify if lighting is an option
Remove Concrete Sidewalk and Asphalt Roadway	3,200	SFT	\$3.00	\$9,600.00	
New Construction					
Concrete Apron, 8" Thick	3,200	SFT	\$14.00	\$44,800.00	
Parking Lot 7 Underground Drainage, 19,200 SF, 36" Depth Stone	2,100	CYD	\$20.00	\$42,000.00	
Parking Lot 7 Underground Drainage Pipe	500	LFT	\$30.00	\$15,000.00	
Parking Lot 7 Overflow Structure	8	LS	\$3,000.00	\$24,000.00	
Parking Lot 7 Concrete Border around Pavers	960	LFT	\$15.00	\$14,400.00	
Parking Lot 7 Permeable Pavers	6400	SFT	\$25.00	\$160,000.00	
Parking Lot 7 Asphalt	128,600	SFT	\$3.00	\$385,800.00	
Convert Parking Lot 7 Lawn Areas to Raingardens	5,000	SFT	\$35.00	\$175,000.00	
Landscape Improvements	1	LS	\$50,000.00	\$50,000.00	
Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$1,205,600.00	
Contingencies (20%)				\$241,120.00	
Design and Construction Engineering (Estimated 20%)				\$241,120.00	
Long Term Estimated Total:				\$1,748,120.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 5: Lot 8 Resurfacing and Improvements

Updated April 1, 2022

Project 5					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$21,550.00	\$21,550.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	2,600	SFT	\$5.00	\$13,000.00	
Remove Parking Lot 8 Asphalt	45,000	SFT	\$2.00	\$90,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	500	SFT	\$3.00	\$1,500.00	
Remove Utility Pole	4	EA	\$2,000.00	\$8,000.00	
New Construction					6' height split-faced CMU with brick accent and ornamental metal gate
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	
Sidewalk and Road Concrete Repair for Drainage	200	SFT	\$14.00	\$2,800.00	
Sidewalk and Road Asphalt Repair for Drainage	300	SFT	\$3.00	\$900.00	
Parking Lot 8 Underground Drainage, 4,800 SF, 36" Depth Stone	550	CYD	\$20.00	\$11,000.00	two areas, 5,500 SF each
Parking Lot 8 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	12" pipe, connect structure to city drain
Parking Lot 8 Overflow Structure	2	LS	\$3,000.00	\$6,000.00	18" wide concrete border
Parking Lot 8 Concrete Border around Pavers	240	LFT	\$15.00	\$3,600.00	
Parking Lot 8 Permeable Pavers	1600	SFT	\$25.00	\$40,000.00	
Parking Lot 8 Asphalt	43,400	SFT	\$3.00	\$130,200.00	
Parking Lot 8 Landscape Improvements	1	LS	\$30,000.00	\$30,000.00	need to verify if lighting is an option
Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$431,000.00	
Contingencies (20%)				\$86,200.00	
Design and Construction Engineering (Estimated 20%)				\$86,200.00	
Long Term Estimated Total:				\$624,950.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 6: Biddle and 2nd Alley Improvements

Updated April 1, 2022

Project 6					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$30,090.00	\$30,090.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	14,000	SFT	\$5.00	\$70,000.00	6' height split-faced CMU with brick accent and ornamental metal gate
Remove Utility Pole	4	EA	\$2,000.00	\$8,000.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	2	LS	\$35,000.00	\$70,000.00	Based on cost estimate received from WMS
Underground Alley Drainage, Perf. Pipe in Fabric	280	LFT	\$30.00	\$8,400.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	250	CYD	\$20.00	\$5,000.00	
Bury Utility Lines Underground	200	LFT	\$1,000.00	\$200,000.00	6" non perf pipe in sidewalk and road
Connect Alley Drainage To City Drain	300	LFT	\$10.00	\$3,000.00	
Permeable Pavers in Alley, 8' Wide	2,400	SFT	\$25.00	\$60,000.00	
Concrete in Alley, 8" Thick, 6' Wide on Each Side	11,600	SFT	\$14.00	\$162,400.00	6' wide strip of concrete on both sides of pavers
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$601,800.00	need to verify if lighting is an option
Contingencies (20%)				\$120,360.00	
Design and Construction Engineering (Estimated 20%)				\$120,360.00	
Long Term Estimated Total:				\$872,610.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 7: 2nd and 3rd Alley Improvements and Lot Reconstruction

Updated April 1, 2022

Project 7					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$39,645.00	\$39,645.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	8,000	SFT	\$5.00	\$40,000.00	
Remove Parking Lot 9 Asphalt	18,000	SFT	\$2.00	\$36,000.00	
Remove Utility Pole	5	EA	\$2,000.00	\$10,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	500	SFT	\$3.00	\$1,500.00	
New Construction					6' height split-faced CMU with brick accent and ornamental metal gate
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	1	LS	\$35,000.00	\$35,000.00	
Underground Alley Drainage, Perf. Pipe in Fabric	400	LFT	\$30.00	\$12,000.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	360	CYD	\$20.00	\$7,200.00	
Bury Utility Lines Underground	400	LFT	\$1,000.00	\$400,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	200	LFT	\$10.00	\$2,000.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	3,200	SFT	\$25.00	\$80,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	4,800	SFT	\$14.00	\$67,200.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage	200	SFT	\$14.00	\$2,800.00	12" pipe, connect structure to city drain
Sidewalk and Road Asphalt Repair for Drainage	300	SFT	\$3.00	\$900.00	
Parking Lot 9 Underground Drainage, 2,400 SF, 36" Depth Stone	275	CYD	\$20.00	\$5,500.00	
Parking Lot 9 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	
Parking Lot 9 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 9 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	
Parking Lot 9 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	need to verify if lighting is an option
Parking Lot 9 and Road Asphalt Repair	8,000	SFT	\$3.00	\$24,000.00	
Parking Lot 9 and Alley Landscape Improvements	1	LS	\$20,000.00	\$20,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$792,900.00	
Contingencies (20%)				\$158,580.00	
Design and Construction Engineering (Estimated 20%)				\$158,580.00	
Long Term Estimated Total:				\$1,149,705.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 8: Maple, Elm, 1st, and 2nd Alley Improvements

Updated April 1, 2022

The project estimate is Wade Trim's opinion of probable cost based upon the available information and is based upon the improvements in the DDA CIP 2021 Bid Packet.

Project 8					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$52,680.00	\$52,680.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	11,000	SFT	\$5.00	\$55,000.00	
Remove Parking Lot 10 Asphalt	8,000	SFT	\$2.00	\$16,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	300	SFT	\$3.00	\$900.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	3	LS	\$35,000.00	\$105,000.00	6' height split-faced CMU with brick accent and ornamental metal gate
Underground Alley Drainage, Perf. Pipe in Fabric	550	LFT	\$30.00	\$16,500.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	500	CYD	\$20.00	\$10,000.00	
Bury Utility Lines Underground	550	LFT	\$1,000.00	\$550,000.00	Based on cost estimate received from WMS
Connect Alley Drainage To City Drain	100	LFT	\$10.00	\$1,000.00	6" non perf pipe in sidewalk and road
Permeable Pavers in Alley, 8' Wide	4,400	SFT	\$25.00	\$110,000.00	8' wide strip of pavers down center
Concrete in Alley, 8" Thick, 6' Wide on Each Side	6,600	SFT	\$14.00	\$92,400.00	6' wide strip of concrete on both sides of pavers
Sidewalk and Road Concrete Repair for Drainage	500	SFT	\$14.00	\$7,000.00	
Sidewalk and Road Asphalt Repair for Drainage	500	SFT	\$3.00	\$1,500.00	
Parking Lot 10 Underground Drainage, 2,400 SF, 36" Depth Stone	275	CYD	\$20.00	\$5,500.00	two areas, 5,500 SF each
Parking Lot 10 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	12" pipe, connect structure to city drain
Parking Lot 10 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	
Parking Lot 10 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	18" wide concrete border
Parking Lot 10 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	
Parking Lot 10 Asphalt	8,000	SFT	\$3.00	\$24,000.00	
Parking Lot 10 and Alley Landscape Improvements	1	LS	\$10,000.00	\$10,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	need to verify if lighting is an option
Construction Sub Total				\$1,053,600.00	
Contingencies (20%)				\$210,720.00	
Design and Construction Engineering (Estimated 20%)				\$210,720.00	
Long Term Estimated Total:				\$1,527,720.00	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 9: 2nd and 3rd Alley Improvements and Lot 11 Reconstruction

