



Giffels® Associates, Inc.
Architects Engineers Planners

**Detroit Arsenal Tank Plant
DATP Comprehensive Reuse Plan
Final Report**

City of Warren
Office of Mayor
29500 Van Dyke Avenue
Warren, Michigan 48093

April 30, 1997
Revised May 2, 1997

Giffels Project No. 96161

25200 Telegraph Road
P. O. Box 5025
Southfield, Michigan
48086-5025
Fax: 810.948.6100
Tel: 810.355.4600

Table of Contents

<u>Item</u>	<u>Page Nos.</u>
TABLE OF CONTENTS	i
EXECUTIVE SUMMARY	A
INTRODUCTION	1
GOALS OF THE REDEVELOPMENT PLAN	7
ECONOMIC DEVELOPMENT GOALS	9
REGIONAL ECONOMIC PROFILE	12
LABOR AND DEMOGRAPHICS PROFILE	19
MARKET ANALYSIS	32
LOCAL AND REGIONAL INFRASTRUCTURE	41
SITE ANALYSIS	43
FACILITY ANALYSIS	46
APPLICABLE LAWS AND REGULATIONS	49
REUSE ALTERNATIVES	51
REUSE RECOMMENDATION	64
LAND USE PLAN EVALUATIONS	68
LAND USE RECOMMENDATIONS	76
DEVELOPMENT RECOMMENDATIONS	80
RECOMMENDED DEVELOPMENT GUIDELINES	86
IMPLEMENTATION STRATEGY	95
PHASING STRATEGIES	118
APPENDIX 1 - POWER PLANT ANALYSIS	
LIST OF PUBLICATIONS CITED	

Item

Page Nos.

LIST OF SOURCES

Cash Flow Analysis

Absorption Trends

State Grants

Employment Impact

Renaissance Zone

Surplus Equipment

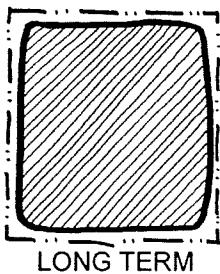
Conveyance Definitions

Homeless Providers Screening

Capital Improvement Cost

EXECUTIVE SUMMARY

Recommendation



LAND USE

The proposed Land use Plan recommends Research & Development / Developmental Manufacturing as the single ultimate use for the entire DATP property. This use is designed to take advantage of the adjacency to the existing General Motors Technical Center and other nearby firms automotive sector, new and existing transportation resources, and the open and flat land which is suitable for large-footprint light and medium industrial buildings.

PHASING

Phase I

- demolition of Building 4
- development of NE corner for R&D use (16 acres)

Phase II

- development of SE corner for Commercial use (30 acres)

Phase III

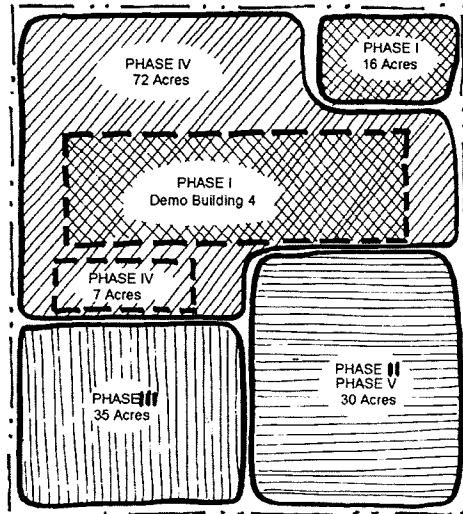
- development of SW corner for R&D/Light Industrial use (35 acres)

Phase IV

- development of N half of property for R&D / Light Industrial use (65 acres)
- demolition of building 7 and 8 & development for R&D/Light Industrial use (7 acres)

Phase V

- redevelopment of SE corner for R&D use (30 acres)



IMPLEMENTATION

The recommended Implementation Plan is based on an Economic Development Conveyance (NDAA 94 Title XXIX, § 2903) coupled with Section 334 - Authority to Transfer Contaminate Federal Property before Completion for the 153 acre DATP site. As an alternative allowing for early transfer, the LRA could request an Environmental Conveyance (DBCRA 90 § 2905(e)) for the 153 acre DATP site.

BUSINESS PLAN

Management Model

It is recommended that the City of Warren use the Internal City Management model. This is the fastest way to set up the Authority required for Renaissance Zone status.

Cash Flow Analysis

Cash flow analysis of forecasted financial items indicates negative cash flows of \$16.6 million and \$2.3 million for 1998 and 1999 respectively which must be offset by local, state and government grant funding. For the years 2000 - 2004 there will be an average positive cash flow of \$2.0 million per year.

MARKETING

Marketing of R&D/ Industrial Redevelopment properties will require:

- Identification of target markets;
- Development of a marketing plan
- Creation of a marketing materials, including video and CD ROM presentations.

Introduction

Overview

In the 1940s, the Detroit Arsenal Tank Plant (DATP), in Warren, Michigan, was seen as the economic "engine" for producing World War II tanks. This 153-acre site housed administrative, warehouse, manufacturing and assembly facilities for full-scale tank production. Even after World War II, the DATP continued producing tanks for a variety of military purposes.

In 1990 the military defense budgets began to shrink creating consolidations of military programs and bases. In 1995 the 153-acre military facility was identified by the US Government as a BRAC-95 closure, under the Defense Base Closure and Realignment Act of 1988. The impact on the community was an estimated job loss of 2,500. In addition, business activity for local retail stores and restaurants have fallen off since the closure. Today, the plant sits vacant.

The City of Warren recognized that the site offered tremendous development potential. With this in mind, Warren proceeded to obtain funding from the Office of Economic Adjustment for a comprehensive reuse plan, and in a competitive move, received a Renaissance Zone status for the DATP site. In October 1996, the City of Warren retained Giffels Associates, Inc., and their associated firms with BRW Associates, (base realignment expertise) Inc. and Plante & Moran, LLP (financial expertise), to prepare a comprehensive reuse plan for the DATP site.

The BRAC Process

The following is a general description of the Base Realignment and Closure Act, which provided guidance to the reuse planning process.

Identification of Surplus Property

In this step, the Army identified the Department of Defense and Federal property needs for the TACOM site. Based on these needs it proceeded to

identify surplus real and personal property and commenced an environmental impact analysis process.

LRA is formed as a Local Authority

The LRA (Local Reuse Authority) was formed and recognized as a Local Authority by the Army and the Department of Defense. It is comprised of the Mayor of Warren and Warren's City Council. In the early stages of the process, the LRA was responsible for the solicitation and considerations of public interest, homeless assistance needs and the consultation with the Military Department regarding the status of surplus property uses.

The Redevelopment Plan and Homeless Provider Act

The LRA's responsibility in this stage was to prepare both a Comprehensive Reuse Plan for the reuse of the DATP property identified in the BRAC-95 closure, and the solicitation and reporting on homeless needs based on the Stewart B. McKinney Homeless Assistance Act.

The Homeless Providers survey was coordinated and conducted through the City of Warren along with Congressman Sander Levin's Office. Under the HUD regulation, the City of Warren carried out a suitability assessment of the DATP facilities in relation to homeless needs. At the September 27, 1996 close date, there were no Notices of Interest (NOI) for the DATP site.

The second aspect was the preparation of the Comprehensive Reuse Plan for the reuse of the 153 acre DATP site. This was done through the creation of LRC (Local Reuse Committee), who's responsibilities was for the selection of an appropriate consultant, the overseeing of the redevelopment planning process and the final recommendation of the redevelopment to the LRA. The LRC was comprised of individuals who brought a wealth of diverse experience to the process. Representing the LRC were individuals from Warren's Mayors Office, Legal Department, Department of Planning, Engineering Department, local Chamber of Commerce Department, business, education, utilities and labor unions, County, Army, Department of Defense and representatives of the community.

The LRC's initial task was the development of a Request for Proposal for the solicitation of potential consultant for the Redevelopment Plan, as well as provide a basis for obtaining funding from the Department of Defense. The process was expedited by contracting with an outside consultant who's specialty was in the development of Request's for Proposals. This process included input from various members of the LRC, the Department of Defense and the City.

Upon the completion of the Request for Proposal, the LRA proceeded to obtain funding from the Department of Defense in the amount of \$100,000. The dollar amount was awarded based on the recognition that the City had sufficient internal resources available to assist in the redevelopment and implementation process. Based on this premise, the selected consultants were to provide expertise that built on the City's existing resources. In addition to the grant submission, the LRA proceeded to solicit proposals from various local and national consultants for the development of the Reuse Plan. In September of 1996, the LRA unanimously approved the selection of the consulting team of Giffels Associates, Inc., and their associated firms, BRW Associates, Inc. and Plante & Moran, LLP.

The LRC proceeded to hold monthly meetings, open to the public, in which various task teams would present status and findings that were critical in the planning process. It was within these meeting that Giffels and team presented their findings of the various stages of this project. Other issues that were presented were updates and findings in relation to the Homeless Screening, transfer negotiations and the Environmental Remediation Process. The following are dates and presentation topics presented by Giffels:

- October 18, 1996 Introduction of Giffels Associates ,Inc. to LRC
- November 15, 1996 LRC Status Meeting
- December 17, 1996 LRC Status Meeting
- January 7, 1997 Visioning Session
- January 17, 1997 Context Analysis
- February 21, 1997 No meeting held

-
- March 6, 1997 Pre Reuse Concept Meeting
 - March 13, 1997 Worksession with City of Warren Planning Department
 - March 13, 1997 Meeting with DoD, City of Warren, and Giffels Status Report to DOD
 - March 14, 1997 Presentation of Reuse Concepts
 - March 27, 1997 Status Report to Co-Chairs of LRC and City of Warren
 - April 1, 1997 Final Recommendation to LRC. LRC presents approved Reuse Concept to LRA.
 - April 11, 1997 Implementation, conveyance and phasing worksession with the City of Warren, Giffels and BRW
 - April 30, 1997 Review final draft report with the City of Warren
 - May 2, 1997 Submission of final report

On April 1, 1997, Giffels presented the recommended Land Use Concept to the LRC. On that date, the LRC unanimously voted on the approval of the Concept Plan. The approved plan was turned over to the Mayor of Warren and representatives of the LRA. This date served as a transition date in which the LRC disbanded, completing their responsibilities and allowing the LRA to move forward with the implementation of the Reuse Concept.

The completion of this step will be for the LRA to present the Redevelopment Plan and the Homeless Submission to the DoD and HUD. The Military Department will report property to Federal sponsoring agencies for the recommended Economic Development Conveyance (EDC), complete environmental impact analysis and make disposal decisions.

Property Conveyance

The final step in this process will be the conveyance of the DATP site to the LRA or enacted Authority for the implementation of the Redevelopment Plan.

Planning Methodology

IDENTIFY GOALS

In order for the team to explore the needs and desires of the local community and to formulate a list of alternatives that express these desires, Giffels conducted a public Visioning Session that comprised of both the public and business community. Through a “round robin” session, the community provided input into the development of reuse alternatives. In addition to the Visioning Session, Giffels obtained other goal statements from sources such as; the Request for Proposal, The City of Warren’s Policy Plan and the Macomb County Economic Development Report.

ANALYZE CONTEXT

This section of the analysis assessed the strengths and weaknesses of the physical infrastructure and the local economic environment. This information was used to identify opportunities and constraints that the physical infrastructure and the local economy had on the reuse alternatives. The following areas were assessed by the team:

- Local and Regional Economic Conditions
- Local and Regional Socioeconomic Conditions
- Local Real Estate Market
- Local Infrastructure
- Site and Facility Analysis

DEVELOP CONCEPTS

Reuse Alternatives

Based on the Visioning Session, a range of reuse alternatives for the site were identified. This phase provides the opportunity for the community to take part in the evaluation of the alternative reuses against data collected in earlier phases. In this phase alternatives were evaluated based on their abilities to:

- Create Jobs

-
- Generate Tax Revenue
 - Respond to Market Demand
 - Compatible with Community and Existing Land Use

In addition to the above factors, the reuse alternatives were evaluated against the local economy, and socioeconomic conditions, and the available land, facilities and infrastructure. The results of the evaluation identified that R&D/Industrial reuses would provide the most economic benefit to the community.

IDENTIFY NEEDS

Based on the alternatives, two land use plans were identified and evaluated for their economic potentials. The land use plans were general site plans that identified permitted uses as well as facilities identified for reuse. In a public LRC presentation the two alternatives were presented and a recommendation was made to return the site to a greenfield status.

THE PLAN

In order to implement the community's reuse strategy, the team has provided a detailed implementation plan that outlines the following:

- Redevelopment Phasing
- Conveyance (Transfer) Method
- Management Model
- Cash Flow Analysis

Goals of the Redevelopment Plan

Objectives

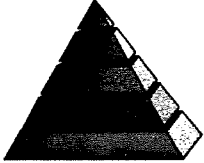
The following goals serve as the foundation of the overall planning process and reuse strategy. They reflect the priorities of the community and the private sector, and the goals of the City of Warren and Macomb County.

Goals

The goals were listed as part of the City of Warren's request for proposal (RFP) for the DATP Comprehensive Reuse Plan of July 3, 1996 as follows:

- Provide for the optimal reuse of the facility and/or site under anticipated, realistic market conditions that offer the greatest potential for the City and regional economy;
- Provide an orderly and timely transition from plant closure to reuse implementation;
- Minimize any negative effects of the plant closure on the City of Warren or the region;
- To outline a strategy for reuse that will ensure that the character, quality and scale of new development is compatible with and meets or exceeds the needs of the City of Warren;
- To create a Reuse Plan and marketing strategy that optimizes marketability and value of the site and facilities, creates jobs for the region, and provides direct and indirect economic benefits to the City of Warren;
- To create a Reuse Plan that provides development cost parameters which are outweighed by the economic benefit return for the proposed reuse.

These goals, subsequently refined by the LRA (Local Reuse Authority) and the LRC (Local Reuse Committee) in meetings with the Consultants, provide the framework by which to evaluate the DATP reuse proposals.



- Optimize the marketability and value of the site and facilities
- Create quality full-time jobs
- Obtain the highest potential tax revenue
- Insure that economic benefits outweigh the cost of redevelopment
- Influence growth in other business sectors
- Minimize any negative effects of the plant closure
- Be compatible with and meet or exceed the needs of the community
- Provide an orderly and timely transition from base closure to reuse

These goals can be categorized as economic, social, environmental, and time-based. This report will outline a strategy for achieving these goals.

Economic Development Goals

Objectives

The following are the overall economic development goals and policies of Macomb County and the City of Warren. These policies are designed to attract, retain and strengthen commerce within the community, providing guidance for attracting and enhancing the existing business base. In addition, the policies list focus industries for the local and regional economy, and serve as a framework for understanding the strengths and weaknesses of community resources.

Methodology

Development goals and strategies were obtained by means of:

- Consultant meetings with the Planning Department of Macomb County
- The Economic Development Plan for Macomb County
- The Policy Plan for the City of Warren (1989)

MACOMB COUNTY

The economic goals of the Macomb County Economic Development Division are as follows:

- Attract and supports new business endeavors
- Enhance and expands existing business
- Provide low-cost government and a strong infrastructure

Primary industry focus:

- Machine & Tooling Industry
- Tool and Die Industry
- Plastics Industry
- Engineering Design

CITY OF WARREN

According to the City of Warren Policy Plan, the economic viability of the City lies in its industrial strength and its position within Macomb County as the Metropolitan Area's industrial manufacturing center. The Policy Plan also indicated that the key to Warren's economic future lies in the creation of strong functional relationships between Warren and communities to the North and West, allowing it to maintain its status as a regional employment center.

The Policy Plan identifies the following economic goals and strategies as important to the future viability of the City:

To be Southeast Michigan's center of automated manufacturing

- Establish linkages with developers of technology-based manufacturing
- Work with Macomb Community College in training the work force needed to staff new High-Tech industrial facilities

Increase the amount of land planned and zoned for industrial use

- Evaluate potential rezoning of older residential and commercial zones

Attract a younger population

- Emphasize attractive neighborhoods, good schools, and recreational activities
- Support affordable and quality housing for the younger population.

Create an attractive and more inspiring place to live

- Create buffer zones to separate incompatible uses.
- Encourage the development of a more visually pleasing and functionally efficient community.

Analysis

Macomb County and the City of Warren are oriented toward strengthening the existing base of manufacturing and tool & die sectors. As the Policy Plan suggests, the infusion of new technologies and equipment is vital to the long-term viability of these sectors. The redevelopment of the DATP property

presents an opportunity to contribute to this process, providing incentives for technologically and developmentally oriented firms to locate in Warren.

The following is a general assessment of the opportunities and/or constraints on the current direction of the economic development plan:

- Macomb County has created an economic environment that has lowered the cost of government while maintaining quality community services, an important factor in attracting and retaining manufacturing industries.
- Macomb County has greatly strengthened the infrastructure needed for industrial growth. This directly supports the type of industries that are currently located and those that will locate to this area in the future. This offers three primary benefits to the DATP site:
 1. Access to quality labor markets.
 2. Distribution channels for the movement of materials.
 3. Capacity to support future industrial growth.
- The City of Warren has positioned itself to be Southeast Michigan's center of automated manufacturing, which is in line with the overall direction of Macomb County. This will direct the community in developing an economic and government infrastructure to support manufacturing sector.
- City land use policies aim to strengthen the two primary industrial corridors. This will be done by inventorying available land for reuse, phasing out old residential and commercial properties, and rezoning this land for appropriate industrial use.
- A younger population is critical to the long term viability of the city and county. The lack of a younger population will pose future constraints on industries located in the area as older workers move into retirement age. By creating a strong industry and an attractive place to live, a younger population will be drawn to this area.

With regard to the DATP reuse plan, the recommended R & D and Developmental manufacturing activity is seen as contributing to the strengthening of the region's manufacturing base as this shifts towards automated manufacturing according to the policies in place.

Regional Economic Profile

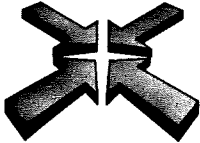
Objective

The following economic profiles on the general state of the regional and local economy provide a context for understanding the economic variables that influence the DATP reuse alternatives.

Methodology

Data was obtained from various agencies within Southeast Michigan. Information relevant to the reuse of the DATP site was compiled and analyzed for potential impact.

Economic Drivers



The primary economic drivers of Macomb county are:

- **Automotive Manufacturing** - *'Big Three' Automotive Manufactures*
- **Automotive Suppliers** - *First & Second Tier Suppliers*
- **Tool & Die** - *Metalworking Machinery*
- **Retail & Services** - *Retail Stores & Commercial Businesses*

DATP redevelopment strategies should take these sectors into account as outlined below:

Automotive Industry: Since the regional economy relies heavily on the automotive industry, swings in the national economy ultimately affect the strength of the local economy.

Manufacturing Technology: Dependence of the local economy on manufacturing means that new automated technologies could have adverse effects on the employment base.

Retail Industry: While the recent shakeout in the retail industry is forcing the closing of some stores, projected population increases will generate a greater need for retail and services.

TRENDS

The general 1997 economic outlook is good, with modest increase in the annual GDP (Gross Domestic Product) estimated at 2.0 - 3.0%. Employment is predicted to climb slightly in 1997, suggesting a continued tight labor market.

The following trends are associated with employment growth, development and new market expansion. These trends provide information to assess the strengths and weaknesses of DATP development options.

EMPLOYMENT TRENDS

Employment in Southeast Michigan is predicted by SEMCOG to grow over the next ten years as follows:

- Retail Trade + 8%
- Services Industry + 18%
- Transportation, Communications and Utilities + 6%
- Wholesale Trade + 12%
- Finance, Insurance and Real Estate + 10%
- Public Administration + 4%

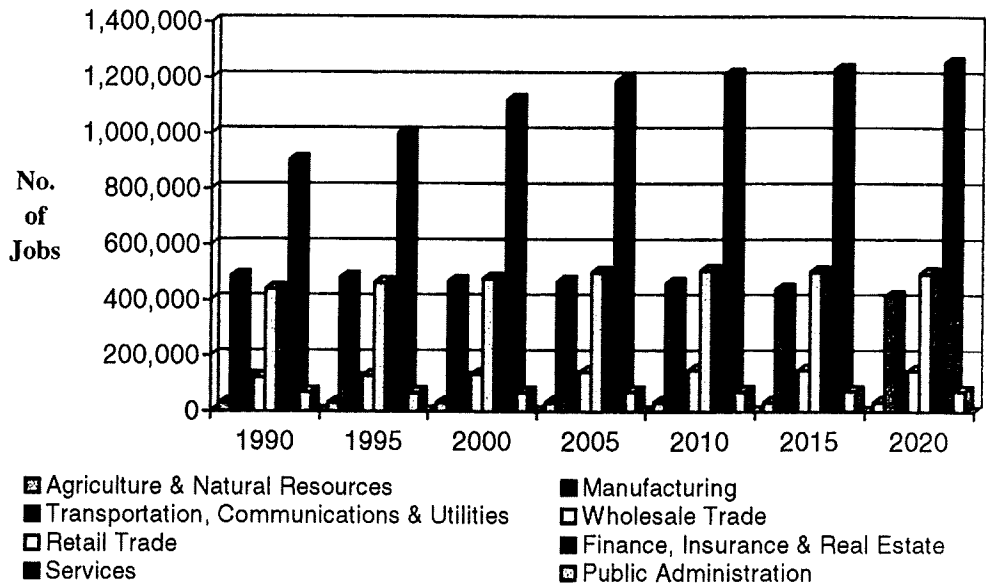
Employment is expected to decrease over the next ten years in:

- Industrial Sector - 4%

The industries expecting increases could provide new opportunities for both Macomb County and the City of Warren. Providing an educated work force to support these industries may pose constraints without direct training programs. Others sectors, such as retail, may bring jobs to the area, but often provide low paying or seasonal work. Decreases in the industrial sector pose

risks to Macomb County and the City of Warren. Declines in industrial employment may be offset by a general decrease in the prime working force over the next ten to twenty years. In order to minimize the impact of shifts from high paying employment in the industrial sector to the lower paying services sector, the City must exploit its comparative advantage. Redevelopment of the DATP property provides such an opportunity.

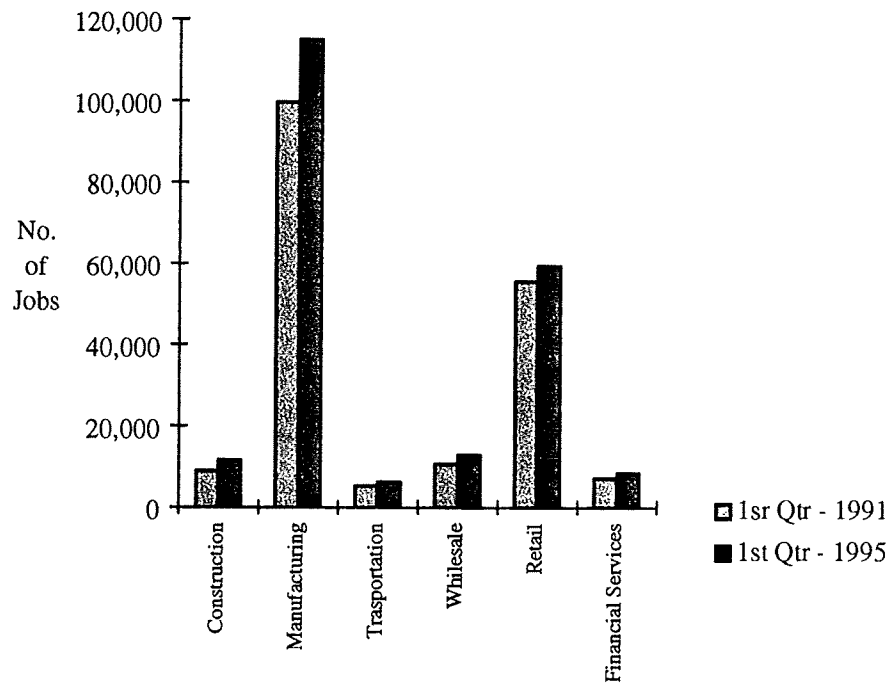
Figure 1 - Southeast Michigan Employment Trends by sector (1990-2020)



Source: SEMCOG 2020 Regional Development Forecast

However, as shown in Figure 2 below, 1995 growth in industrial employment in Macomb County accounted for over 50% of new jobs. The policies of the County and City to increase their level of specialization, therefore, indicate that more general regional indicators have only a limited applicability to the DATP property.

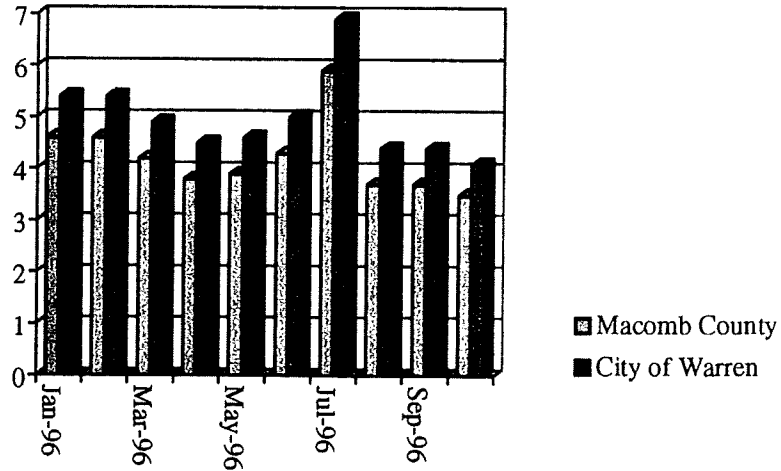
Figure 2 - Employment Growth in Macomb County 1995



UNEMPLOYMENT RATE

Both Macomb County and the City of Warren currently show low unemployment rates (3.5% and 4.1% respectively for October 1996.) At present, the strengthening economy is a major factor in the low unemployment rate; however, the SEMCOG study indicates that changing demographics will be the major long term influence in the region. The main factor in the drop in unemployment is the tightening labor market. This may pose short term constraints on supplying quality labor necessary for redevelopment of the DATP property as a center for technologically advanced manufacturing. (Figure 3)

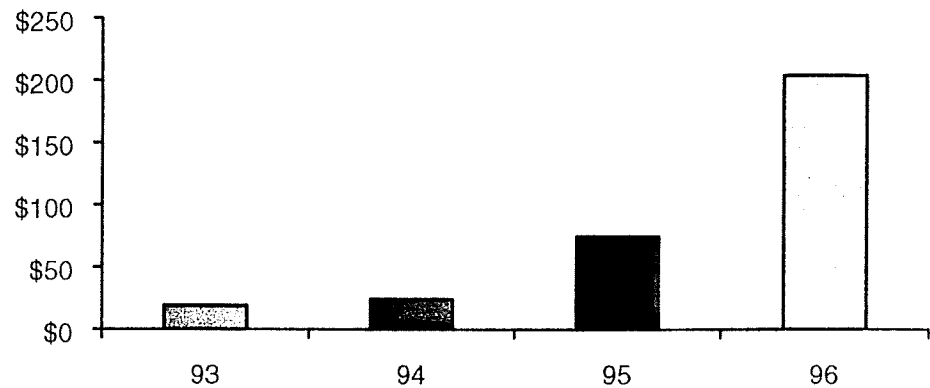
Figure 2 - January - October 1996 Unemployment Trend



NON-RESIDENTIAL CONSTRUCTION

Over the past four years the general trend in construction for Macomb County and the City of Warren have seen dramatic increases. This is a good indication that economic incentives are attracting new business to the community. In the past four years the City of Warren has seen \$322.5 million in non-residential development. (See Figure 4.)

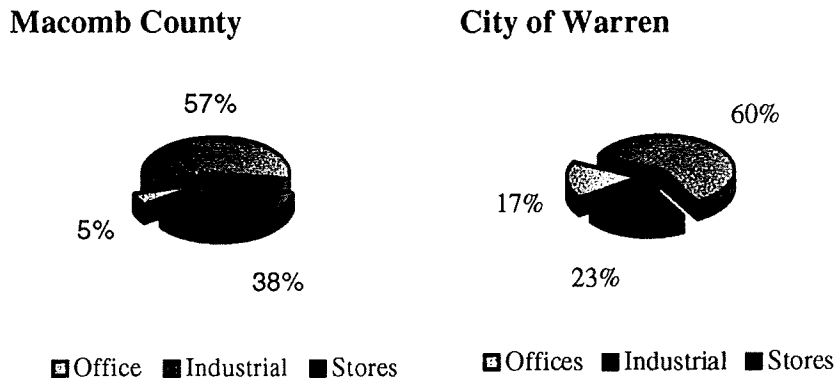
Figure 4 - Non-Residential Construction Spending - City of Warren (In Millions of Dollars)



DEVELOPMENT TRENDS

The general development trend in Macomb County and the City of Warren shows that over half of development is represented by industrial facilities, with the remainder by office and retail space.

Figure 5 - 1994 Development - Macomb County and the City of Warren



Canadian Market Expansion



A recent trend creating growth in Macomb County is the expansion of Canadian industries into the United States. The expansion has benefited both Canada and Macomb County for the following reasons:

- 14 new manufacturing firms have moved to the area over the past 5 years.
- expansion has created over 730 jobs.
- \$50 million has been invested in Macomb County's economy.
- Canadian businesses benefit from access to the major transportation infrastructure that connects to the north, south and west.
- It provides a central location to both the US and Canadian market place.
- Macomb County provides a good economic climate for Canadian business.

Labor and Demographics Profile

Objective

This profile identifies socioeconomic variables that provide new opportunities and/or pose constraints on the redevelopment of the DATP site. The areas that are critical to a strong redevelopment are labor availability, quality, and cost, and labor relations.

Methodology

The following data was compiled from various agency reports on the socioeconomic conditions in Southeast Michigan. The information was analyzed by taking independent variables and combining them to provide comparable measures.

Labor Availability



ACCESS TO LABOR FORCE

With much of the highway infrastructure in place, employers locating to the DATP site can draw from the labor force of the Tri-County area. The primary labor-drawing area is Macomb County, while the secondary areas are Oakland and Wayne Counties.

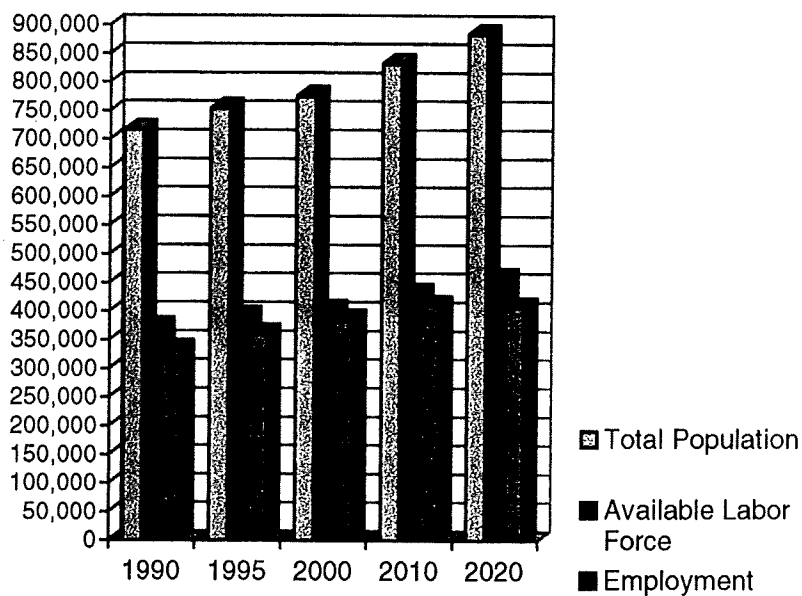
POPULATION PROJECTION

The population in Macomb and Oakland County is expected to increase over the next 10 years, while Wayne County has projected a slight decline. Trends indicate that over the next 10 years the employment demand will be greater than the available labor force, creating a tight labor market. While a shortage could constrain any employer's ability to fill positions with a qualified work force, the specialization of the area's labor force balances this constraint.

Macomb County - The labor market will remain tight if modest economic growth continues. Since much of Macomb County's economic strength is tied to the automotive industry, a down-turn could have a negative effect on employment demand. Continued growth in population will spur increases in

other economic activities such as housing, retail and other service related industries. Assuming the available work force as 52% of total population as suggested by Dr. James Jacobs of Macomb Community College, the following figure compares population, work force, and projected employment (based on population figures from SEMCOG.)