Updated April 1, 2022

Project 9					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$40,732.50	\$40,732.50	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Alley Concrete	4,000	SFT	\$5.00	\$20,000.00	6' height split-faced CMU with brick accent and ornamental metal gate, \$39 LF x \$800 LF plus gate
Remove Parking Lot 11 Asphalt	40,000	SFT	\$2.00	\$80,000.00	
Remove Utility Pole	1	EA	\$2,000.00	\$2,000.00	
Remove Concrete Sidewalk and Asphalt Roadway	500	SFT	\$3.00	\$1,500.00	
New Construction					
Dumpster Enclosure, CMU with Brick Face and Gate, 12' X 15'	1	LS	\$35,000.00	\$35,000.00	Based on cost estimate received from WMS
Underground Alley Drainage, Perf. Pipe in Fabric	175	LFT	\$30.00	\$5,250.00	
Underground Alley Drainage, 8' Wide x 36" Depth Stone Storage Trench	160	CYD	\$20.00	\$3,200.00	
Bury Utility Lines Underground	375	LFT	\$1,000.00	\$375,000.00	6" non perf pipe in sidewalk and road
Connect Alley Drainage To City Drain	200	LFT	\$10.00	\$2,000.00	
Permeable Pavers in Alley, 8' Wide	1,400	SFT	\$25.00	\$35,000.00	
Concrete in Alley, 8" Thick, 6' Wide on Each Side	2,100	SFT	\$14.00	\$29,400.00	
Sidewalk and Road Concrete Repair for Drainage	200	SFT	\$14.00	\$2,800.00	8' wide strip of pavers down center
Sidewalk and Road Asphalt Repair for Drainage	300	SFT	\$3.00	\$900.00	
Parking Lot 11 Underground Drainage, 4,800 SF, 36" Depth Stone	450	CYD	\$20.00	\$9,000.00	6' wide strip of concrete on both sides of pavers
Parking Lot 11 Underground Drainage Pipe	300	LFT	\$30.00	\$9,000.00	
Parking Lot 11 Overflow Structure	2	LS	\$3,000.00	\$6,000.00	two areas, 2,400 SF each
Parking Lot 11 Concrete Border around Pavers	240	LFT	\$15.00	\$3,600.00	
Parking Lot 11 Permeable Pavers	1600	SFT	\$25.00	\$40,000.00	
Parking Lot 11 Asphalt	40,000	SFT	\$3.00	\$120,000.00	
Parking Lot 11 and Alley Landscape Improvements	1	LS	\$20,000.00	\$20,000.00	12" pipe, connect structure to city drain
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$814,650.00	18" wide concrete border
Contingencies (20%)				\$162,930.00	
Design and Construction Engineering (Estimated 20%)				\$162,930.00	
Long Term Estimated Total:				\$1,181,242.50	



Wyandotte Alley Improvements
Schematic Design Cost Estimate
Project 10: Lot 12 Reconstruction and Expansion

Updated April 1, 2022

Project 10					
Item	Quantity	Unit	Unit Price	Total Cost	General Note
Mobilization (5% max)	1	LS	\$13,215.00	\$13,215.00	5% of Construction Sub-Total
Sedimentation and Erosion Control Measures	1	LS	\$3,000.00	\$3,000.00	
Maintenance and Traffic Control	1	LS	\$2,000.00	\$2,000.00	
Demolition					
Remove Parking Lot 12 Asphalt	20,000	SFT	\$2.00	\$40,000.00	remove asphalt
Remove Concrete Sidewalk and Concrete Apron	2,500	SFT	\$3.00	\$7,500.00	
New Construction					
Concrete apron, 8" Thick	2,500	SFT	\$14.00	\$35,000.00	12" pipe, connect structure to city drain
Parking Lot 12 Underground Drainage, 3,600 SF, 36" Depth Stone	400	CYD	\$20.00	\$8,000.00	
Parking Lot 12 Underground Drainage Pipe	150	LFT	\$30.00	\$4,500.00	
Parking Lot 12 Overflow Structure	1	LS	\$3,000.00	\$3,000.00	18" wide concrete border
Parking Lot 12 Concrete Border around Pavers	120	LFT	\$15.00	\$1,800.00	
Parking Lot 12 Permeable Pavers	800	SFT	\$25.00	\$20,000.00	
Parking Lot 12 Aggregate Base for new Asphalt, 12,000 SF	450	CYD	\$30.00	\$13,500.00	need to verify if lighting is an option
Parking Lot 12 Asphalt	32,000	SFT	\$3.00	\$96,000.00	
Parking Lot 1 and Alley Landscape Improvements	1	LS	\$20,000.00	\$20,000.00	
Alley and Parking Lot Lighting	1	LS	\$10,000.00	\$10,000.00	
Construction Sub Total				\$264,300.00	
Contingencies (20%)				\$52,860.00	
Design and Construction Engineering (Estimated 20%)				\$52,860.00	
Long Term Estimated Total:				\$383,235.00	

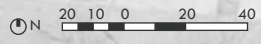


ELM STREET

BIDDLE AVENUE

MAPLE STREET

- UTILITY FENCE ENCLOSURE
- LANDSCAPE RAIN GARDEN + PROPOSED TREES
- PERMEABLE PAVERS
- NEW ASPHALT
- BRICK GREASE TRAP ENCLOSURE
- RESTAURANT OUTDOOR TABLES
- BRICK TRASH ENCLOSURE, TYP.
- PERMEABLE PAVERS
- NEW CONCRETE













Updated
7/20/2022

y Month:

[illegible]

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

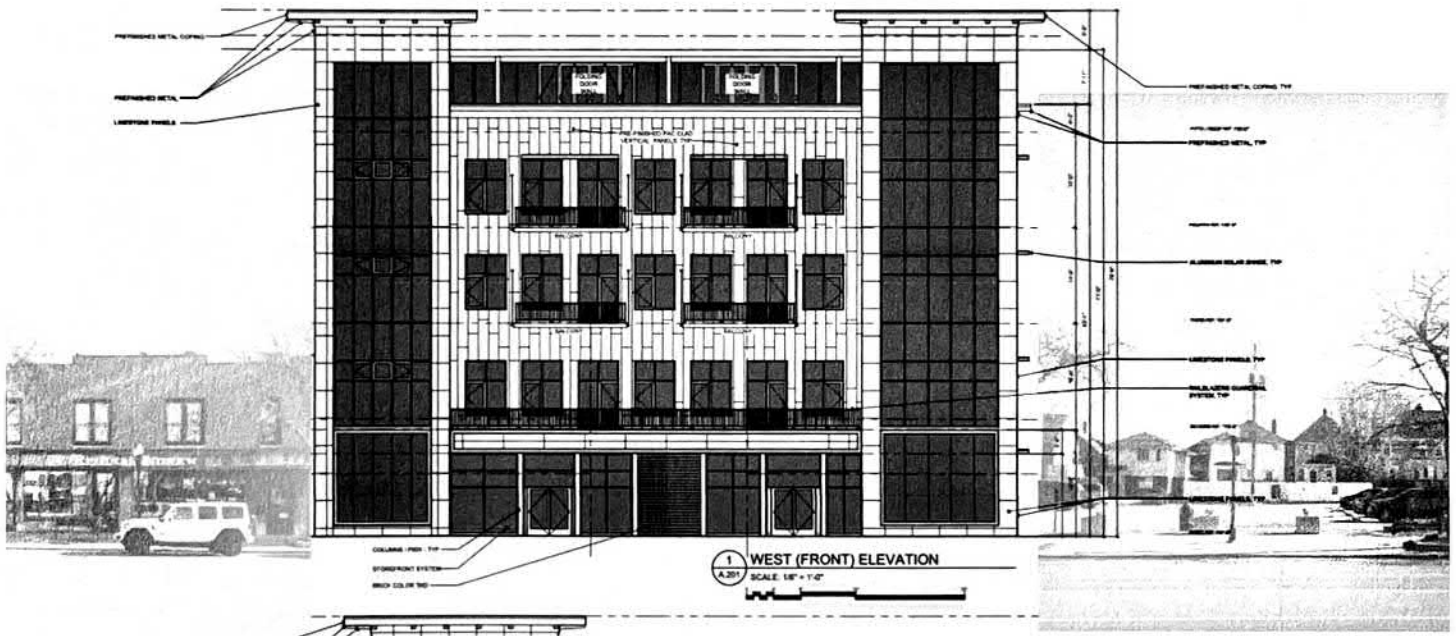
By signing this grant application, I understand that grant payment must be personally guaranteed. If my business does not remain open for 24 consecutive months after grant payment, the grant funding must be re-paid to the Downtown Development Authority.