Figure 6 - Work force Assessment (Macomb County)

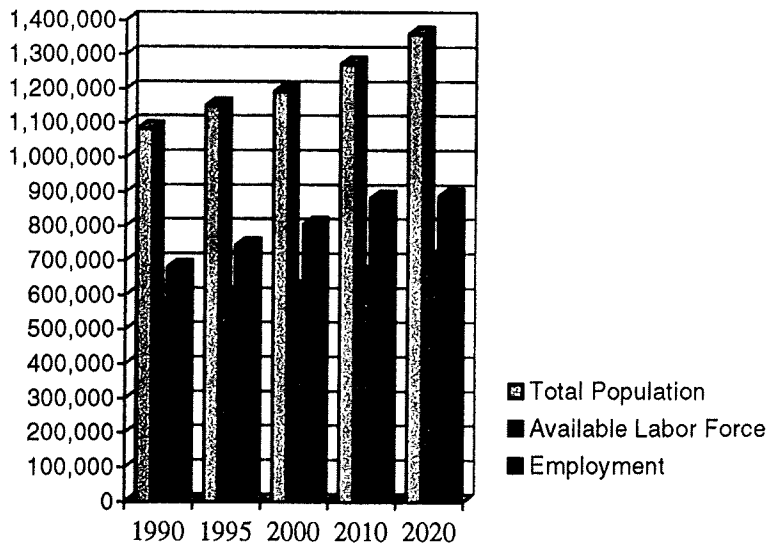


SOURCE: SEMCOG 2020 Regional Development Report

However, demographics are projecting an aging population for the first decade of the next century, so that calculation of the available labor force at the current 52% will overestimate the projections.

Oakland County: The labor market will remain tight if modest economic growth continues in the region. If so, Oakland County will not provide much relief to a tight labor market in Warren. The continued demand for labor in Oakland County may create competition for labor in both Wayne and Macomb Counties. The following figure compares population, available workforce (calculated at 52% of the total population) and the projected employment outlook. (Figure 7)

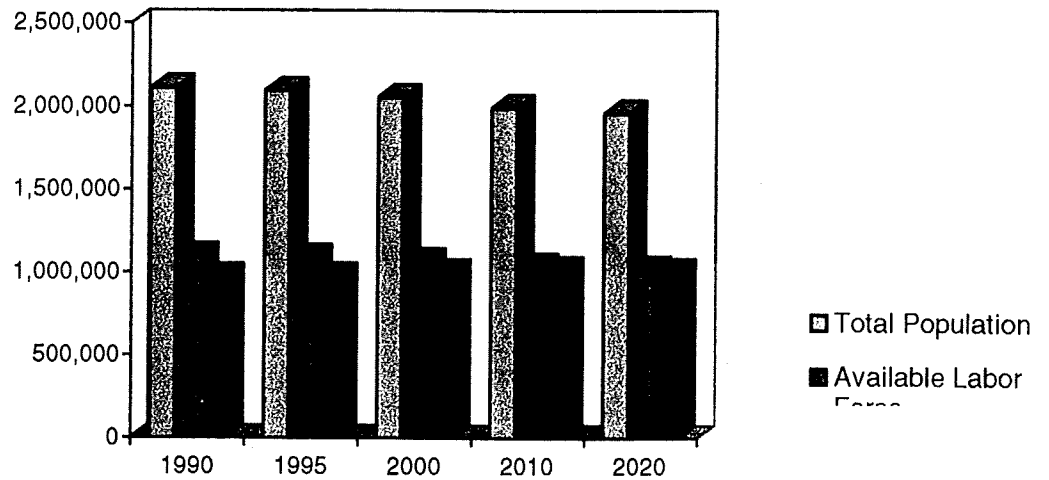
Figure 7 - Work force Assessment (Oakland County)



SOURCE - SEMCOG 2020 Regional Development Report

Wayne County: The labor market will remain tight if modest economic growth continues as expected. Like Oakland County, Wayne County will not provide much relief to the job market and may in fact be in competition for labor, since the declining labor force is a national as opposed to a regional phenomenon. (Figure 8)

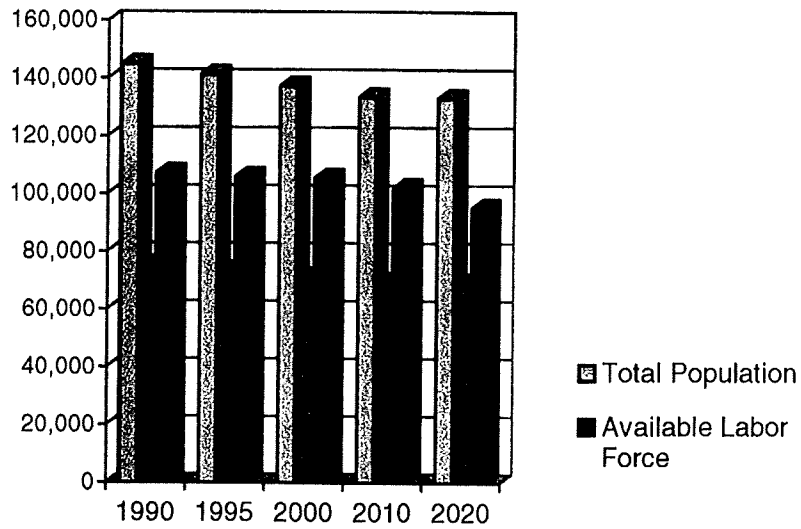
Figure 8 - Work force Assessment (Wayne County)



SOURCE - SEMCOG 2020 Regional Development Report

City of Warren: Over the next 10 years Warren is projected to experience declines in both population and employment. Despite the decline in population, the increase in demand for service employment means that general employment demand will exceed the available work force. (See Figure 9.)

Figure 9 - Work force Assessment (City of Warren)



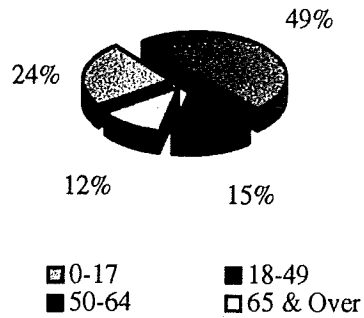
SOURCE - SEMCOG 2020 Regional Development Report

AGE DEMOGRAPHICS

The average age for Macomb County and the City of Warren is 35. (Figure 10) Despite population growth, there will be a decrease in all groups up to age 45 until 2020 (SEMCOG), the age group including the primary workforce. In addition, there will be a significant increase in the age group 45-75. The effect will constrain labor availability to employers locating to this area. (Figure 11)

Figure 10 - Age Demographics for Macomb County and the City of Warren

Macomb County



City of Warren

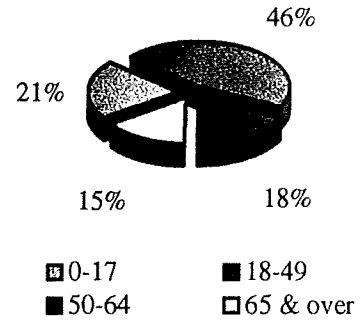
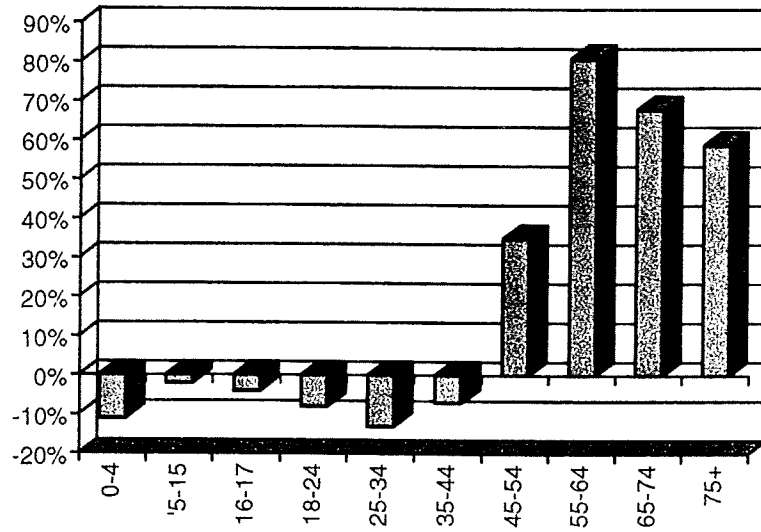


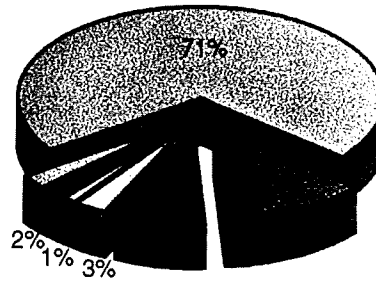
Figure 11 - Population By Age Group (Tri-County Area)



EMPLOYMENT TRENDS

Macomb County has a diverse employment base comprised of manufacturing and professional services. Of Macomb County's largest employers, approximately 89% are in the manufacturing sector, while 11% are in the services sector. (Figure 12)

Figure 12 - Employment Trends (Macomb County)

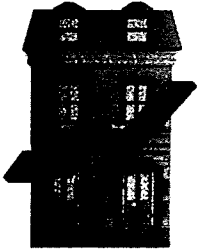


■ Automotive Manufacturing
■ Health Care
□ Professional Services
■ Utilities

■ Automotive Supplier
■ Tool & Die
■ Education
■ General Manufacturing

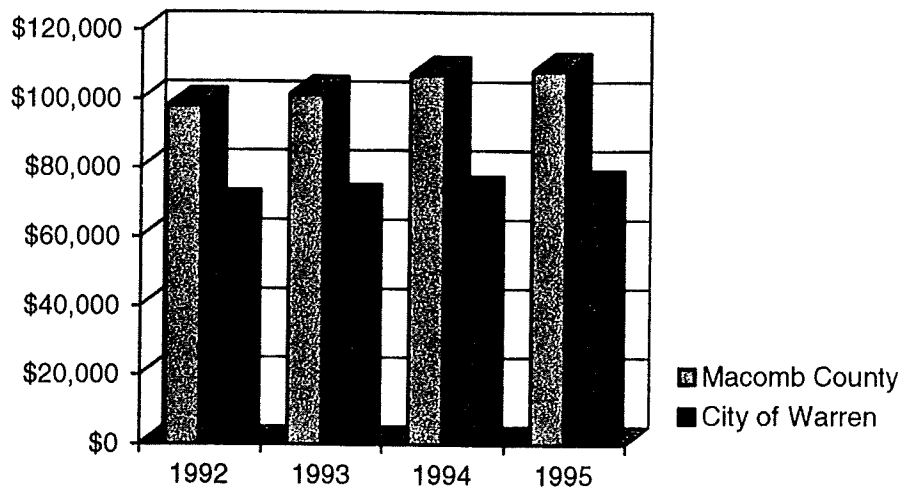
SOURCE - Macomb County Community Profiles

HOUSING TRENDS



Housing values for both Macomb County and the City of Warren have increased in value over the past four years, although the Warren increases are slight in comparison to those of the County. (Figure 13) The continued growth of housing values in southern Macomb and Oakland Counties indicates that this is the direction of future housing growth. With only 45% of available land in Macomb County currently developed, suitable area exists for housing growth. This growth will lead to regional population increases and corresponding increases in the future available labor force.

Figure 13 - Average Housing Values (Macomb County & City of Warren)

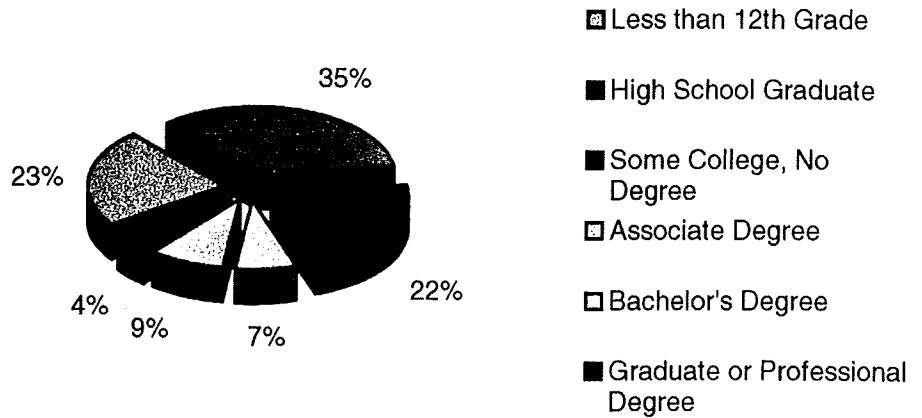


SOURCE - Macomb County Community Profiles

Education

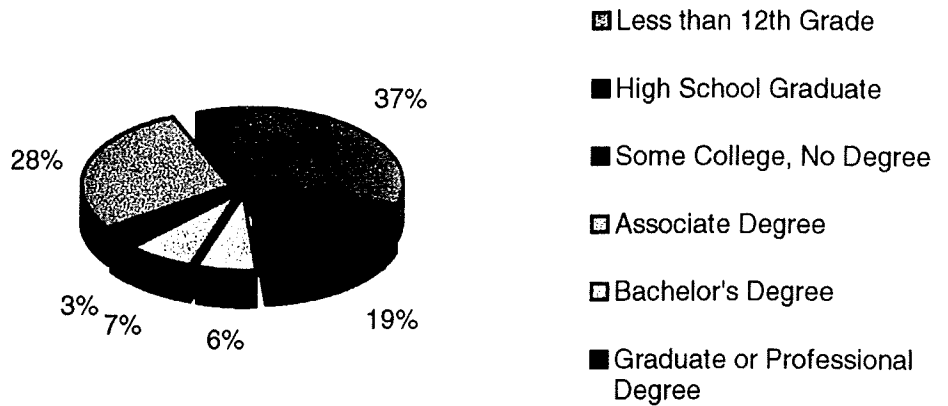
In Macomb County, 64% of the population (25 years of age and over) has a high school education, some college, or an Associate degree. This is a strong educational attainment for the manufacturing work force. Additionally, 13% of the population holds a Bachelor's degree or higher. (Figure 14)

Figure 14 - Educational Attainment (Macomb County)



For the City of Warren, 62% of the population (25 years of age and over) has a high school education, some college or an Associate degree. This is a strong educational attainment for the manufacturing work force. Additionally, 10% of the population has a Bachelor's degree or higher. (Figure 15)

Figure 15 - Educational Attainment (City of Warren)



COLLEGES, UNIVERSITIES & TRAINING INSTITUTIONS

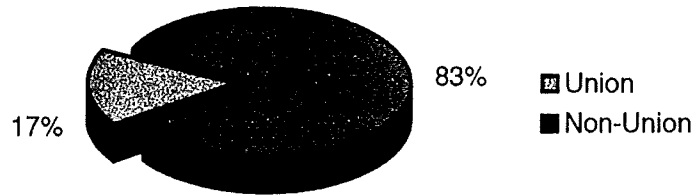
The primary institution providing a new educational skill set is Macomb Community College, located in the City of Warren. The core areas of study provide a good base for training the new work force to meet the new skills required in the industrial sector. The main courses offered are:

- Arts and Science
- Business Administration and Information Management
- Design and Mechanical Technology
- Health and Human Services
- Applied Technology
- Public Service
- Automotive Technology

LABOR RELATIONS

The unionization rate in Macomb county (for firms of 100 or more employees) is 17%.

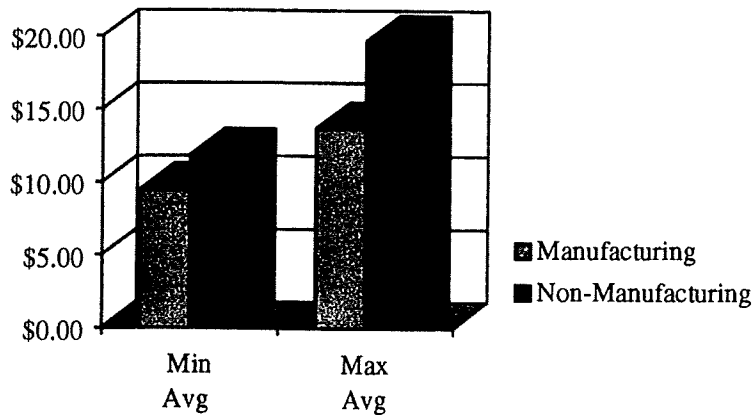
Figure 16 - Unionization Rate (Macomb County)



LABOR COSTS

Macomb County's wage summary for companies with 100 or more employees showed that manufacturing positions paid an average of \$12.00 per hour, while the non-manufacturing positions paid an average of \$16.00 per hour. Manufacturing hourly labor costs are slightly higher than the national average of \$11.00 per hour. (Figure 17)

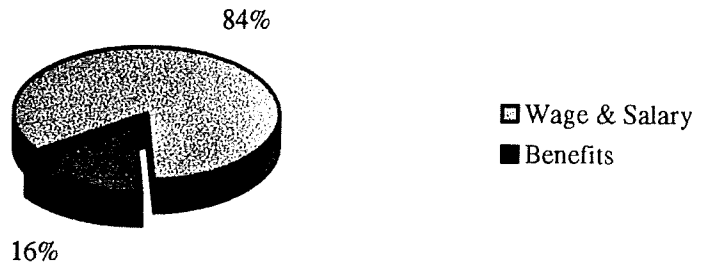
Figure 17 - Labor Cost (Average hourly) - Manufacturing & Non-manufacturing (Macomb County)



LABOR BENEFITS

On average, 16% of employee's wage and salary went to benefits, which is comparable to other cities with a similar manufacturing base. (Figure 18)

Figure 18 - Benefits Survey (Macomb County)



SOURCE: 1995 State of Michigan Wages and Benefit Survey

Market Analysis

Objective

To assess the real estate market and identify local and regional trends that may suggest directions, provide opportunities or pose constraints on DATP redevelopment.