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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Project Narrative	3
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Breakdown of Cost and Eligible Grant Total.....	6

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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.

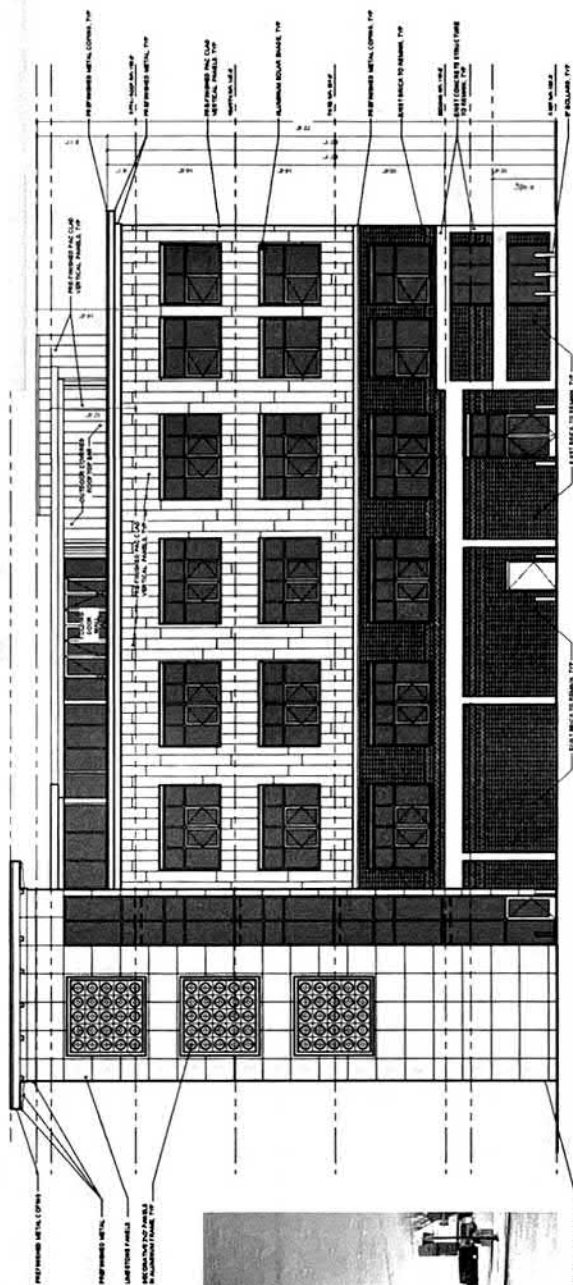
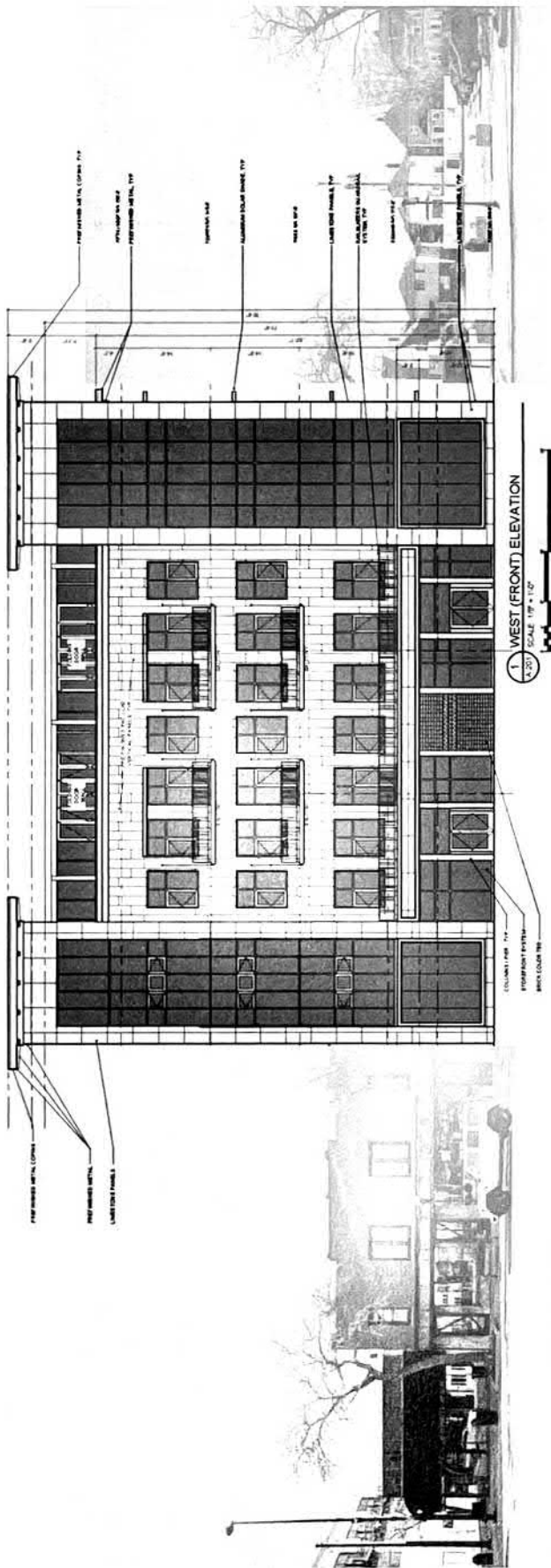
Thank you for your consideration.

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

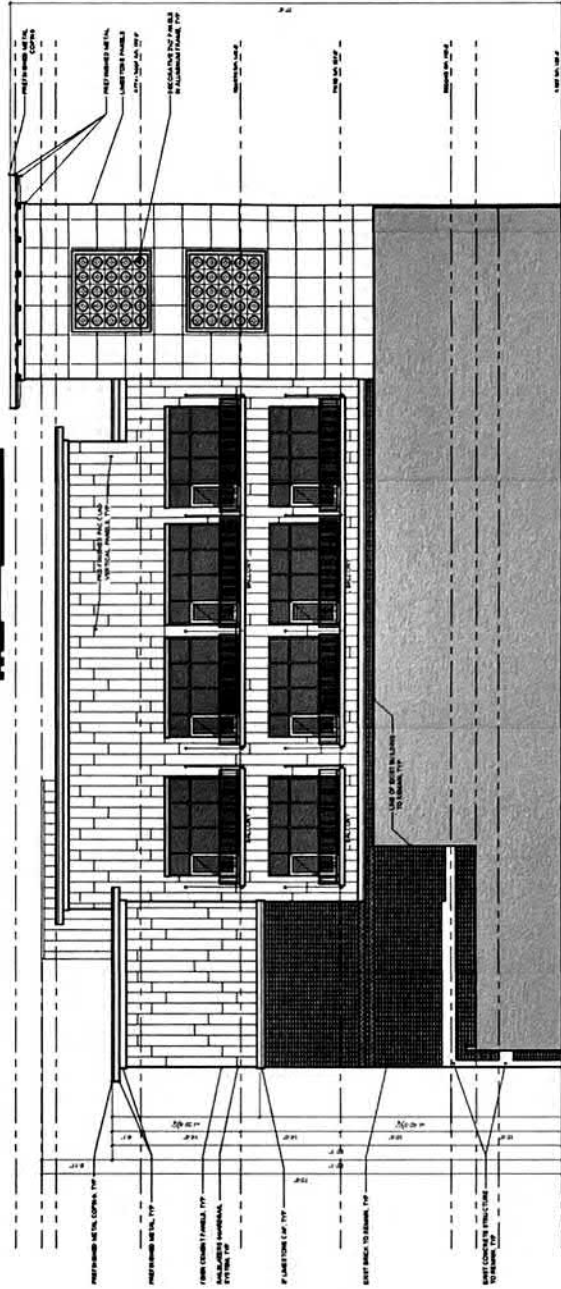
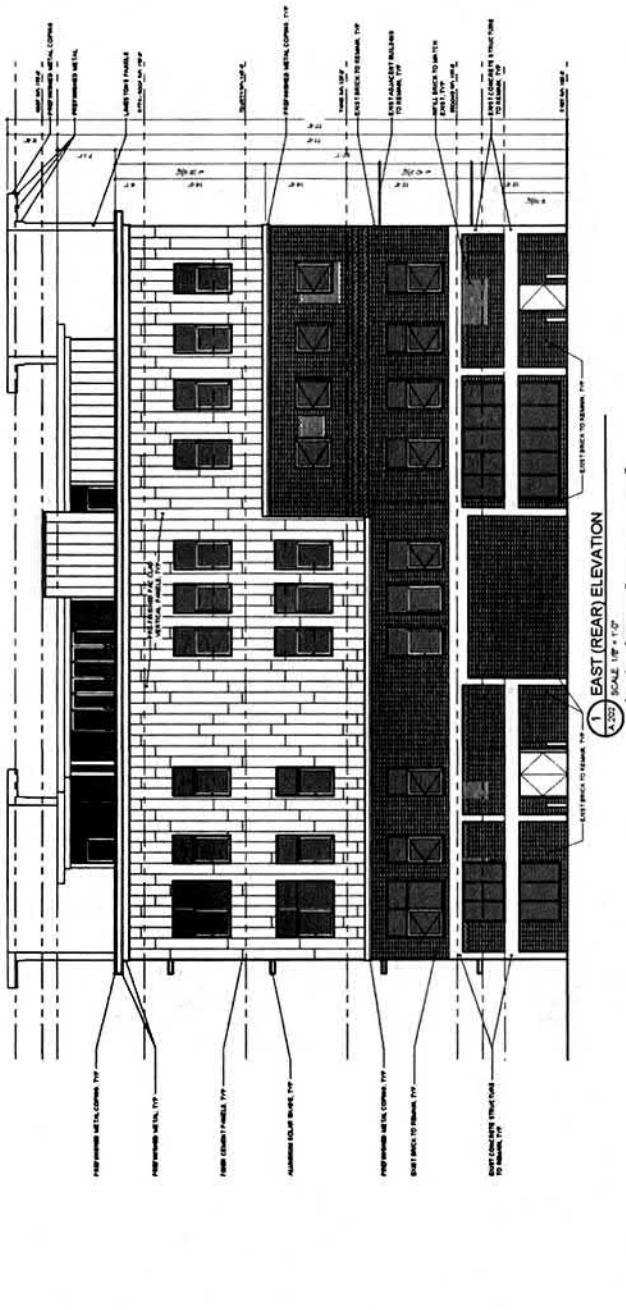
Plans & Illustrations