Methodology

The following data was compiled and analyzed using the resources of Plante & Moran, LLC. Cresa, the real estate arm of Plante & Moran, LLC. The market analysis focused on trends, demands and rates relative to market demand. Data represents the assessment of Southeast Michigan real estate market.

Real Estate Analysis

TRENDS

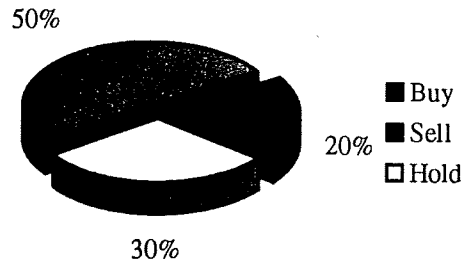
The regional real estate market continues to look strong for 1997. In less than four years the overall industry rebound has moved from the cyclical bottom of 0 to 6.0, which is half way to the next crest. Phasing of the DATP property development will be impacted by market cycles for certain possible uses.

Office Sector

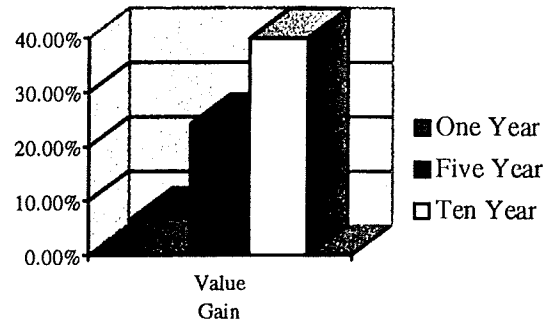
The office sector for both suburban and downtown offices continues to look favorable for investors. Office vacancies will continue to fall and relative property values and rental rates will continue to rise. The general market tendency is to stay with Class A offices for their ability to respond to the flexibility and technological needs of corporations. The market is moving away from Class B and C facilities due to their inability to meet current needs and the cost associated with bringing them up to current standards. (Figure 19) This situation affects the reuse of DATP facilities.

Figure 19 - Office Sector

Investor Buy Recommendations



Predicted Values Gain (Loss)

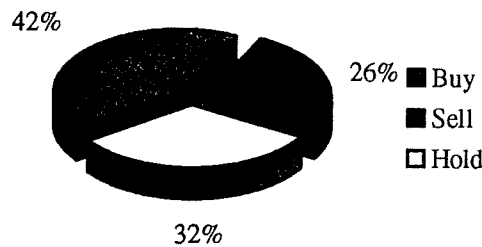


Industrial Sector

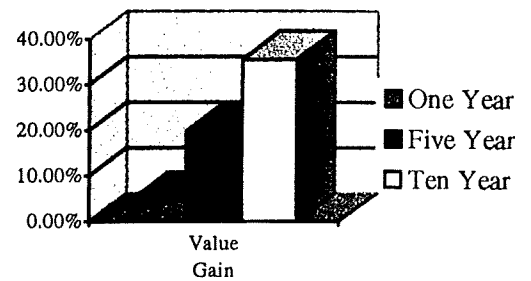
The industrial sector is comprised of warehouse/distribution centers and factories. Investors favor warehouse-distribution properties for their low risk and high rate of returns. The need for low cost, just-in-time inventory, drives demand for these properties. Industrial vacancies will continue to fall and relative property values and rental rates will continue to rise. (See Figure 20.)

Figure 20 - Industrial Sector

Investor Buy Recommendations



Predicted Values Gain (Loss)

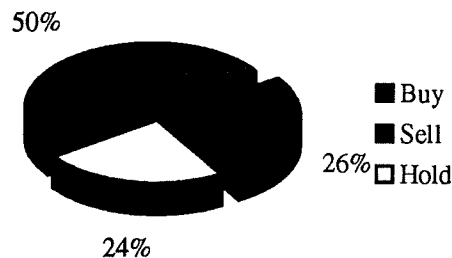


Research & Development

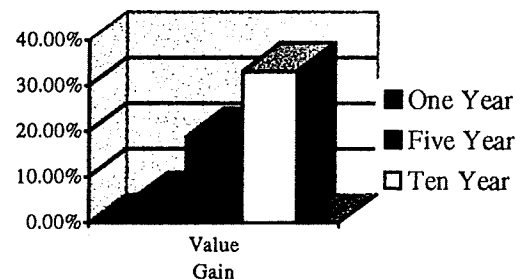
Investors continue to have an upbeat attitude about Research & Development facilities with the sector ranking 5th in investment potential. Investors should be cautious and watch out for cyclical business cycles such as that of the automotive industries. (Figure 21)

Figure 21 - Research & Development Sector

Investor Buy Recommendations



Predicted Values Gain (Loss)

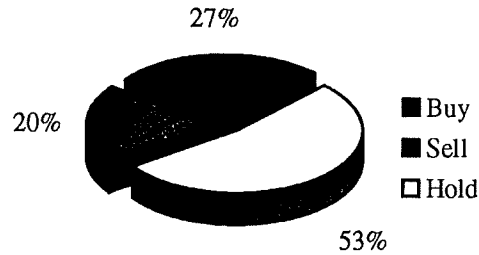


Retail

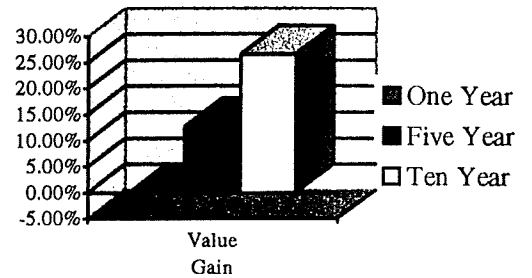
1997 will be another disappointing year for investors in retail properties. Record growth in the industry has created an over supply of retail services to the general population. This has forced major competition has caused a continuing industry shakeout, forcing many retailers into bankruptcy. Socioeconomic conditions have also burdened the retail market. Home shopping, travel time and the aging populations have reduced the number of trips to local malls; spending will continue shrink as baby boomers hit retirement age.(Figure 22)

Figure 22 - Retail Sector

Investor Buy Recommendations



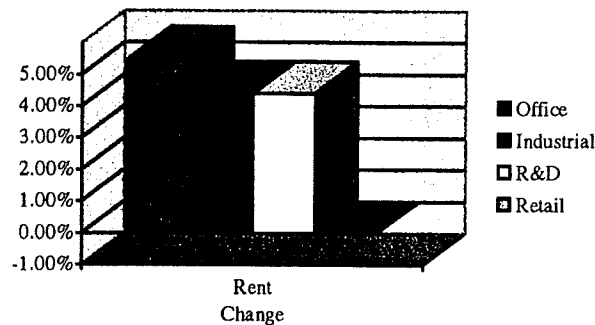
Predicted Values Gain (Loss)



Overall Predicted 1997 Rent Increase/Decrease

The following is the projected rent increase/decrease for 1997. As shown in Figure 23, rental increases are expected in the Office (5.5%), Industrial (4.4%) and R&D (4.4%) sectors, while a .01% decrease is expected in the Retail / Commercial sector. These projections influence the DATP reuse plan. In particular, the allocation of 30 acres to Commercial use in Phase II depends on the interest of a single potential user, not on prevailing market conditions.

Figure 23 - Rent Change



Real Estate Demand

With the recent outsourcing trends in the automotive industry, the Detroit Metropolitan area has experienced a high demand for quality light industrial, R&D and manufacturing facilities. Over 2 million square feet of industrial space was absorbed in 1996, with the trend continuing into 1997.

The greatest demand has been for facilities with 40,000 - 80,000 square feet. Since the market place does not absorb large industrial facilities (500,000 SF and up) on a predictable basis, placing the DATP on the market as a single or multiple industrial facility (100,000 SF sub-divided) would bear a larger market risk. However, the shortage of large parcels of industrially zoned property means that the possibility of a single end user should not be neglected.

Although Macomb County and the City of Warren are not an intense market place for offices, the market place for Class A space remains modestly tight. In 1996, only 1,000 SF of Class A office space, represented by a single

building, was absorbed from a single office building into the Macomb County market place (see Figure 24) which reflects both the shortage of this type of space as well as a low perceived demand. For class B space, a negative absorption of 147,000 SF for the County indicates the lack of interest in this type of facility. The high vacancy rate for Class B office space strongly suggests against the reuse of existing office buildings on the DATP site.

Industrial vacancy rates for the City of Warren and Macomb County are relatively low. Net absorption figures for 1996 are shown in Figure 24 and indicate an on-going demand.

MARKET DEMAND AND ABSORPTION

Figure 24 - Vacancy and Absorption Rates (sq.ft.)

Area	Total SF	Available sq.ft.		1996 Net Absorption	1996 Vacancy
		1995	1996		
Industrial					
Warren	24,078,000	2,129,000	1,878,000	251,000	7.8%
Macomb	56,077,000	3,848,000	2,840,000	1,008,000	5.1%
Tri-County	222,255,000	15,831,000	13,646,000	2,185,000	6.2%
Office					
<i>Class A</i>					
Macomb	135,000	12,300	11,300	1,000 ¹	8.4%
Tri-County	26,490,000	2,287,000	1,765,000	522,000	6.7%
<i>Class B</i>					
Macomb	1,722,000	217,000	364,000	(147,000)	21.2%
Tri-County	31,467,000	4,487,000	5,130,000	(643,000)	16.3%

NOTES: 1. This absorption figures is based on a single building.

These figures indicate that the development of the DATP property will have a significant impact on the regional real estate market and it's ability to absorb new industrial facilities. Even the temporary reuse of Building 4 would

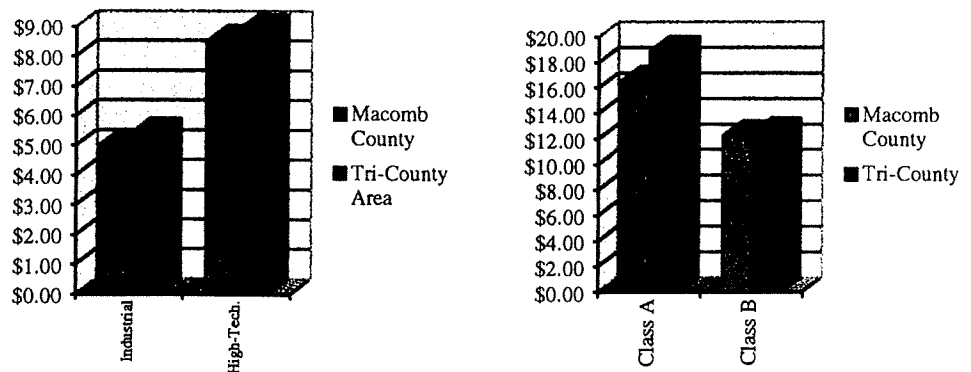
represent 100 percent of the 1996 absorption of industrial properties for Macomb County and almost four times the absorption for the City of Warren.

RATES

Current lease rates for industrial facilities in Macomb County are \$4.00 - \$6.00/SF (Triple Net) and hi-tech facilities are \$5.00 - \$12.00 (Triple Net.) Sales prices for industrial properties for the Tri-County area averaged \$30 per square foot.

Current gross rentals rates for Class A offices in Macomb County averaged \$16.50 per square foot, with Class B offices valued between \$8.00 - \$16.50 per square foot. (Figure 25)

Figure 25 - Average Lease Rates - Cost / Square Foot (Triple Net Lease)



COMPETING MARKET AREA

Competing market areas will depend on the Reuse Plan for the DATP property. The feasibility of reusing the main manufacturing Building 4 will be influenced by competing available facilities. Although larger manufacturers were identified as the potential industries that the DATP would likely compete for, many larger manufacturers have relocated their operations South where they can take advantage of a lower wage rate. While recent consolidations and closure of auto plants has placed a number of idle plants on the market place, there are no facilities on the market that directly compete with Building 4. This can be interpreted as a lack of demand for this kind of facility.

Other reuse strategies, such as development of the DATP property as a R & D park, will put it into competition with other R & D facilities such as those located in the Ann Arbor and Auburn Hills areas. The specific advantage of the DATP site, particularly its proximity to the GM Technical Center, must be taken recognized and marketed so that the development can compete favorably with traditionally acknowledged R & D locations.

Local and Regional Infrastructure

Objective

To identify the opportunities and constraints posed by the existing infrastructure.

Methodology

This analysis is based on observations taken from the contexts of the Tri-County area and the city of Warren, as well as from the immediate surrounding areas and transportation systems relative to the site.

Infrastructure Analysis

ROAD

The DATP site benefits from a well integrated interstate highway system. I-696, I-94 and I-75 provide the site with good access to northern and southern Michigan, Illinois, Indiana, Ohio and Canada. Primary access to the DATP site is from Van Dyke Avenue which runs along the eastern edge of the site. One main entrance and two secondary entrances from Van Dyke currently exist. Van Dyke Ave. is one of the city's major arteries. It serves as a primary route to the city's central business and commercial districts, including Warren's industrial corridor. Van Dyke Rd., a 4-lane arterial, is currently badly congested with car and truck traffic to and from the major highways (primarily I696.) The bi-directional Traffic Flow Rate for Van Dyke Avenue, is 72,700 vehicles for an average 24 hour period between I-696 and 12 mile Rd. Some of Van Dyke's high traffic volumes are partially relieved by Mound Road west of the DATP site beyond the US Army TACOM facility. The corresponding segment of Mound Road, a 6-lane arterial, has a bi-directional Traffic Flow Rate of 70,200 vehicles. Mound Road is currently being expanded to 8 lanes which could result in the rerouting of heavy truck traffic, reducing the traffic stress on Van Dyke Avenue.

The location of the DATP site relative to these major arteries provides an opportunity for direct linkage to all of Warren's major roads as well as the major tri-county highways. While the high traffic volumes on Van Dyke Ave. present some constraints, they do not represent major access problems for the DATP site. Since redevelopment may generate greater demand on Van Dyke

Ave., it seems advantageous to develop alternate truck access along the North and South site boundaries.

AIR

Detroit Metropolitan Airport and Detroit City Airport are the primary air transportation terminals and are easily reached from the DATP site. Detroit City Airport provides regional and national transportation, and can accommodate planes up to the size of 727's. Detroit Metropolitan Airport is both a national and international airport, handling major airlines

RAIL

Conrail currently provides service to the DATP site. The line runs north-south along the western edge of the site and continues north to Utica, serving as the primary industrial corridor for Macomb County. A second line, the Grand Trunk Western, passes to the east and connects Detroit to Port Huron and Sarnia. This provides opportunities for Canadian companies that are currently expanding to the Macomb Area.

Depending on the proposed reuse of the DATP property, rail access may be of little comparative advantage.

Facility Analysis

Objective

To identify the opportunities and constraints posed by the existing facility portfolio on future redevelopment of the site.

Methodology

This analysis is based on visual and structural observations taken from site visits as well as building documents and information received from various sources pertaining to the site. It is intended to provide general information for evaluating reuse options.

Building Analysis

Many of the existing buildings on the DATP property have restrictive internal and structural characteristics which limit their potential for adaptive reuse. Most, if not all, buildings would require minor improvements to accommodate future tenants and to comply with applicable ADA, environmental and general UBC standards. Furthermore, the marketability of these buildings is in doubt. Office facilities in particular are problematic, since the demand for office space is largely for Class A space, and thus the cost of upgrading such buildings does not appear feasible. Approximately 23 buildings have been identified for Phase I demolition due to their condition and potential threat to human health and safety.

The results of the facility analysis are summarized in the attached Table. The following conclusions regarding the potential reuse of the buildings is drawn from the Cultural Resources Management Plan prepared by Geo-Marine Inc. for the U.S. Army Corps of Engineers:

Building 1, 2, 3 are structurally in sound condition but will require major capital improvements to be reusable for Administrative office type functions. Building 1 will require the addition of one or more elevators to provide barrier free access to the second and third floors. Toilet room modifications are required to comply with Michigan barrier free and ADA Americans with Disabilities Act. A new heat source will be required with the decommissioning of Building 5, the central power plant. Door hardware

modifications will be required to comply with BOCA code. Asbestos has been found in the buildings and will require removal (Figures 9 and 10).