NOT FOR
CONSTRUCTION
REVISION
04/14/2022

2 SOUTH (SIDE) ELEVATION

3 EXIST SOUTHWEST PERSPECTIVE

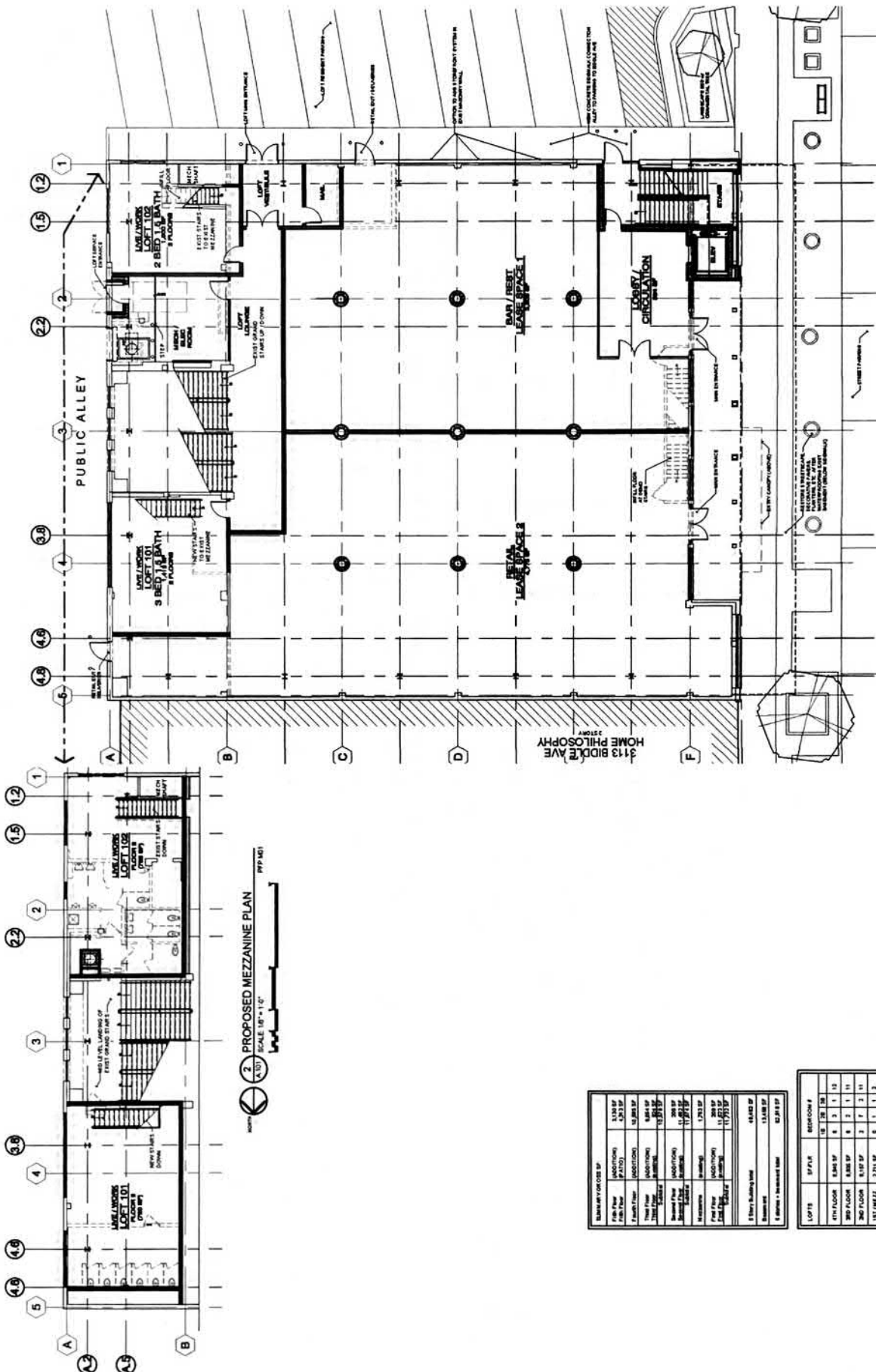


LOFTS	S/F P/LA	BEDROOM #		
		1B	2B	3B
4TH FLOOR	8,800 SF	0	2	1
3RD FLOOR	8,800 SF	0	2	1
2ND FLOOR	9,100 SF	2	2	1
1ST FLOOR	2,711 SF	0	1	2
2ND FLOOR	29,740 SF	10	13	0