Building 4, the primary manufacturing facility, is structurally in sound condition but will require major capital improvements to be reusable. A new steam heat source will be required to supply the existing heating system. Steam power to Building 4 could be obtained from RDA Engineering, a third party vendor presently constructing a new plant north of the DATP which will be of sufficient capacity. Information regarding the Building's waste product treatment plant is incomplete, but it is possible that the plant could be used by new tenants with some modifications. It is impossible at this time to project the associated costs.

Building 5, the central power plant, is structurally in sound condition but currently does not meet air quality standards and would require considerable capital improvements. Its current capacity far exceeds the demand for its potential energy. At this time no other purchasers of energy outside of the DATP site have been identified. As a result it would be uneconomical to maintain operations. In addition, the Army has made a decision to decommission the plant effective December 1997, prior to any likely property transfer date.

For a detailed analysis of Building 5, see Appendix 2.

Buildings 7 and 8 are the property of TACOM whose site lies directly west of the DATP site. The buildings are in good condition and serve as test laboratories and could be reused for Research and Development facilities, although their age would mean they would likely require modifications to bring them up to modern R& D Standards.

Building 9 was completed as part of the original complex; however the replacement of its exterior wall glazing with metal panel siding has decreased its historical significance. The building, initially used for storage and since converted for a vehicle maintenance, is in good condition and could be reused for industrial functions or as support facility for the adjacent Power Plant.

Buildings 12-22 originally served as barracks, cafeteria, and some madministration for the complex. Of wood-frame construction, these buildings are in poor condition and have no economic value for potential reuse. They are pending demolition.

Buildings 54-57 provided Facility Engineering services to the complex. Their Quonset hut/ corrugated metal construction is in poor condition. They are considered by the Consultants to be ineligible for potential reuse.

Buildings 58-59 provided storage and warehousing for the facility. These steel frame/ corrugated metal structures are in poor condition. They are considered ineligible for potential reuse.

Buildings 61 provided Facility Engineering services and **Building 63** provided storage. Both are currently used for storage and are in good condition. They could continue fulfilling this function or could be reused to house other related industrial facilities or as a support facility to the adjacent Power Plant.

The balance of the facilities on site are primarily used for storage and in most cases are in poor condition and far beyond the built life span.

Applicable Laws and Regulations

Historical Significance

The DATP site is considered by the National Register of Historic Places (NRHP) to be a historic property and is protected by the National Historic Preservation Act (NHPA) as amended through 1992.

The Administration and the Main Assembly buildings (Building nos. 1 and 4) and five W.W.II buildings (Building nos. 2, 3, 5, 7, 8) as well as the test track/ bridge are considered potentially eligible for the NRHP under Criterion A for its association with events of national scope that have made significant contributions to the broad patterns of our nation's history.

Any work proposed for the site or to any of the buildings or structures on the site is subject to approval by the Section 106 Review Process of the Michigan State Historic Preservation Office.

Homeless Providers Act

Prior to this study the City of Warren along with Congressman Sander Levin's Office, conducted a Homeless Provider search. Under the HUD regulation, the City of Warren carried out a suitability assessment of the DATP facilities. As of the September 27, 1996 close date, there were no Notices of Interests for the DATP site. See Appendix 3.

Environmental Concerns

The U.S. Army Environmental Center has contracted with Science Applications International Corporation located in McLean, Virginia to prepare a Base Realignment and Closure (BRAC) Cleanup Plan (BCP) for the Detroit Arsenal Tank Plant site. The BCP describes the status, management and response strategy, and action items relative to ongoing environmental restoration and associated compliance programs.

The following laws were used to define the scope of the BCP:

- BRAC Act
- National Environmental Policy Act
- Comprehensive Environmental Response, Compensation, and Liability Act (as amended)
- Resource Conservation and Recovery Act

The BCP was developed by BRAC Cleanup Team consisting of members from:

- U.S. Army
- U.S. Environmental Protection Agency
- Michigan Department of Environmental Quality

A draft of the Environmental Baseline Survey of the DATP site was completed in February 1996 which identified 39 areas requiring environmental evaluation. A Remedial Investigation/Feasibility Study was started in September 1996 to evaluate these 39 areas. Federal law requires that sites be made safe for human occupation prior to their transfer to any users. The law also allows parcelization to take place while remediation efforts are underway. In order to expedite development of the DATP property, remediation efforts must be coordinated with the LRA development schedule so that property transfer of remediated parcels can take place in a timely manner.

The U.S. Army TACOM Environmental Coordinator should be contacted for an update on the status of all environmental evaluation and remedial investigation studies.

Reuse Alternatives

Introduction

The following section analyzes reuse potentials for the DATP (Detroit Arsenal Tank Plant) Site, and evaluates each alternative against various criteria, including potential to create quality long-term jobs, highest potential tax revenue, marketability and quality/consistency of the development. The reuses resulting in the greatest economic benefit were recommended as options for the DATP property. Land use concept plans were developed based on the selected reuses, and evaluated for economic return.

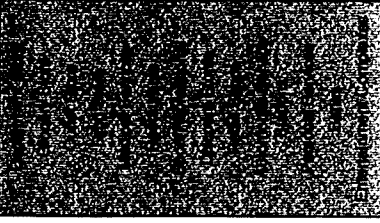
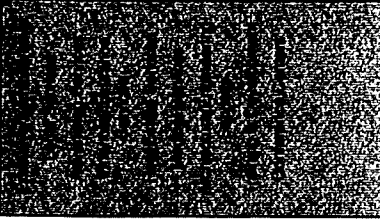
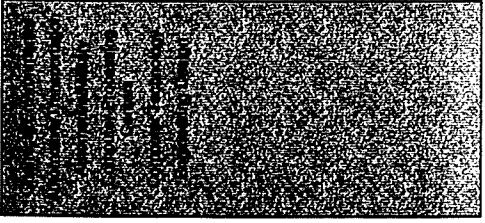
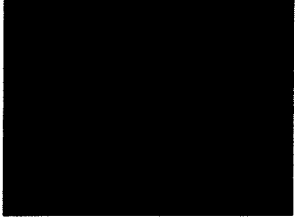
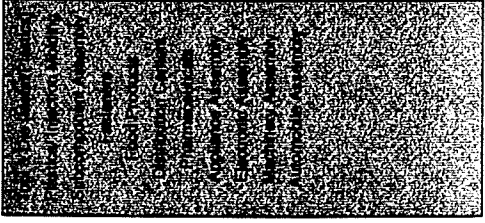
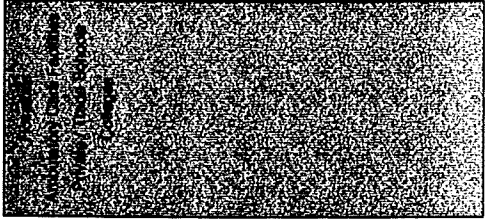
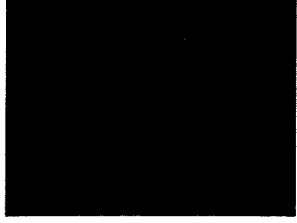
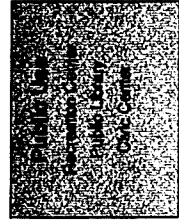
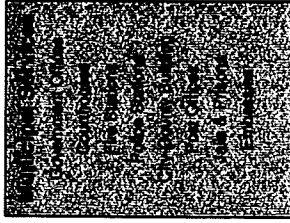
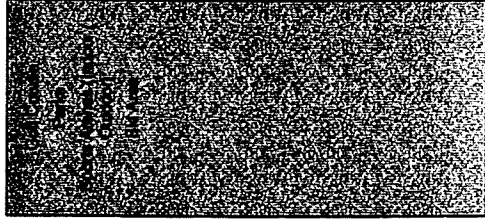
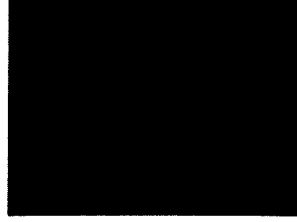
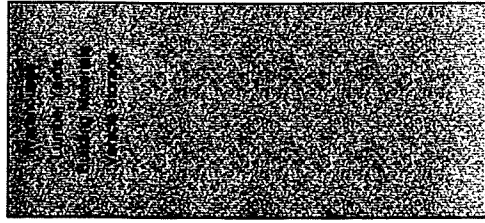
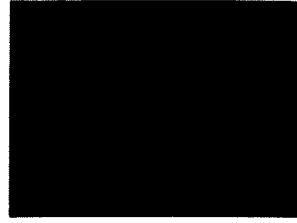
Methodology

The reuse alternatives for the DATP property were analyzed for highest and best use according to the primary goals of job creation, tax revenue, marketability and quality. The Reuse Plan is based on the resulting analysis.

Over the course of the project, many interested parties communicated to the City of Warren and the US Army their interests in the DATP site. In order to register all these opportunities, Giffels worked closely with representatives of the City of Warren to evaluate the benefits and tradeoffs associated with such reuse that may have been overlooked in the analytical process.

The following table shows land use alternatives which were evaluated for the DATP property. Listed with each use type are the industry types associated with that reuse.

Reuse Alternatives - Business Activity Types



Reuse Evaluation Criteria

GOALS

Goals that provided the context for evaluating the reuse options included:

- Create quality, full-time jobs
- Influence growth in other business sectors
- Obtain the highest potential tax revenue
- Be compatible with and meet, or exceed, the needs of the community
- Optimize the marketability and value of the site and facilities
- Insure that economic benefits outweigh the cost of redevelopment
- Provide an orderly and timely transition from base closure to reuse
- Minimize any negative effects of the plant closure

CRITERIA

The following criteria and their associated issues were use in evaluating the various reuse options.

Employment

- Number of jobs created for the City of Warren and Macomb County (Within the DATP site, and those created locally as a support to the new industry)
- Quality of jobs

Tax Revenue

- Potential tax revenue based on market value
- Other economic benefits generated from businesses created from the DATP reuse.

Market

- Absorption rate into the market place
- Expected property value

City Master Plan

- Consistency with the current zoning
- Quality of the development

Evaluation

JOB CREATION

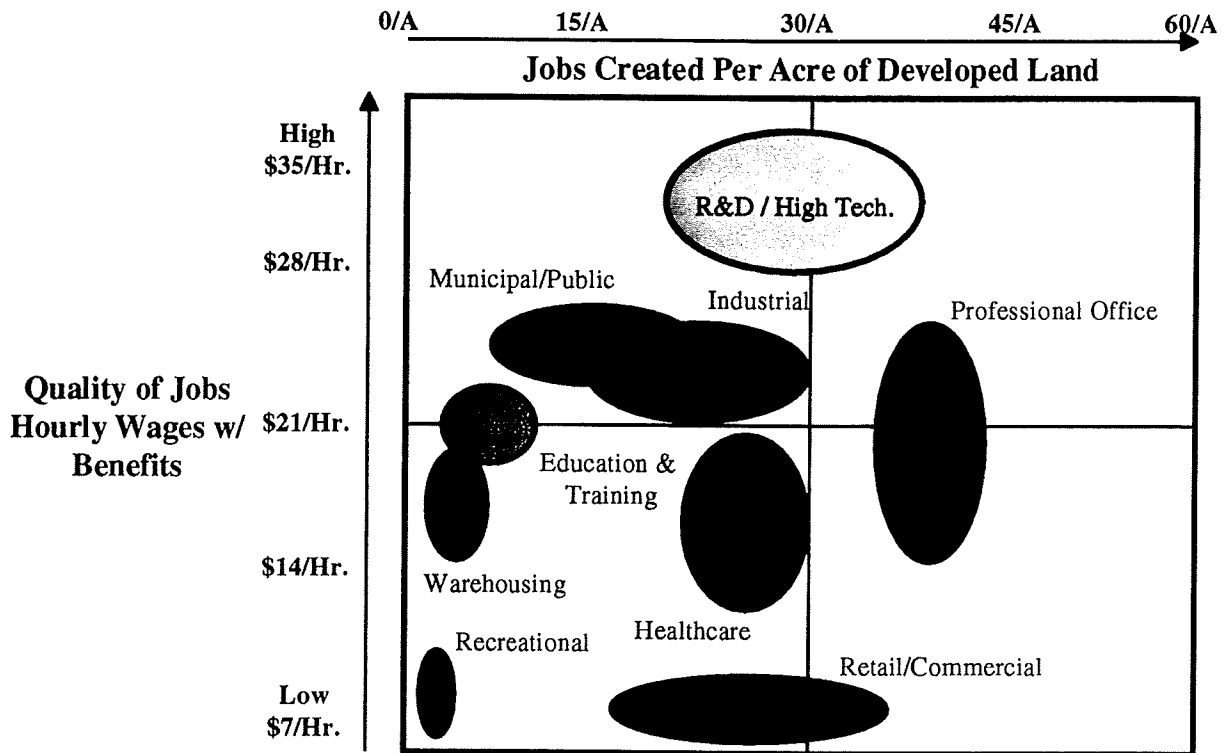
Job creation is measured by the ability of a new development to create quality long term jobs. Job creation is measured in two forms; (1) number of jobs created and, (2) the quality of those jobs.

Job quantity is measured as jobs created per acre of developed land. Figures were established using local industries as benchmarks. Job quantity relates only to the DATP site, and has not been quantified for potential jobs created off-site. See Table 2 for a qualitative evaluation of this variable.

Job quality is measured by hourly compensation (including wage & benefits) and the strength of the local job market. Figures were established using data from the MESS and the Department of Labor. (Figure 1)

Table 1

Industry Type	Jobs / Acre	Compensation	Strength
Retail/Commercial	15 - 40	\$7.00 - \$12.00	Low - Mod
Professional Office	35 - 40	\$15.00 - \$28.00	High
R&D / High Tech	18 - 35	\$28.00 - \$35.00	Mod - High
Industrial	15 - 30	\$21.00 - \$25.00	Slow- Mod
Institutional			
Healthcare	20 - 30	\$11.00 - \$25.00	Mod - High
Colleges/Trade	5 - 10	\$18.00 - \$25.00	Moderate
Municipal/Public			
Municipal	10 - 20	\$23.00 - \$25.00	N/A
Public	8 - 12	\$10.00 - \$12.00	N/A
Recreational	3 - 10	\$7.00 - \$12.00	N/A
Wholesale & Intensive Business District	3-5	\$14.00 - \$20.00	N/A



Source: MESC.

TAX REVENUE

Potential tax revenue is measured by the ability of any new development on the DATP site to generate the highest potential tax revenue. Tax revenue generation is measured in two forms –tax revenue generated from the market value of the property, and the ability of the new development on site to create spin-off, economic growth and retention of existing industries in the local economy.

Potential tax revenue is based on the market value per square foot of developed land, excluding real property. Developed land is defined as a greenfield site with existing infrastructure, roads and utilities, but without buildings. Properties of higher value will net a greater tax revenue. A general rule for calculating tax revenue is to divide the market value of the property by two and multiply the result by the non-residential mill rate.

Property types are broken down into three classifications; residential (homes), commercial (retail, offices) and industrial (manufacturing). These real estate classifications are standard definitions, and are not meant to overlap with the building types expressed in this report.

Table 2 - Tax benefits by Land Use

District/Industry	Classification	Value Range	Spin-off
Retail/Commercial	Commercial	\$5.00 - \$7.50	Low
Professional Office	Commercial	\$5.00 - \$7.50	Moderate
R&D / High Tech	Commercial	\$5.00 - \$7.50	Mod - High
Industrial	Industrial	\$2.75 - \$3.25	Mod - High
Institutional • Healthcare • Colleges/Trades	Commercial Commercial	\$5.00 - \$7.50 \$5.00 - \$7.50	Mod - High Moderate
Municipal/Public	N/A	N/A	N/A
Recreational	N/A	N/A	N/A
Wholesale & Intensive Business	Industrial	\$2.75 - \$3.25	Low

Note: The classifications listed are standard real estate classifications used to define property types. They are not definitions for this report.

Potential economic spin-off is measured Low/High probability of economic growth and retention of existing industries in the City of Warren and Macomb County. (Figure 2)

The following potential industries could be created and/or enhanced as a result of new development.

Retail/commercial developments tend to generate lower-paying jobs and would not provide substantial new economic growth beyond the DATP property. However, a complementary development, such as an

entertainment complex or sport/recreational arena, could potentially strengthen the existing retail/commercial base.

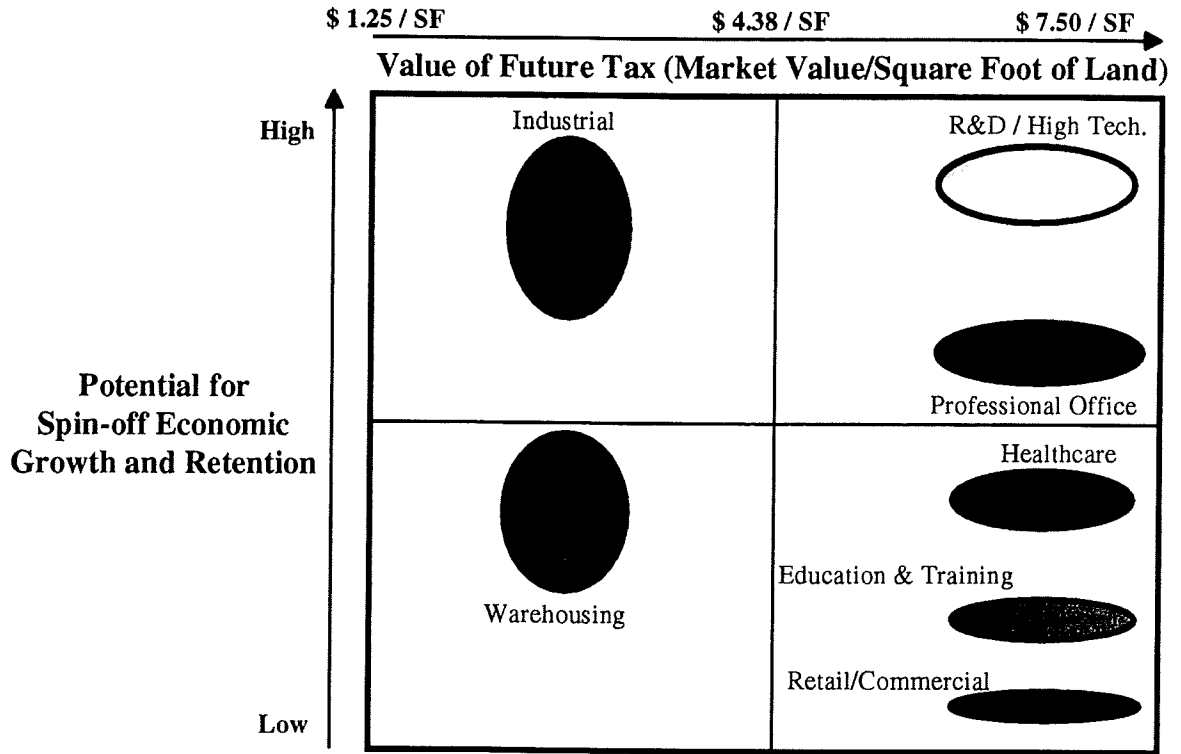
Office Development would most likely enhance the existing retail base, as restaurants and local shops benefit from lunch and after-work activities..

A **Research & Development / High Tech Development** would enhance the existing retail sector and create new opportunities for the light industrial sector. R&D would also enhance the existing Tool & Die sector as new industries and technologies come to the area. Furthermore, an influx of high-paying jobs would stimulate demand for higher quality housing and positively affect the retail and services sector.

Areas zoned as **Institutional** could contribute uses ranging from healthcare to colleges, all of which would enhance the existing retail/commercial base.

Areas such as **Wholesale and Intensive Business** would provide little benefit to local retail/commercial and industrial uses.

Figure 2



Source: Plante & Moran, LLP.

Note: Recreational, Municipal & Public are not-tax generators

MARKET DEMAND & VALUE

Market demand and projected value gain is measured by how a use will perform in the real estate market. Two areas are tracked –market demand, as it relates to market absorption, and projected property value gains.

Market demand takes into account two measurements. The **vacancy rate** is a ratio of the total available square footage (supply) in the market and the current occupancy (demand). If vacancy rates decline, the relative demand for that type of space is growing. Vacancy rates also track the amount of space on the market. The **absorption rate** is expressed by the estimated time to sell or rent space of a given development. That is, the time the market needs to absorb the new supply. The primary real estate types that are tracked and reported are office (Class A, B, C) and industrial (bulk distribution, manufacturing and research & development/high tech) sectors. Real estate data regarding office types were not available for the Warren area but, for the Metro Detroit area. Industrial data is represented for the Warren area. Information was not available for this analysis for retail / commercial, healthcare, and municipal / public properties. Assumptions were made that took into account the general trends in these industries, and the local market place.

Retail/commercial. The City of Warren has a large supply of retail/commercial developments that consist of larger department and discount stores, grocery, small retail and restaurants. Because of proximity of developed residential to the DATP property, new retail to support growing populations is not a suitable use for the site. New residential development in Macomb County will occur north of M-59, therefore not providing much benefit to the City of Warren. This, along with the current “shake-outs” in the retail industry, provides a strong argument for not adding more space to an already oversupplied market. However, a retail/commercial use complimentary to the existing retail and bolstered by a clear expression of interest from a viable developer, would be the exception. Examples of this are entertainment complexes (theaters, sport arena, recreational). These types of developments draw large quantities of people to the area, benefiting and strengthening the existing retail/commercial base.

Healthcare. The general trend in healthcare over the last five years has been the merging and consolidating of healthcare organizations, and the new approaches to providing patient care. In the past, patient care, (in-

patient, out-patient, diagnostics) was provided within the context of a central medical complex. The current trends are to provide centralized in-patient care (long-term care) within the context of a hospital and provide satellite facilities to service out-patient care (short-term, diagnostics) within the context of medical office buildings and ambulatory-care facilities. Macomb General Hospital is currently an in-patient care facility that is servicing Warren and Macomb County. Mt. Clemens General Hospital is also servicing the area with two satellite ambulatory-care facilities under construction to service patients in Macomb County. The existing medical office base provides sufficient supply of medical care for the community.

Municipal/Public. To date there has been limited interest identified for government offices, police, fire, and courts. The demand for Municipal/Public building is typically generated by local and state government, and not by the general real estate market. The City of Warren Planning Department said there is insufficient recreational space available in Warren and they are looking to acquire additional space.

Long term value gain is a performance measurement of the expected property value gain of a development type over a ten year period, with adjustments made for inflation. These figures are based on a national average of expected gains in property values. This also provides a indicator to relative tax increase that will be associated with the increase in the value of the property. According to Signature Associates, local industrial properties have risen nearly 25 percent in value over the last eighteen months. Additional local information regarding projected property value increases is not available. (Figure 3)

The following table represent market information for Macomb County, City of Warren and the Detroit areas. (Table 3)

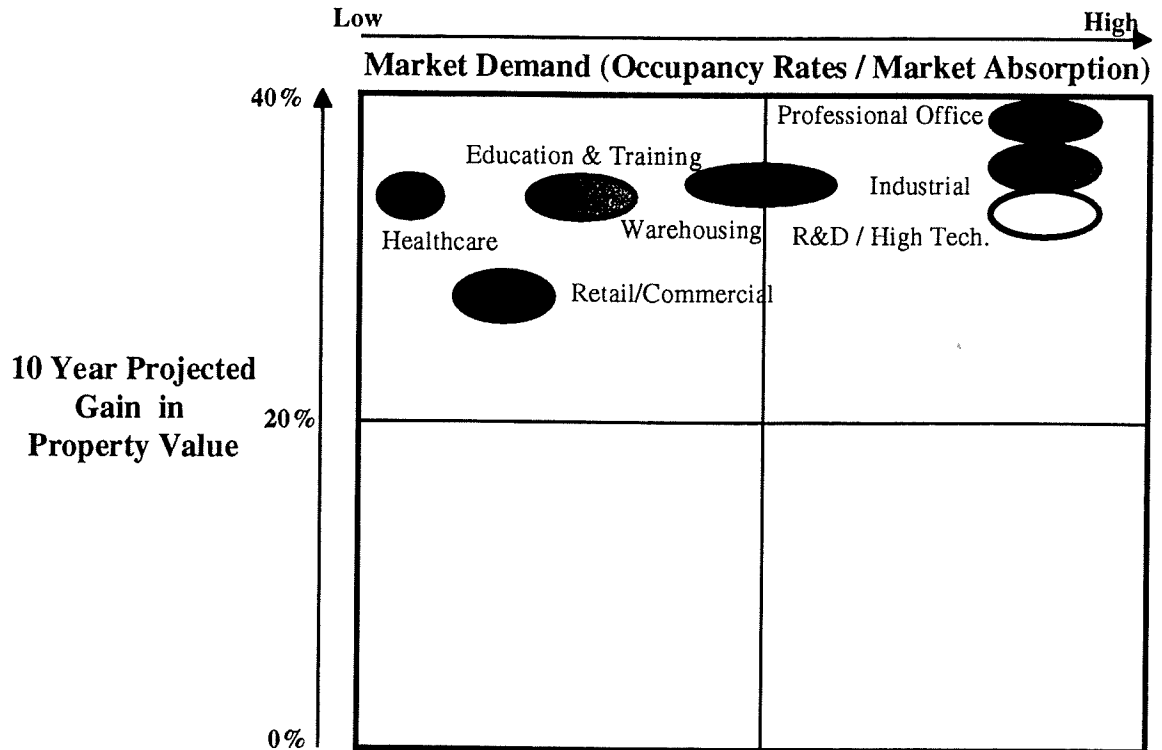
Table 3

District/Industry	Demand / Occupancy	Net Absorption (1996)	Expected Value Gain
Retail/Commercial	Low	N/A	19% - 26%
Professional Offices (1)	Moderate / (90% - 97%)	1,000 SF (Class A Macomb County)	37% - 40%
R&D / High Tech (2)	High / (90% - 92%)	1,008,000 SF	33%
Industrial	High / (90% - 92%)	Included in R&D / High Tech	36%
Institutional			
Healthcare	Low	N/A	34%
Colleges/Trade	Low	N/A	33%
Municipal/Public	Low	N/A	N/A
Recreational	Low	N/A	N/A
Wholesale & Intensive Business District(3)	Moderate	N/A	36%

Notes:

1. Information is representative of Macomb County market place.
2. Information is representative of the Warren market place. Figures for both Research and Development and manufacturing are the same because they are track under a single industrial category.
3. Warehousing is typically tracked as industrial property.

Figure 3



Source: Plante & Moran Cresa, LLC
 Real Estate Research Corporation
 Signature Associates
 Note: Recreational, Municipal & Public do not apply

QUALITY & CONSISTENCY

The following items evaluate the consistency of reuse alternatives with the existing Policy Plan and the quality level of the proposed development.

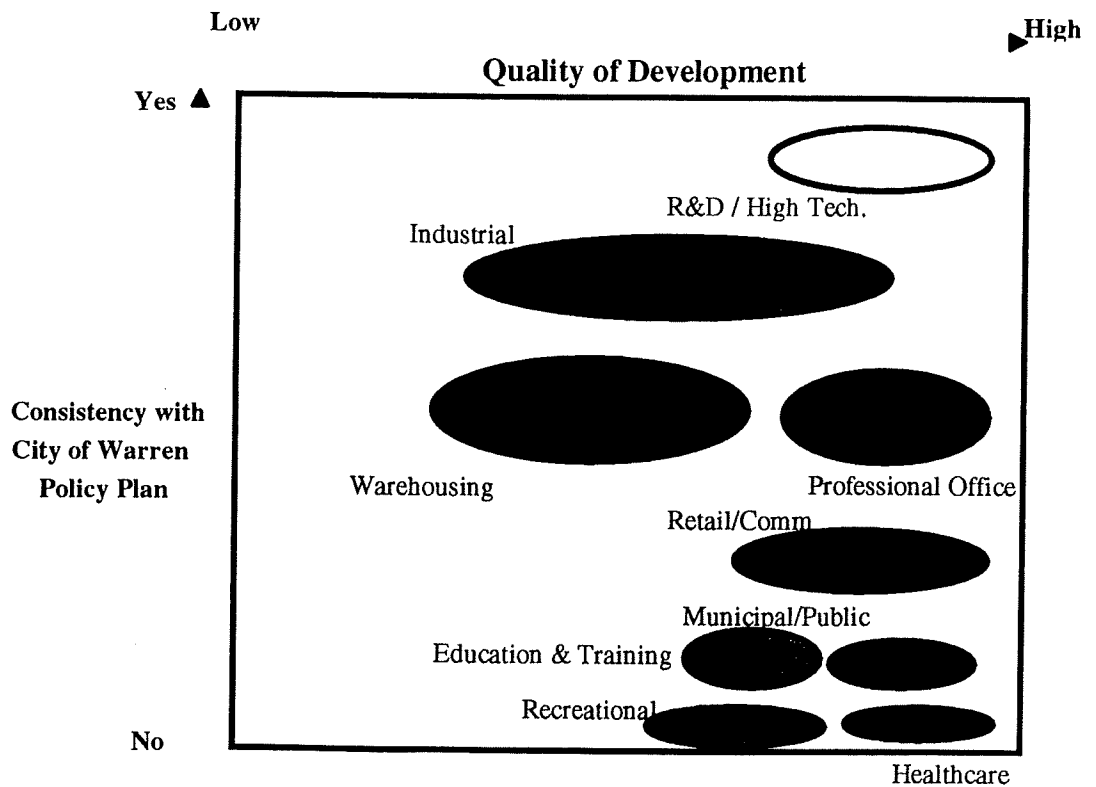
Consistency with the City of Warren Policy Plan is examined in terms of compatibility with the current land use plan. One of the primary goals of the Policy Plan was to move Warren in the direction “to be the center of automated manufacturing”. This goal was to be reinforced by

strengthening the north - south industrial corridor along Van Dyke and Mound and the northeast - southwest industrial corridor along Gratiot Ave.

Quality of development is measured as the ability of the proposed reuse to attract new industry, inspire a new community image and maintain market value.

The following graph illustrates relative yes/no, low/high evaluation of Quality and Consistency of various development types posited in the Policy Plan and our experience with these types of developments. (Figure 4)

Figure 4



This chart clearly indicates that Research and Development / High Tech. development is most suitable to achieve the quality and consistency goals.

Reuse Recommendation

Recommendation

The following recommended reuses were found to achieve the highest and best use of the site. The recommendations are based on the Alternative Reuse Evaluation process evaluated reuse alternatives against job creation, tax revenue, real estate demand and consistency with the Warren Policy Plan. For each reuse, the industry characteristics and market response is described.

RESEARCH & DEVELOPMENT / HIGH-TECH.

Concept: *Professional business services that are performing, on the premises, the function of research, design and development of pilot or experimental products and processes. Research & development / High-Tech. are characterized by the following industry types:*

- Chemical / Environmental
- Automotive / Transportation
- Automotive / Military
- Computer/Processing Centers
- Computer Technology
- Engineering Design

Market Response

The City of Warren is currently not an intense marketplace for research & development / High-Tech space. The only comparables in Warren are College Park (15 Acres) located at Martin & Hayes, Denton Industrial Park (20 Acres) located at 13 Mile & Van Dyke and Mound Technical Park (18 Acres) located at Mound and 12 Mile. These comparables show that there is limited competition in the local market place. The major competition for research & development / High-Tech space is in Oakland County. The scarcity of land in Oakland County has forced development to move north along I-75 to Flint, as well as west along I-696 between Wixom and Brighton.

The primary demand for research & development / High-Tech space will come from the continuing commitment to strengthening the General

Motors Technical Center located just north of the DATP site. This, coupled with recent trends in parts and component outsourcing by the Big Three Automakers, will create potential demand for this type of space. A similar example is the Chrysler Technical Center, located in Auburn Hills, which created large demand for research & development / High-Tech space surrounding in the immediate surrounding area.

INDUSTRIAL

Concept: *Businesses that are performing on the premises, the function of manufacturing, compounding and assembling of finished or semi-finished products. Industrial is characterized by the following industry types:*

- Tool & Die (Metal / Plastics)
- Plastics / Injection Molding
- Sub-Component Assembly
- Fasteners
- Food Products
- Pharmaceuticals
- Appliance Assembly
- Electronic Assembly
- Machinery Assembly
- Automobile Assembly

Market Response

The City of Warren is and has been for years an intense market for industrial space, particularly for the Tool & Die industry. The drivers for this demand have been major industrial anchors such as General Motors, Chrysler, and the now-closed Detroit Arsenal Tank Plant. There are also a number of small to medium sized industrial parks ranging in size from 10 to 43 acres. No absorption data on these parks was available.

Primary drivers for industrial space will be the continued trend in outsourcing by the Big Three Automakers. This and the strength in the automobile industry, has created a strong demand for industrial space in Macomb County. Another contributing factor to the demand, has been the recent inflow of Canadian firms. Canadian firms find the area to provide a good economic climate, and a central location to both US and Canadian markets.

In 1996 , 251,000 square feet of industrial space was absorbed in Warren and over 1 million square feet of industrial space in Macomb County. This trend is expected to continue into 1998. The economy will play a strong role in this forecast. If the economy continues to grow as projected, the momentum will continue. Downward trends in economic activity could spur a slow down in the automotive industry, creating a slowing in the industrial real estate market.