TOTAL APARTMENTS		3B
NET TALENTS	37 P/LA	
1ST FLOOR	2,711 SF	
2ND FLOOR	29,740 SF	

NOT FOR
CONSTRUCTION
DATE: 04/27/2022

1 PROPOSED FIRST FLOOR PLAN
A 101 SCALE 1/8" = 1'-0"
PYP 101



BANKRUPTCY CASE NO.	
First Year 12/31/97	(ADDITIONAL) P. 1012
Second Year 12/31/98	(ADDITIONAL) P. 1013
Third Year 12/31/99	(ADDITIONAL) P. 1014
Fourth Year 12/31/00	(ADDITIONAL) P. 1015
Fifth Year 12/31/01	(ADDITIONAL) P. 1016
Sixth Year 12/31/02	(ADDITIONAL) P. 1017
Seventh Year 12/31/03	(ADDITIONAL) P. 1018
Eighth Year 12/31/04	(ADDITIONAL) P. 1019
Ninth Year 12/31/05	(ADDITIONAL) P. 1020
Tenth Year 12/31/06	(ADDITIONAL) P. 1021
Eleventh Year 12/31/07	(ADDITIONAL) P. 1022
Twelfth Year 12/31/08	(ADDITIONAL) P. 1023
Thirteenth Year 12/31/09	(ADDITIONAL) P. 1024
Fourteenth Year 12/31/10	(ADDITIONAL) P. 1025
Fifteenth Year 12/31/11	(ADDITIONAL) P. 1026
Sixteenth Year 12/31/12	(ADDITIONAL) P. 1027
Seventeenth Year 12/31/13	(ADDITIONAL) P. 1028
Eighteenth Year 12/31/14	(ADDITIONAL) P. 1029
Nineteenth Year 12/31/15	(ADDITIONAL) P. 1030
Twentieth Year 12/31/16	(ADDITIONAL) P. 1031
Twenty-first Year 12/31/17	(ADDITIONAL) P. 1032
Twenty-second Year 12/31/18	(ADDITIONAL) P. 1033
Twenty-third Year 12/31/19	(ADDITIONAL) P. 1034
Twenty-fourth Year 12/31/20	(ADDITIONAL) P. 1035
Twenty-fifth Year 12/31/21	(ADDITIONAL) P. 1036
Twenty-sixth Year 12/31/22	(ADDITIONAL) P. 1037
Twenty-seventh Year 12/31/23	(ADDITIONAL) P. 1038
Twenty-eighth Year 12/31/24	(ADDITIONAL) P. 1039
Twenty-ninth Year 12/31/25	(ADDITIONAL) P. 1040
Thirtieth Year 12/31/26	(ADDITIONAL) P. 1041
Thirty-first Year 12/31/27	(ADDITIONAL) P. 1042
Thirty-second Year 12/31/28	(ADDITIONAL) P. 1043
Thirty-third Year 12/31/29	(ADDITIONAL) P. 1044
Thirty-fourth Year 12/31/30	(ADDITIONAL) P. 1045
Thirty-fifth Year 12/31/31	(ADDITIONAL) P. 1046
Thirty-sixth Year 12/31/32	(ADDITIONAL) P. 1047
Thirty-seventh Year 12/31/33	(ADDITIONAL) P. 1048
Thirty-eighth Year 12/31/34	(ADDITIONAL) P. 1049
Thirty-ninth Year 12/31/35	(ADDITIONAL) P. 1050
Fortieth Year 12/31/36	(ADDITIONAL) P. 1051
Forty-first Year 12/31/37	(ADDITIONAL) P. 1052
Forty-second Year 12/31/38	(ADDITIONAL) P. 1053
Forty-third Year 12/31/39	(ADDITIONAL) P. 1054
Forty-fourth Year 12/31/40	(ADDITIONAL) P. 1055
Forty-fifth Year 12/31/41	(ADDITIONAL) P. 1056
Forty-sixth Year 12/31/42	(ADDITIONAL) P. 1057
Forty-seventh Year 12/31/43	(ADDITIONAL) P. 1058
Forty-eighth Year 12/31/44	(ADDITIONAL) P. 1059
Forty-ninth Year 12/31/45	(ADDITIONAL) P. 1060
Fiftieth Year 12/31/46	(ADDITIONAL) P. 1061
Fifty-first Year 12/31/47	(ADDITIONAL) P. 1062
Fifty-second Year 12/31/48	(ADDITIONAL) P. 1063
Fifty-third Year 12/31/49	(ADDITIONAL) P. 1064
Fifty-fourth Year 12/31/50	(ADDITIONAL) P. 1065
Fifty-fifth Year 12/31/51	(ADDITIONAL) P. 1066
Fifty-sixth Year 12/31/52	(ADDITIONAL) P. 1067
Fifty-seventh Year 12/31/53	(ADDITIONAL) P. 1068
Fifty-eighth Year 12/31/54	(ADDITIONAL) P. 1069
Fifty-ninth Year 12/31/55	(ADDITIONAL) P. 1070
Sixtieth Year 12/31/56	(ADDITIONAL) P. 1071
Sixty-first Year 12/31/57	(ADDITIONAL) P. 1072
Sixty-second Year 12/31/58	(ADDITIONAL) P. 1073
Sixty-third Year 12/31/59	(ADDITIONAL) P. 1074
Sixty-fourth Year 12/31/60	(ADDITIONAL) P. 1075
Sixty-fifth Year 12/31/61	(ADDITIONAL) P. 1076
Sixty-sixth Year 12/31/62	(ADDITIONAL) P. 1077
Sixty-seventh Year 12/31/63	(ADDITIONAL) P. 1078
Sixty-eighth Year 12/31/64	(ADDITIONAL) P. 1079
Sixty-ninth Year 12/31/65	(ADDITIONAL) P. 1080
Seventieth Year 12/31/66	(ADDITIONAL) P. 1081
Seventy-first Year 12/31/67	(ADDITIONAL) P. 1082
Seventy-second Year 12/31/68	(ADDITIONAL) P. 1083
Seventy-third Year 12/31/69	(ADDITIONAL) P. 1084
Seventy-fourth Year 12/31/70	(ADDITIONAL) P. 1085
Seventy-fifth Year 12/31/71	(ADDITIONAL) P. 1086
Seventy-sixth Year 12/31/72	(ADDITIONAL) P. 1087
Seventy-seventh Year 12/31/73	(ADDITIONAL) P. 1088
Seventy-eighth Year 12/31/74	(ADDITIONAL) P. 1089
Seventy-ninth Year 12/31/75	(ADDITIONAL) P. 1090
Eightieth Year 12/31/76	(ADDITIONAL) P. 1091
Eighty-first Year 12/31/77	(ADDITIONAL) P. 1092
Eighty-second Year 12/31/78	(ADDITIONAL) P. 1093
Eighty-third Year 12/31/79	(ADDITIONAL) P. 1094
Eighty-fourth Year 12/31/80	(ADDITIONAL) P. 1095
Eighty-fifth Year 12/31/81	(ADDITIONAL) P. 1096
Eighty-sixth Year 12/31/82	(ADDITIONAL) P. 1097
Eighty-seventh Year 12/31/83	(ADDITIONAL) P. 1098
Eighty-eighth Year 12/31/84	(ADDITIONAL) P. 1099
Eighty-ninth Year 12/31/85	(ADDITIONAL) P. 1100
Ninetieth Year 12/31/86	(ADDITIONAL) P. 1101
Ninety-first Year 12/31/87	(ADDITIONAL) P. 1102
Ninety-second Year 12/31/88	(ADDITIONAL) P. 1103
Ninety-third Year 12/31/89	(ADDITIONAL) P. 1104
Ninety-fourth Year 12/31/90	(ADDITIONAL) P. 1105
Ninety-fifth Year 12/31/91	(ADDITIONAL) P. 1106
Ninety-sixth Year 12/31/92	(ADDITIONAL) P. 1107
Ninety-seventh Year 12/31/93	(ADDITIONAL) P. 1108
Ninety-eighth Year 12/31/94	(ADDITIONAL) P. 1109
Ninety-ninth Year 12/31/95	(ADDITIONAL) P. 1110
One Hundred Year 12/31/96	(ADDITIONAL) P. 1111
One Hundred and One Year 12/31/97	(ADDITIONAL) P. 1112
One Hundred and Two Year 12/31/98	(ADDITIONAL) P. 1113
One Hundred and Three Year 12/31/99	(ADDITIONAL) P. 1114
One Hundred and Four Year 12/31/00	(ADDITIONAL) P. 1115
One Hundred and Five Year 12/31/01	(ADDITIONAL) P. 1116
One Hundred and Six Year 12/31/02	(ADDITIONAL) P. 1117
One Hundred and Seven Year 12/31/03	(ADDITIONAL) P. 1118
One Hundred and Eight Year 12/31/04	(ADDITIONAL) P. 1119
One Hundred and Nine Year 12/31/05	(ADDITIONAL) P. 1120
One Hundred and Ten Year 12/31/06	(ADDITIONAL) P. 1121
One Hundred and Eleven Year 12/31/07	(ADDITIONAL) P. 1122
One Hundred and Twelve Year 12/31/08	(ADDITIONAL) P. 1123
One Hundred and Thirteen Year 12/31/09	(ADDITIONAL) P. 1124
One Hundred and Fourteen Year 12/31/10	(ADDITIONAL) P. 1125
One Hundred and Fifteen Year 12/31/11	(ADDITIONAL) P. 1126
One Hundred and Sixteen Year 12/31/12	(ADDITIONAL) P. 1127
One Hundred and Seventeen Year 12/31/13	(ADDITIONAL) P. 1128
One Hundred and Eighteen Year 12/31/14	(ADDITIONAL) P. 1129
One Hundred and Nineteen Year 12/31/15	(ADDITIONAL) P. 1130
One Hundred and Twentieth Year 12/31/16	(ADDITIONAL) P. 1131
One Hundred and Twenty-first Year 12/31/17	(ADDITIONAL) P. 1132
One Hundred and Twenty-second Year 12/31/18	(ADDITIONAL) P. 1133
One Hundred and Twenty-third Year 12/31/19	(ADDITIONAL) P. 1134
One Hundred and Twenty-fourth Year 12/31/20	(ADDITIONAL) P. 1135
One Hundred and Twenty-fifth Year 12/31/21	(ADDITIONAL) P. 1136
One Hundred and Twenty-sixth Year 12/31/22	(ADDITIONAL) P. 1137
One Hundred and Twenty-seventh Year 12/31/23	(ADDITIONAL) P. 1138
One Hundred and Twenty-eighth Year 12/31/24	(ADDITIONAL) P. 1139
One Hundred and Twenty-ninth Year 12/31/25	(ADDITIONAL) P. 1140
One Hundred and Thirtieth Year 12/31/26	(ADDITIONAL) P. 1141
One Hundred and Thirty-first Year 12/31/27	(ADDITIONAL) P. 1142
One Hundred and Thirty-second Year 12/31/28	(ADDITIONAL) P. 1143
One Hundred and Thirty-third Year 12/31/29	(ADDITIONAL) P. 1144
One Hundred and Thirty-fourth Year 12/31/30	(ADDITIONAL) P. 1145
One Hundred and Thirty-fifth Year 12/31/31	(ADDITIONAL) P. 1146
One Hundred and Thirty-sixth Year 12/31/32	(ADDITIONAL) P. 1147
One Hundred and Thirty-seventh Year 12/31/33	(ADDITIONAL) P. 1148
One Hundred and Thirty-eighth Year 12/31/34	(ADDITIONAL) P. 1149
One Hundred and Thirty-ninth Year 12/31/35	(ADDITIONAL) P. 1150
One Hundred and Fortieth Year 12/31/36	(ADDITIONAL) P. 1151
One Hundred and Forty-first Year 12/31/37	(ADDITIONAL) P. 1152
One Hundred and Forty-second Year 12/31/38	(ADDITIONAL) P. 1153
One Hundred and Forty-third Year 12/31/39	(ADDITIONAL) P. 1154
One Hundred and Forty-fourth Year 12/31/40	(ADDITIONAL) P. 1155
One Hundred and Forty-fifth Year 12/31/41	(ADDITIONAL) P. 1156
One Hundred and Forty-sixth Year 12/31/42	(ADDITIONAL) P. 1157
One Hundred and Forty-seventh Year 12/31/43	(ADDITIONAL) P. 1158
One Hundred and Forty-eighth Year 12/31/44	(ADDITIONAL) P. 1159
One Hundred and Forty-ninth Year 12/31/45	(ADDITIONAL) P. 1160
One Hundred and Fiftieth Year 12/31/46	(ADDITIONAL) P. 1161
One Hundred and Fifty-first Year 12/31/47	(ADDITIONAL) P. 1162
One Hundred and Fifty-second Year 12/31/48	(ADDITIONAL) P. 1163
One Hundred and Fifty-third Year 12/31/49	(ADDITIONAL) P. 1164
One Hundred and Fifty-fourth Year 12/31/50	(ADDITIONAL) P. 1165
One Hundred and Fifty-fifth Year 12/31/51	(ADDITIONAL) P. 1166
One Hundred and Fifty-sixth Year 12/31/52	(ADDITIONAL) P. 1167