PROFESSIONAL OFFICE

Concept: *Business and professional offices that require single use facilities, that are non-speculative in nature. Professional office is characterized by the following industry types:*

- Headquarters (1,000 or more employees)
- Conference Center
- Training & Development (Private)
- Colleges (Public)

Market Response

While Warren and Macomb County are not intense office sub-markets, recent trends in the Detroit office market and the continued commitment to the General Motors Technical Center could stimulate activity in these areas. Other drivers that could create demand for office space are interests expressed by Macomb Community College, relating to the creation of a satellite facility. In addition, the Tool & Die industry in Warren is facing two dilemmas. One, the current workforce is close to retirement age, and two, the existing technologies are not at the level required to maintain competitiveness. In order to strengthen this industry, Warren needs to develop strategies to bring the new skill sets and technologies to this industry.

COMMERCIAL

Concept: *Commercial businesses which supply commodities and services, on the premises, for persons residing in the surrounding community. Commercial is characterized by the following industry types: (Note: Retail has been removed from this category)*

- Entertainment Complex
- Sports/Recreational Arenas

Market Response

Based on the analysis, retail/commercial sectors did not provide the economic benefits the City of Warren was seeking. Based on interests that came forward during the planning process, the City of Warren has re-evaluated certain aspects from the retail/commercial categories. After considering the opportunity costs associated with retail/commercial tradeoffs, job creation, job quality and market demand, the preceding uses would be considered.

Land Use Plan Evaluations

Development Goals & Policies

The general goals and policies of this use includes the following performance criteria:

- Development should create **quality employment** on the site that ranges between 20 - 40 jobs per acre of developed land.
- Proposed uses should **complement and strengthen** the existing business base along the Van Dyke corridor.
- Attract **diversified** R&D / High-Tech., industrial, office and commercial use.
- **Land Use:** To maintain quality of site development, maximum development ratios should be set to create a modern, open setting.
- **Adjacent Land Use:** All adjacent properties should be screened from road right of ways and parking areas to assure that the visual effect of large paved areas and standing automobiles is minimized.
- **Building Design:** It is intended that a basic harmony of architecture shall prevail among buildings so that no buildings shall conflict with the overall architectural environment.
- Attract high quality employers through the creation of a **unified district image** through coordinated infrastructure development, site planning and architectural design.

BENEFITS

The following key areas will benefit from the DATP redevelopment:

- *Housing:* Market value of surrounding homes could potentially increase as a result of commercial and industrial improvements to DATP site. The net result to the City would be the increase in the taxable value of surrounding homes.
- *Retail/Commercial Business:* Surrounding retail and commercial establishments would benefit from increased sales generated from new employment on the DATP site. The net result to the City would be the increase in the taxable value of surrounding retail/commercial businesses.
- *Existing Industrial Base:* The existing tool & die and other parts suppliers would benefit from increased sales and new manufacturing technologies generated for new industrial and R&D development on the DATP site. With potential new inflow of revenue to the existing industrial base, new investment in capital would help the strengthen the existing industrial base, retaining jobs and tax base. The net result to the City would be an increase in taxable value of the surrounding industrial properties.

These indirect benefits causing in some measurable net change in the community's economic activities and quality of life resulting from redevelopment of the DATP property have not been quantified, and are similar to both land-use strategies. Only the direct benefits from two alternative land use strategies were quantified and form the basis for the recommendation to proceed with Land Use Strategy I as per the following analysis.

Land use strategy I

DIRECT ECONOMIC BENEFITS/DEFICITS

Job Creation

As indicated below, Land Use Strategy One provides the opportunity to create a greater amount of quality long-term jobs. The acreage distribution is intended to calculate an average employment scenario and is not intended as a basis for site development.

Land use	Jobs / Acre	Jobs created
R&D/High Tech (36.75 Acres)	30	1,065(+/-)
Industrial (36.75 Acres)	22.5	826(+/-)
Professional Office (36.75 Acres)	45	1,653(+/-)
Commercial (36.75 Acres)	20.5	753(+/-)
Total Jobs Created	29	4,297(+/-)

Note: Job creation is based on an averaged range of potential employment per acre based on the representative industry sectors.

Growth

Employment is created in non-manufacturing sectors that project strong employment growth over the next ten years.

1. Services Industry - Increase of 18%
2. Retail Trade Sector - Increase of 8%
3. Industrial Sector - Decrease of 4% (*This represents all sectors of manufacturing. Continued gains are expected in the Component and Parts suppliers industry that supply the automotive industry*)

Diversity

This strategy creates a more diverse industry base that is not tied to a single user, limiting the risk to the community during large layoffs and or relocation.

Tax Base

The DATP Site as a military installation is exempt from all taxes. In both Land Use Strategies, Warren will benefit from gaining new tax revenue from the site. Pending the outcome of the Renaissance Zone, the City of Warren should view this as either a potential tax gained within the next two years, or in 15 years when Renaissance Zone status expires. In Land Use Strategy One, the City of Warren can expect a higher generated tax revenue based on research & development, industrial and commercial uses as shown in the following table:

Land Use Classification	Property Market Value	Personal Property
R&D / High-Tech(36.75 Acres)	\$5.00 - \$7.50	High
Professional Office (36.75 Acres)	\$5.00 - \$7.50	Low
Commercial (36.75 Acres)	\$5.00 - \$7.50	Low
Industrial (36.75 Acres)	\$2.75 - \$3.25	High

Note: Property market value indicates the value per square foot of land, less building and personal property. The tax rate on real property is calculated at 1/2 of property market value plus the asset value of personal property multiplied by the mill rate.

Marketability of Site

Well-located, large, buildable research & development and industrial sites are in short supply. The DATP Site, with its size, location and characteristics, makes it a very competitive site for research & development and industrial development.

Compatibility and Quality of Development

The Visioning Session with the community at large brought out a new aspects of the City of Warren's development goals – to use the site to inspire a new look and create new opportunities for the area economy. Such a development would bring new industries to the area, providing a more diverse economy.

Developments typical for these types of uses are generally high in quality. This presents an opportunity to move towards the goal of "*creating an attractive and more inspiring place to live*".

Land use strategy II

DIRECT ECONOMIC BENEFITS/DEFICITS

Job Creation

As indicated below Land Use Strategy II creates a comparable number of jobs to Land Use Strategy One.

Land use	Jobs / acre	Jobs Created
Industrial (82 Acres)	22.5'	1,650(+/-)
R&D/High Tech / Industrial / Office / Commercial (65 Acres)	30	2,054(+/-)
Total Jobs	25	3,704(+/-)

1. For reuse of Building 4, assume 2 shifts plus maintenance

Note: Job creation is based on an averaged range of potential employment per acre based on the representative industry sectors.

The reuse of Building 4 could create immediate manufacturing jobs, if a single or multiple tenants are identified. However, these would not be of the high-paying level as would be created by R & D use. Technologically advanced manufacturing would likely require the construction of a custom-designed facility, so that likely tenants for Building 4 would be of a more traditional kind. As is described elsewhere in this report, that kind of manufacturing is tending to relocate to lower-wage areas.

If Building 4 is reused by a single user, over 50% of the site will be reliant on this form of employment, exposing the community to risks associated with large layoffs due to economic slow down or plant closure.

New trends in plant automation will reduce the number of employees required for a large single use manufacture.

The inclusion of non-industrial land uses creates employment in industry sectors that project strong employment growth over the next ten years since conventional manufacturing employment is expected to decline as larger companies locate to more labor competitive markets.

Tax Base

The potential of tax generation will be less in Land Use Strategy Two. Over 50% of the site will be dedicated to an industrial use. This type of land use has a lower land market value. This assumption is based on the following. The acreage distribution is intended to calculate an average employment scenario and is not intended as a basis for site division.

Land Use Classification	Property Market Value	Personal Property
R&D/High-Tech (21.66 Acres)	\$5.00 - \$7.50	High
Professional Office (21.66 Acres)	\$5.00 - \$7.50	Low
Commercial (21.66 Acres)	\$5.00 - \$7.50	Low
Industrial (Building #4) (82 Acres)	\$2.75 - \$3.25	High

Note: Property market value indicates the value per square foot of land, less building and personal property. The tax rate on real property is calculated at 1/2 of property market value plus the asset value of personal property multiplied by the mill rate.

Marketability of Site

- The State of Michigan has spent \$500,000 toward the marketing of the DATP Site for reuse as a manufacturing facility. To date, this has not spurred interest in the reuse of the existing facilities for manufacturing purposes.
- A number of potential users have expressed interest in Building 4 for warehousing and distribution purposes. These uses are not compatible with the goals and objectives identified by the City of Warren, and will have other negative impacts on the area, such as increased truck traffic.
- Current day manufacturers design their buildings to fit around their process. They prefer not to redesign their process to fit within an existing building.

Compatibility and Quality of Development

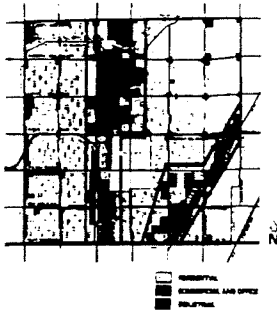
- Maintaining Building 4 for manufacturing limits opportunities for creating a more diverse economy within Warren.
- Depending on the type of industry that reuses Building 4, the quality of development on site will remain principally unchanged. Except for development on the southern end of the site, the main manufacturing facility will maintain current mass and quality levels.

Land Use Recommendations

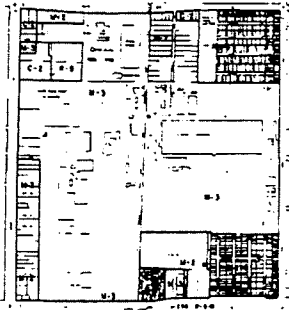
Introduction

This section provides the framework for land use recommendations. A number of factors were taken into account, including vision, economics, market, and existing and surrounding land use. As a key site in the City of Warren—"the Van Dyke front door"—DATP provides unique opportunities for the City. The strategy proposed for the site, based on the above comparison of two alternative strategies, phases the recommended uses and integrates these with the surrounding residential, commercial and industrial context. The recommended strategy, the long term single use for the property as a Research & Development / Developmental Manufacturing park, is described below.

Planning Context



Warren's primary industrial zone takes the form of a corridor that extends between the south city limit at 8 Mile Road north to 13 Mile Road. It includes the Dodge City Plant and the General Motors Hydramatic Plant, the DATP and adjacent US Army TACOM, and the General Motors Technical Center to the North.

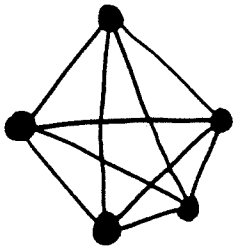


The DATP site is located in this corridor on the eastern half of the mile block bordered by 12 Mile Road and I-696 (11 Mile Rd.) on the north and south, and Van Dyke Avenue and Mound Road on the east and west. The site is bordered on the west by the TACOM (formerly part of the DATP site) zoned M-3 heavy industrial use. To the east the DATP site is bordered by mixed commercial and residential uses zoned as C-1, C-2 and R-3. These eastward uses have a limited influence on the DATP site, since Van Dyke Ave. forms a distinct separation. To the north and south the DATP site is bordered by M-2 and M-3 industrial zones, with limited R-1-C and R-4 residential zoning that is not consistent with the industrial corridor concept. This adjacent residential use presents definite limitations to the reuse potential of the site for industrial use, as well as eventual expansion.

DATP is zoned "M-3" heavy industrial use according to City ordinances. The adjacent industrial areas are predominantly Research and Development facilities as opposed to the traditional Heavy Manufacturing uses allowed by the M-3 zoning. The nearby General Motors Technical Center to the North and the remaining Army TACOM facilities to the West tend to suggest an R&D use for the DATP site, with a potential for technically advanced light manufacturing (e.g. developmental manufacturing) as well.

Land Use Program

The general concept identifies the creation of the site as the *Arsenal Zone* under development control that permits only selected uses. The implementation program includes a recommended zoning strategy phased over 20 years. General assumptions are:



- The Army will retain Buildings 7 & 8 (7 Acres) on a temporary basis to be negotiated; the parcel will be transferred to the City at phase IV.
- Land should be acquired south of the site to ensure access to I-696;
- All buildings and infrastructure, including Building 4 will be demolished in order to encourage transformation of the site to R&D from industrial use.

LAND USE PROGRAM - ARSENAL ZONE

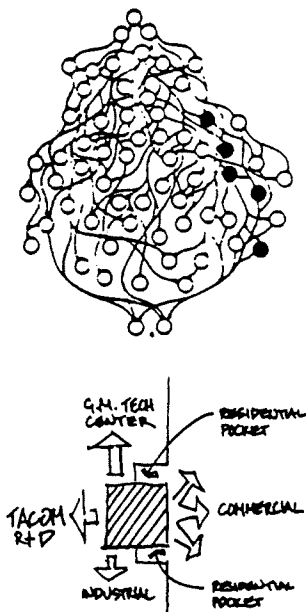
The Land Use Plan is based on the long-term redevelopment of the site as a research and development park. Implementation will encompass several phases accommodating temporary use of existing facilities and the gradual development of the overall site. Only research & development and light industrial should be allowable uses, with office being an ancillary use; commercial use of a part of the site is seen as a phase in the long-term development of the entire site for R&D use.

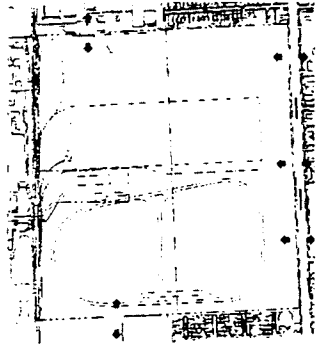
The successful outcome of the DATP development process will rely on a detailed Implementation Program which sets out desired objectives and means for achieving them in a manner that stimulates and controls development while remaining responsive to change and opportunity.

The Implementation Program describes phasing of the development over a 20-year time span. In order for the Land Use Plan to economically support these reuses, it was identified that all existing facilities on site be demolished by phases, rather than converting the land to a greenfield site. This allows for a more realistic absorption of the site into the local economy, unless a single user can be recruited to develop the site. However, the size of building 4 and its position on the site 4 constrains the pattern in which the site can be developed. This may hamper the design of the site as an R & D park, and could negatively impact on the types of users that are attracted during the first phase. The character of this first phase is crucial for the success of long-term development since it will exemplify the R&D use to which the entire site will eventually be dedicated.

LAND USE FRAMEWORK

In general the site has three primary influences – commercial along Van Dyke; residential to the northeast and southeast; industrial to the northwest, southwest and west. Since the site will ultimately be developed as an R&D park, and since the small residential blocks to the North and South should eventually be incorporated into the industrial corridor, transition between these incompatible uses can be achieved by means of suitable landscaped setbacks. Any commercial development should be located at the south-east corner at Van Dyke; again, this use is inconsistent with the industrial corridor concept and should be considered only as an interim development strategy. Appropriate landscaped setbacks should be mandated at the residential interface to buffer noise and in order to minimize the visual effect of large parking lots. Parking should be limited along the Van Dyke frontage and strict landscape standards enforced in order to achieve the look of the property as the City's 'front door'. The remainder of the site will be given over to mixed High-Tech & light industrial uses; the R&D should be situated along the eastern half of the site, with light industrial located along the western part for easier truck access. It is foreseeable that the rail heads on the site will be abandoned, as they are not generally required for R&D and light industrial uses.





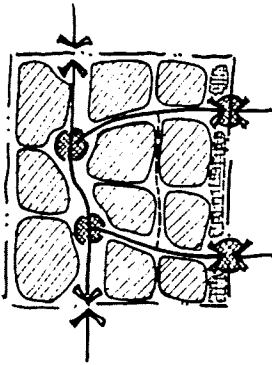
Access points have been identified in order to facilitate the functional relationship of the property to the surrounding transportation network –two primary and a possible secondary accesses at the Van Dyke frontage, and two primary access points at the north and south. The north (access to 12 Mile Rd.) and south (access to I-696 service drive) access points will respond to the truck traffic that may be generated by the industrial facilities. The south end access would require the purchase of 1.6 acres of land.

ZONING CATEGORIES

The DATP property is currently zoned M-3. This designation requires a minimum lot area of 50,000 sq.ft., width of 200', with 150' front yard and 60' side and rear yards, a maximum building height of 2 stories or 40'. The M-3 designation is too limiting for the R & D park concept, and allows uses not conducive to the long term objectives for the property as previously set out. In order to encourage a research park type of development, a new Comprehensive Zoning category should be established allowing for a unified, planned development of the DATP site.