One Hundred and Fifty-seventh Year 12/31/53	(ADDITIONAL) P. 1168
One Hundred and Fifty-eighth Year 12/31/54	(ADDITIONAL) P. 1169
One Hundred and Fifty-ninth Year 12/31/55	(ADDITIONAL) P. 1170
One Hundred and Sixtieth Year 12/31/56	(ADDITIONAL) P. 1171
One Hundred and Sixty-first Year 12/31/57	(ADDITIONAL) P. 1172
One Hundred and Sixty-second Year 12/31/58	(ADDITIONAL) P. 1173
One Hundred and Sixty-third Year 12/31/59	(ADDITIONAL) P. 1174
One Hundred and Sixty-fourth Year 12/31/60	(ADDITIONAL) P. 1175
One Hundred and Sixty-fifth Year 12/31/61	(ADDITIONAL) P. 1176
One Hundred and Sixty-sixth Year 12/31/62	(ADDITIONAL) P. 1177
One Hundred and Sixty-seventh Year 12/31/63	(ADDITIONAL) P. 1178
One Hundred and Sixty-eighth Year 12/31/64	(ADDITIONAL) P. 1179
One Hundred and Sixty-ninth Year 12/31/65	(ADDITIONAL) P. 1180
One Hundred and Seventieth Year 12/31/66	(ADDITIONAL) P. 1181
One Hundred and Seventy-first Year 12/31/67	(ADDITIONAL) P. 1182
One Hundred and Seventy-second Year 12/31/68	(ADDITIONAL) P. 1183
One Hundred and Seventy-third Year 12/31/69	(ADDITIONAL) P. 1184
One Hundred and Seventy-fourth Year 12/31/70	(ADDITIONAL) P. 1185
One Hundred and Seventy-fifth Year 12/31/71	(ADDITIONAL) P. 1186
One Hundred and Seventy-sixth Year 12/31/72	(ADDITIONAL) P. 1187
One Hundred and Seventy-seventh Year 12/31/73	(ADDITIONAL) P. 1188
One Hundred and Seventy-eighth Year 12/31/74	(ADDITIONAL) P. 1189
One Hundred and Seventy-ninth Year 12/31/75	(ADDITIONAL) P. 1190
One Hundred and Eightieth Year 12/31/76	(ADDITIONAL) P. 1191
One Hundred and Eighty-first Year 12/31/77	(ADDITIONAL) P. 1192
One Hundred and Eighty-second Year 12/31/78	(ADDITIONAL) P. 1193
One Hundred and Eighty-third Year 12/31/79	(ADDITIONAL) P. 1194
One Hundred and Eighty-fourth Year 12/31/80	(ADDITIONAL) P. 1195
One Hundred and Eighty-fifth Year 12/31/81	(ADDITIONAL) P. 1196
One Hundred and Eighty-sixth Year 12/31/82	(ADDITIONAL) P. 1197
One Hundred and Eighty-seventh Year 12/31/83	(ADDITIONAL) P. 1198
One Hundred and Eighty-eighth Year 12/31/84	(ADDITIONAL) P. 1199
One Hundred and Eighty-ninth Year 12/31/85	(ADDITIONAL) P. 1200
One Hundred and Ninetieth Year 12/31/86	(ADDITIONAL) P. 1201
One Hundred and Ninety-first Year 12/31/87	(ADDITIONAL) P. 1202
One Hundred and Ninety-second Year 12/31/88	(ADDITIONAL) P. 1203
One Hundred and Ninety-third Year 12/31/89	(ADDITIONAL) P. 1204
One Hundred and Ninety-fourth Year 12/31/90	(ADDITIONAL) P. 1205
One Hundred and Ninety-fifth Year 12/31/91	(ADDITIONAL) P. 1206
One Hundred and Ninety-sixth Year 12/31/92	(ADDITIONAL) P. 1207
One Hundred and Ninety-seventh Year 12/31/93	(ADDITIONAL) P. 1208
One Hundred and Ninety-eighth Year 12/31/94	(ADDITIONAL) P. 1209
One Hundred and Ninety-ninth Year 12/31/95	(ADDITIONAL) P. 1210
Two Hundred Year 12/31/96	(ADDITIONAL) P. 1211
Two Hundred and One Year 12/31/97	(ADDITIONAL) P. 1212
Two Hundred and Two Year 12/31/98	(ADDITIONAL) P. 1213
Two Hundred and Three Year 12/31/99	(ADDITIONAL) P. 1214
Two Hundred and Four Year 12/31/00	(ADDITIONAL) P. 1215
Two Hundred and Five Year 12/31/01	(ADDITIONAL) P. 1216
Two Hundred and Six Year 12/31/02	(ADDITIONAL) P. 1217
Two Hundred and Seven Year 12/31/03	(ADDITIONAL) P. 1218
Two Hundred and Eight Year 12/31/04	(ADDITIONAL) P. 1219
Two Hundred and Nine Year 12/31/05	(ADDITIONAL) P. 1220
Two Hundred and Ten Year 12/31/06	(ADDITIONAL) P. 1221
Two Hundred and Eleven Year 12/31/07	(ADDITIONAL) P. 1222
Two Hundred and Twelve Year 12/31/08	(ADDITIONAL) P. 1223
Two Hundred and Thirteen Year 12/31/09	(ADDITIONAL) P. 1224
Two Hundred and Fourteen Year 12/31/10	(ADDITIONAL) P. 1225
Two Hundred and Fifteen Year 12/31/11	(ADDITIONAL) P. 1226
Two Hundred and Sixteen Year 12/31/12	(ADDITIONAL) P. 1227
Two Hundred and Seventeen Year 12/31/13	(ADDITIONAL) P. 1228
Two Hundred and Eighteen Year 12/31/14	(ADDITIONAL) P. 1229
Two Hundred and Nineteen Year 12/31/15	(ADDITIONAL) P. 1230
Two Hundred and Twentieth Year 12/31/16	(ADDITIONAL) P. 1231
Two Hundred and Twenty-first Year 12/31/17	(ADDITIONAL) P. 1232
Two Hundred and Twenty-second Year 12/31/18	(ADDITIONAL) P. 1233
Two Hundred and Twenty-third Year 12/31/19	(ADDITIONAL) P. 1234
Two Hundred and Twenty-fourth Year 12/31/20	(ADDITIONAL) P. 1235
Two Hundred and Twenty-fifth Year 12/31/21	(ADDITIONAL) P. 1236
Two Hundred and Twenty-sixth Year 12/31/22	(ADDITIONAL) P. 1237
Two Hundred and Twenty-seventh Year 12/31/23	(ADDITIONAL) P. 1238
Two Hundred and Twenty-eighth Year 12/31/24	(ADDITIONAL) P. 1239
Two Hundred and Twenty-ninth Year 12/31/25	(ADDITIONAL) P. 1240
Two Hundred and Thirtieth Year 12/31/26	(ADDITIONAL) P. 1241
Two Hundred and Thirty-first Year 12/31/27	(ADDITIONAL) P. 1242
Two Hundred and Thirty-second Year 12/31/28	(ADDITIONAL) P. 1243
Two Hundred and Thirty-third Year 12/31/29	(ADDITIONAL) P. 1244
Two Hundred and Thirty-fourth Year 12/31/30	(ADDITIONAL) P. 1245
Two Hundred and Thirty-fifth Year 12/31/31	(ADDITIONAL) P. 1246
Two Hundred and Thirty-sixth Year 12/31/32	(ADDITIONAL) P. 1247
Two Hundred and Thirty-seventh Year 12/31/33	(ADDITIONAL) P. 1248
Two Hundred and Thirty-eighth Year 12/31/34	(ADDITIONAL) P. 1249
Two Hundred and Thirty-ninth Year 12/31/35	(ADDITIONAL) P. 1250
Two Hundred and Fortieth Year 12/31/36	(ADDITIONAL) P. 1251
Two Hundred and Forty-first Year 12/31/37	(ADDITIONAL) P. 1252
Two Hundred and Forty-second Year 12/31/38	(ADDITIONAL) P. 1253
Two Hundred and Forty-third Year 12/31/39	(ADDITIONAL) P. 1254
Two Hundred and Forty-fourth Year 12/31/40	(ADDITIONAL) P. 1255
Two Hundred and Forty-fifth Year 12/31/41	(ADDITIONAL) P. 1256
Two Hundred and Forty-sixth Year 12/31/42	(ADDITIONAL) P. 1257
Two Hundred and Forty-seventh Year 12/31/43	(ADDITIONAL) P. 1258
Two Hundred and Forty-eighth Year 12/31/44	(ADDITIONAL) P. 1259
Two Hundred and Forty-ninth Year 12/31/45	(ADDITIONAL) P. 1260
Two Hundred and Fiftieth Year 12/31/46	(ADDITIONAL) P. 1261
Two Hundred and Fifty-first Year 12/31/47	(ADDITIONAL) P. 1262
Two Hundred and Fifty-second Year 12/31/48	(ADDITIONAL) P. 1263
Two Hundred and Fifty-third Year 12/31/49	(ADDITIONAL) P. 1264
Two Hundred and Fifty-fourth Year 12/31/50	(ADDITIONAL) P. 1265
Two Hundred and Fifty-fifth Year 12/31/51	(ADDITIONAL) P. 1266
Two Hundred and Fifty-sixth Year 12/31/52	(ADDITIONAL) P. 1267
Two Hundred and Fifty-seventh Year 12/31/53	(ADDITIONAL) P. 1268
Two Hundred and Fifty-eighth Year 12/31/54	(ADDITIONAL) P. 1269
Two Hundred and Fifty-ninth Year 12/31/55	(ADDITIONAL) P. 1270
Two Hundred and Sixtieth Year 12/31/56	(ADDITIONAL) P. 1271
Two Hundred and Sixty-first Year 12/31/57	(ADDITIONAL) P. 1272
Two Hundred and Sixty-second Year 12/31/58	(ADDITIONAL) P. 1273
Two Hundred and Sixty-third Year 12/31/59	(ADDITIONAL) P. 1274
Two Hundred and Sixty-fourth Year 12/31/60	(ADDITIONAL) P. 1275
Two Hundred and Sixty-fifth Year 12/31/61	(ADDITIONAL) P. 1276
Two Hundred and Sixty-sixth Year 12/31/62	(ADDITIONAL) P. 1277
Two Hundred and Sixty-seventh Year 12/31/63	(ADDITIONAL) P. 1278
Two Hundred and Sixty-eighth Year 12/31/64	(ADDITIONAL) P. 1279
Two Hundred and Sixty-ninth Year 12/31/65	(ADDITIONAL) P. 1280
Two Hundred and Seventieth Year 12/31/66	(ADDITIONAL) P. 1281
Two Hundred and Seventy-first Year 12/31/67	(ADDITIONAL) P. 1282
Two Hundred and Seventy-second Year 12/31/68	(ADDITIONAL) P. 1283
Two Hundred and Seventy-third Year 12/31/69	(ADDITIONAL) P. 1284
Two Hundred and Seventy-fourth Year 12/31/70	(ADDITIONAL) P. 1285
Two Hundred and Seventy-fifth Year 12/31/71	(ADDITIONAL) P. 1286
Two Hundred and Seventy-sixth Year 12/31/72	(ADDITIONAL) P. 1287
Two Hundred and Seventy-seventh Year 12/31/73	(ADDITIONAL) P. 1288
Two Hundred and Seventy-eighth Year 12/31/74	(ADDITIONAL) P. 1289
Two Hundred and Seventy-ninth Year 12/31/75	(ADDITIONAL) P. 1290
Two Hundred and Eightieth Year 12/31/76	(ADDITIONAL) P. 1291
Two Hundred and Eighty-first Year 12/31/77	(ADDITIONAL) P. 1292
Two Hundred and Eighty-second Year 12/31/78	(ADDITIONAL) P. 1293
Two Hundred and Eighty-third Year 12/31/79	(ADDITIONAL) P. 1294
Two Hundred and Eighty-fourth Year 12/31/80	(ADDITIONAL) P. 1295
Two Hundred and Eighty-fifth Year 12/31/81	(ADDITIONAL) P. 1296
Two Hundred and Eighty-sixth Year 12/31/82	(ADDITIONAL) P. 1297
Two Hundred and Eighty-seventh Year 12/31/83	(ADDITIONAL) P. 1298
Two Hundred and Eighty-eighth Year 12/31/84	(ADDITIONAL) P. 1299
Two Hundred and Eighty-ninth Year 12/31/85	(ADDITIONAL) P

LOFTS	SF P/LR	BEDROOM #		
		1B	2B	3B
4TH FLOOR	6,845 SF	6	3	1 1/2
3RD FLOOR	6,880 SF	6	3	1 1/2
2ND FLOOR	6,167 SF	3	2	2 1/2
1ST FLOOR	2,711 SF	0	1	2
TOTAL APARTMENTS	26,593 SF	16	13	6
TOTAL APARTMENTS		35		
RETAIL / RESTAUR		SF P/LR		
1ST FLOOR		1,500 SF		
BASEMENT		1,600 SF		

LOFITS	SF PLR	BECOM COM #				
		10	20	30	40	50
4TH FLOOR	6,440 SF	0	2	1	1	12
3RD FLOOR	8,830 SF	0	2	1	1	1
2ND FLOOR	6,110 SF	2	2	2	1	1
1ST / MEZZ	2,710 SF	0	1	1	0	0
TOTAL ADJMENTS	23,240 SF	10	12	0	2	20

TOTAL ADJMENTS		SF PLR	
RETAIL / RESTAURANT	7,830 SF		
1ST FLR	9,700 SF		
BASE MEET			

LOFTS	SP FLR	MEGROOM #
4TH FLOOR	6,845 SF	18 200 100
3RD FLOOR	8,805 SF	6 2 1 11
2ND FLOOR	6,102 SF	2 2 2 11
1ST FLOOR	27,711 SF	10 1 3 2
TOTAL APARTMENTS	29,143 SF	10 13 8 36
TOTAL APARTMENTS		
RENTABLE SQUARE		
SP FLR		
2ND SF		
1ST FLR		
MEGROOM		

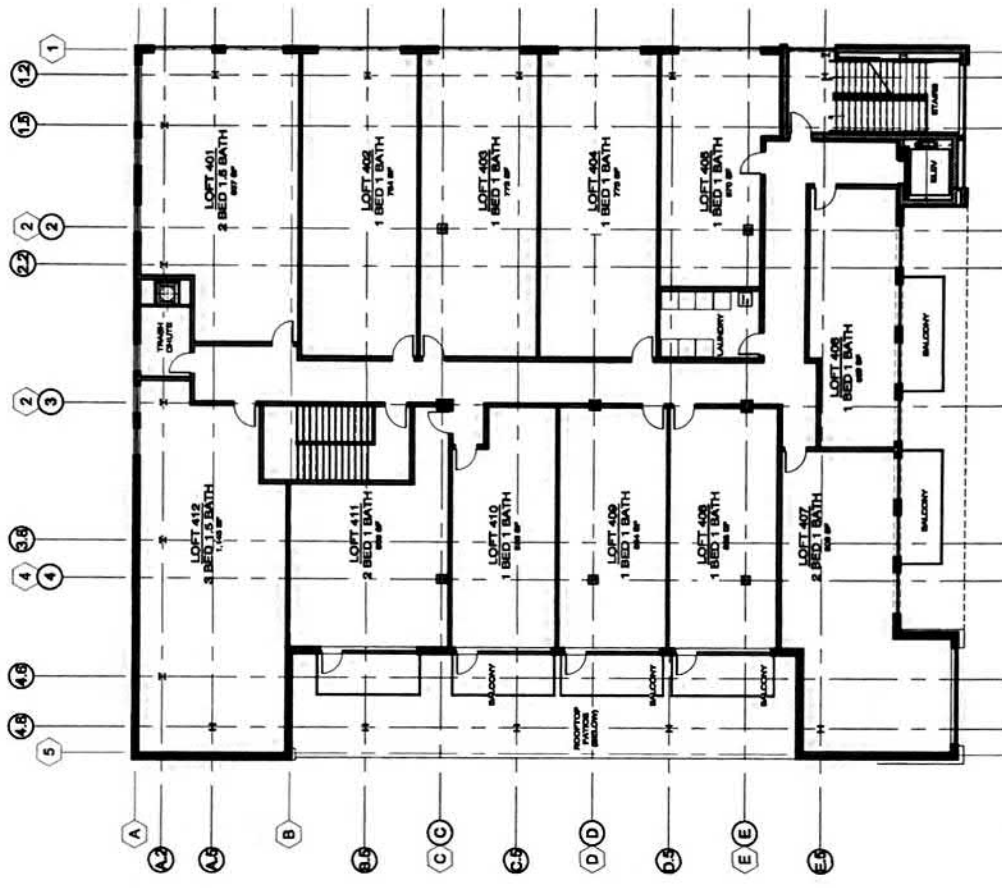
NOT FOR
CONSTRUCTION
MAY 27 2022



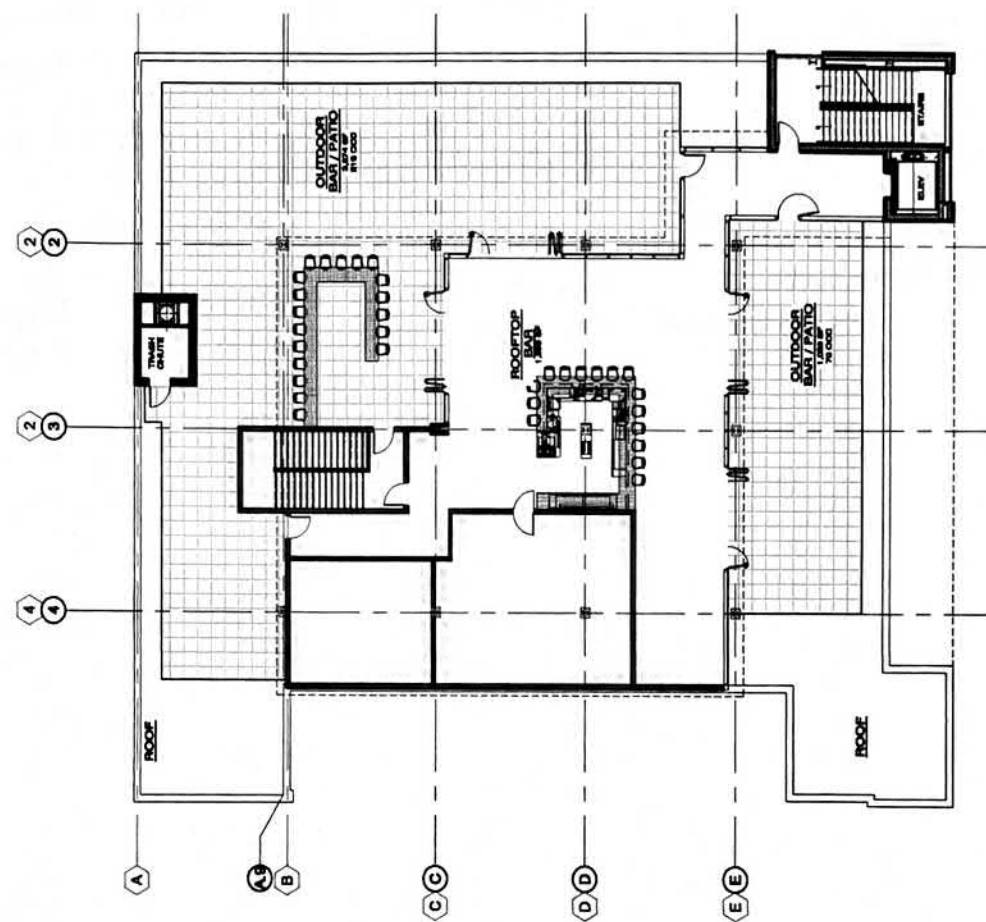




1
 A 101
 SCALE 1/8" = 1'-0"
 PROPOSED FOURTH FLOOR PLAN
 HP 40

[illegible]

LOFTS	SP/PLR	BEDROOM #		
		1B	2B	3B
4TH FLOOR	8.88 SP	0	3	1 1/2
3RD FLOOR	8.88 SP	0	2	1 1/2
2ND FLOOR	9.10 SP	0	3	2
1ST FLOOR	2.71 SP	0	5	3
TOTAL APARTMENTS		18	13	8



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		
Second Floor (ADDITION)	10,100 SF		
Third Floor (ADDITION)	10,100 SF		
Fourth Floor (ADDITION)	10,100 SF		
Fifth Floor (ADDITION)	10,100 SF		
Basement (ADDITION)	10,100 SF		
Roof (ADDITION)	10,100 SF		
MECHANICAL	1,700 SF		
First Floor (ADDITION)	10,100 SF		
Second Floor (ADDITION)	10,100 SF		
Third Floor (ADDITION)	10,100 SF		
Fourth Floor (ADDITION)	10,100 SF		
Fifth Floor (ADDITION)	10,100 SF		
Basement (ADDITION)	10,100 SF		
Roof (ADDITION)	10,100 SF		
MECHANICAL	1,700 SF		
5 Story Building Total	61,400 SF		
Basement	10,100 SF		
5 Story + Basement Total	71,500 SF		

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

OUR TOWN: Logic Model

PROBLEM STATEMENT: American communities everywhere face a distinctive set of local economic, physical, and/or social challenges. Yet community leaders are often unaware of solutions that stem from the successful adoption and integration of arts, design, and cultural strategies.



OUR TOWN GOAL: Sustained support and recognition of arts, design, and cultural strategies as integral to every phase of community development across the United States.

NATIONAL ENDOWMENT for the ARTS
arts.gov



Project Community Contexts

Local Our Town projects respond to and are shaped by community type, existing social and human capital, existing policies, local assets, and other community development activities.

Project Inputs

Our Town projects require:



Leadership



Cross-sector Partnerships



Financial Resources



Community Engagement

Project Activities

Creative placemaking strategies strengthen local communities by:



Envisioning



Connecting



Illuminating



Energizing

Arts tactics advance creative placemaking strategies through:

- Artist residencies
- Arts festivals
- Community co-creation of art
- Performances
- Public art
- Cultural planning
- District planning
- Creative asset mapping
- Public art planning
- Artist/designer-facilitated community planning
- Design of artist space
- Design of cultural facilities
- Public space design
- Creative business development
- Professional artist development

**Innovation/
Systems
Change
Outcomes**

Project activities as well as local community change lead to:

- New or sustained partnerships
- Sustaining or scaling of project activities
- Replication or adaptation of project activities by other organizations
- Capacity to implement creative placemaking
- Institutionalization of arts, culture, and design

**Local
Community
Change
Outcomes**

Increased integration of arts, design, and cultural strategies among local, cross-sector partners, leading to economic, physical, and social change.



Economic Change

- Local business and job growth
- Professional development/training



Physical Change

- Beautification
- New construction



Social Change

- Civic engagement
- Social cohesion

And more