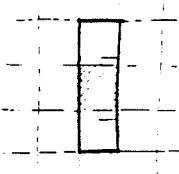
Development Recommendations

Plan Configuration



- For proper implementation, this report should be followed up by detailed Park Master Planning. Site layout, zoning regulations, and implementation and marketing strategies need to be developed. The City should engage a consultant to prepare a Master Plan based on various development scenarios, together with the zoning and implementation plan.
- The schematic plan accompanying this report is a response to a number of issues, including physical, transportation, zoning, adjacency and other factors.
- These issues lead to the recommendation of a technology park development for R & D and developmental manufacturing. Given the location of the property with an existing industrial corridor, and given the preponderance of nearby R & D activity, this solution will result in a rational relationship to abutting uses and stimulate future growth of surrounding areas.

Proposed Land Use

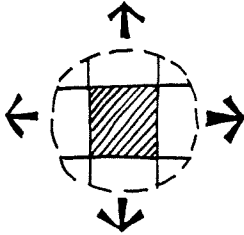


- The site should be integrated into the existing corridor zoning pattern.
- Long term development of the site should aim at the optimum use. an integrated high-technology park designed to attract research and development activity.
- To maximize the value of the site and the flexibility of its development, and to encourage the development of the site as a single user facility, the Army should relocate the research functions housed in Buildings 7 and 8 and hand this portion of the site over to the City. Until this takes place, the City will provide an access and utility easement to these buildings. The long range site development plan should incorporate that portion of the site.
- As stated in the Policy Plan, the City of Warren should consolidate the zoning corridor by returning the adjacent residential areas to industrial use. This will minimize the conflict of these adjacent uses. give coherence to the plan, take advantage of functional relationships between similar uses,

and increase potential employment. Financial implications suggest that consolidation may only be feasible as a long term goal.

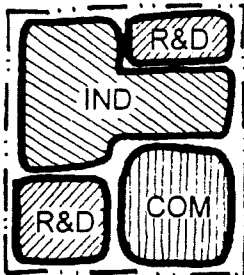
- Access, circulation and utilities must be designed to facilitate long-term development and to minimize the difficulty of converting the site to an eventual single-user. In the short term, the site will have to be accessed and serviced independently of the adjacent army facility to the west.
- Phasing of development will be influenced by the cost-benefit associated with demolition of Building 4 and the test track facilities. While retaining Building 4 is incompatible with the long term goal of bringing research and development uses to the site, the City could lease the building for up to 5 years to appropriate industrial tenants. Clearly, this ties up a large area of the site and blocks development of the overall circulation pattern, and must be carefully analyzed in terms of the short term investment required.
- The City should formulate a new Comprehensive Development Zone for the entire property. The regulations will specify the allowable uses, development parameters such as coverage, floor area ratio and setbacks, as well as design guidelines to ensure that the site is developed to unified criteria that will give it the desire high tech image. The C-D zoning will allow for the orderly development of the site, while retaining the flexibility needed for research & development and light industrial uses.

Infrastructure



- Since development of the site requires that infrastructure be entirely replaced, phasing should reflect the various opportunities for access to the site and their impact on the existing fabric and systems.
- Access to and circulation within the site should minimize additional loads on the existing road system, particularly truck traffic on Van Dyke Road.
- There should be strategically located and well-defined entrances to the site to contribute to the identity of the development. The Van Dyke entrances strongly contribute to this identity, as well as to the character of the City's 'front door'.

Phasing

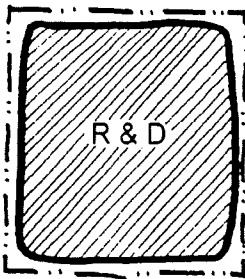


- Zoning should encourage the development of the site in an integrated manner to avoid isolation of any particular sections and to facilitate the long term single use development.
- Development should be seen as a catalyst to redevelopment of the downtown area.
- To increase the marketability of the site, zoning should encourage the integrated development of the site and provide a sense of identity or image. Development should be carried out in an orderly manner, with phasing designed to minimize blight of undeveloped areas.
- Development should follow a network of easements for the installation of utilities required to service the site and connect it to existing grids and systems. When possible, easements should correspond to the new road system.
- Phased development of the site should maximize the economic opportunities while minimizing the burden on the City's financial resources.
- Phasing is impacted by issues stemming from environmental remediation. The City must make the Army aware of its development priorities to

enable the Army to proceed with remediation in the most effective manner.

- While commercial use is not consistent with the long-term development of the site as a research and development park, absorption figures do not support development of the entire site at one time, unless a single user or developer can be found. The initial partial development of the R&D park should serve as a development catalyst for long term development of the entire site for R&D use. While commercial development of the SE corner of the site is thus seen as a 5-10 year strategy only, its ultimate reintegration as part of the recommended R & D park is entirely dependent on the future land values for this use. While it is possible that land values may eventually justify demolition of the commercial development, this is difficult to predict. This suggest that the opportunity to encourage a single developer for the site, rather than piecemeal development, is the most suitable long term strategy.

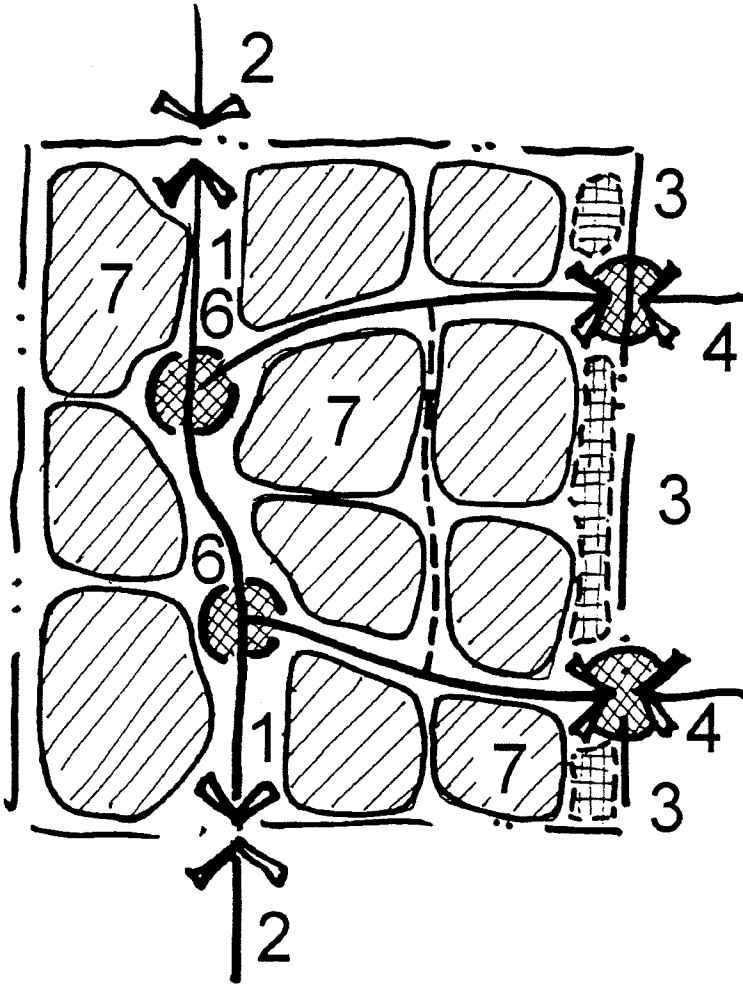
Zoning



- The zoning should encourage the large scale, orderly and harmonious development of the site.
- The Comprehensive Zoning category should define setbacks, building heights, coverage, design guidelines, and permitted uses as tools to control development.
- Design guidelines must be prepared that express the City's objectives and allow the City Planning Department to control development according to these objectives. Design guidelines should define building size and character, as well as open space and landscape requirements to provide the level of amenity necessary to attract the high-quality development required to maximize the potential of the site.
- The City must be cautious in approving commercial development for any part of the DATP site, so as not to compromise development of the overall property according to established goals. Development controls must be established prior to entering into any agreement with the potential developer. The development of the commercial portion should not be covered by the Comprehensive Zoning designation used to regulate development of the overall site, in order to avoid unwanted commercial development elsewhere on the site. Alternately, a P.U.D. framework

could be put in place for the entire property that also sets clear limits for the commercial development in the form of a prototype site plan and building footprint, massing and character.

DEMONSTRATION PLAN



1. The North and South portions of the site are linked by a new spine.
2. Truck access is diverted from Van Dyke and circulates internally.
3. The property is given a well defined landscaped edge at Van Dyke.
4. Clear arrival gates are built for automobile entrances from Van Dyke.
5. The arrival gates also serve as strong links to the internal segments of the property.
6. Internal nodes are established as centers for amenities.
7. A hierarchy of building sites is developed that allow for a flexible response to size and configuration demands.
8. The property is consolidated and the industrial corridor strengthened.

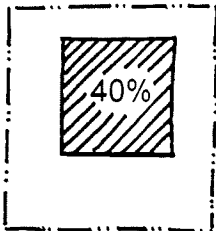
Recommended Development Guidelines

Introduction

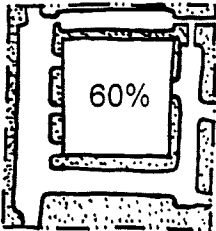
The ability of an R & D park development to attract the kinds of users corresponding to the City's long range goals depends to a large extent on the quality of the facilities built. As well as zoning guidelines that limit the density of development by controlling coverage, location and heights of buildings, there should be guidelines for ensuring that the architectural design and construction is of sufficient quality to project the desired image. Also, given the importance of the DATP site to the Warren city center, and the goal of having this development set a standard for future development, design guidelines must be formulated. The following outlines the type of approach which will contribute to better quality development of the DATP property.

R&D and Light Industrial

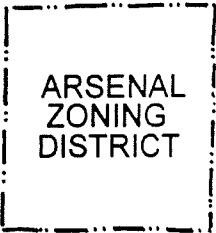
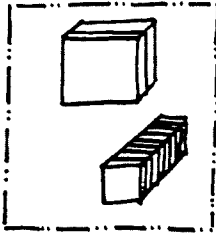
DEVELOPMENT PARAMETERS



- Intensity of Site development: the maximum Floor Area Ratio (**FAR**) of 0.40 should be set for each site.



- **Land Coverage:** Land coverage standards allowing for aggregate coverage by impervious surfaces (buildings, walks, drives and paved areas) **should not exceed 60%** on any parcel.
- **Setbacks:** For the protection of adjacent areas, all adjacent properties should be separated from road rights of way and parking areas. Landscape or fence screening must also protect these properties from flashing automobile headlights at night. In order to achieve an open space characteristic, setbacks from the main or internal roadway will be 50 feet.
- **Building heights:** 3 stories or 65' or as otherwise indicated in the PUD



zoning.

- **Uses:** Light industrial should focus on developmental manufacturing. Limit non-conforming uses in size and only to those uses necessary to meet the needs of on-site firms and their employees.

DESIGN GUIDELINES

- A basic **harmony** of architecture should prevail among buildings so that no building shall detract from the attractiveness of the overall development, while still allowing for the individual corporate identities, and special personalities of their owners.
- **Style:** The architectural character of each proposed building or structure should be contemporary rather than traditional in style. Eclectic styles, such as gothic or colonial, should not be permitted.
- **Materials:** Colors, materials, finishes and building forms should be sensitively integrated.
 1. The **exterior walls** of each building are to be constructed of durable, permanent materials, tastefully handled (carefully selected brick, treated concrete, acrylic stucco finish systems, architectural metal panels and other quality materials.)
 2. **No temporary or inflammable materials** should be used.
 3. **Painted concrete and concrete block** may be acceptable when executed to achieve a texture or decorative effect that is **integral to the design** of the building.

-
- **Vertical roof projections:** All **penetrations through the roof** (e.g., mechanical equipment or skylights) should be **screened or organized** in a manner that is integral to the architectural form of the building.
 - **Curbing:** vertical curbing is recommended at building entrances. Sloped curbing should be allowed in parking lot areas.
 - **Grading and drainage** should follow applicable State regulations. Runoff should be distributed over large areas. Closed drainage systems with on-lot detention may be required to handle runoff from large paved areas.

PARKING

- Parking ratios: All parking, loading, and unloading areas should be sufficient to **serve the business being conducted** on a parcel without using adjacent streets. The following criteria are minimum guidelines. More stringent requirements may be imposed if warranted by the intended use. Parking required for the development of a parcel will be provided on the parcel in keeping with recommended ratios:

Office and R&D: 1 space per 300 square feet gross

Light Industrial: 1 space per 450 square feet gross

- Not more than 40 percent of parking area planned for a developed site should be located between a proposed structure and the spine roadway.
- Preservation of **future parking**: Site plans shall contain layout for parking in accordance with the recommended ratios based on the development of the parcel at a maximum FAR of 0.40. The intent of this requirement is to assure that locations and relationships of parking areas and building footprints are logically established at the outset. It is important that adequate provision be made for the maximum future parking demand, in the event that initial development provides for less than is required by the minimum recommended parking ratio.
- **Site criteria**: No parking or other vehicular surface should be closer than 20 feet to a building line except in the case of an automobile drop-off, a loading area, or vehicular entry into the building.
- **Screening**: All parking areas should be screened from road rights of way and adjacent developed parcels by earth berms and/or evergreen planting to assure that the visual effect of large paved areas, standing automobiles and flashing automobile headlights is minimized and that the effect of landscaping and architecture dominates.
- The sides of earth **berms** should have a maximum slope of 2:1 if planted with shrubs and 3:1 if planted with grass which will be mowed. Unless irrigated, berms should be planted with drought resistant plant materials.
- Parking areas should be subdivided by **islands** containing trees or other landscape materials; the following elements are recommended:

Planting island: one per 15-20 spaces

Medians: one every 3-4 bays

- **Materials:** All parking lots, driveways, and walks should be surfaces with bituminous concrete, brick, or an approved equal material. All wiring must be underground.

SERVICE

All exterior service loading, storage, and utility areas including transformers, cooling towers, etc.) should be located at the side or rear of the building and should be screened or sheltered so as not to be visible from the street right-of-way or from adjacent parcels. No outside storage is allowed. No material, supplies or equipment may be permitted to remain outside any building.

SITE DEVELOPMENT, LANDSCAPING AND SIGNAGE

- Develop access to the site a coherent interior circulation system that minimizes impact on adjacent roads.
- Orient all R&D and light industrial facilities away from Van Dyke toward the interior circulation system in conjunction with screening, landscaping and fencing along frontage.
- Locate light industrial away toward the west edge of the site , and locate less offensive R&D uses or ancillary offices along the Van Dyke Ave. frontage.
- Promote the development of a campus-like setting with landscaping and other amenities.

Commercial

DEVELOPMENT PARAMETERS

- Intensity of Site development: the maximum Floor Area Ratio (**FAR**) of 0.40 should be set for each site.
- Land **Coverage**: Standards allowing for aggregate coverage by impervious surfaces (buildings, walks, drives and paved areas) **should not exceed 60%** on any parcel.
- **Setbacks**: For the protection of adjacent areas, all adjacent properties should be separated from road rights of way and parking areas. Landscape or fence screening must also protect these properties from litter, noise, site lighting, and flashing automobile headlights at night. In order to achieve an open space character, setbacks from the main or internal roadway will be 50 feet.
- **Building heights**: 3 stories or 65', except for ancillary office use which may be allowed to reach 8 stories.
- **No strip commercial** or separate lots will be permitted. Only a single curb cut will be allowed to the commercial portion of the site for access from Van Dyke Avenue.
- **No drive-through** business will be permitted.

BUILDING DESIGN GUIDELINES

- A basic **harmony** of architecture should prevail among buildings so that no building shall detract from the attractiveness of the overall development.
- **Style:** The architectural character of each proposed building or structure should be contemporary rather than traditional in style. Eclectic styles, such as gothic or colonial, should not be permitted.
- **Materials:** Colors, materials, finishes and building forms should be sensitively integrated.
 1. The **exterior walls** of each building are to be constructed of durable, permanent materials, tastefully handled (carefully selected brick, treated concrete, exterior stucco finish systems, architectural metal panels and other quality materials.)
 2. **No temporary or inflammable materials** should be used.
 3. **Painted concrete and cinder block** may be acceptable when executed to achieve a texture or decorative effect that is **integral to the design of the building**.
 4. **Vertical roof projections:** Vertical roof projections such as towers, vents, stacks, or roof-mounted equipment should be avoided. All penetrations through the roof (for example, mechanical equipment or skylights) should be treated in a manner that is integral to the architectural form of the building.
 5. **Curbing:** vertical curbing is recommended at building entrances. Sloped curbing should be allowed in parking lot areas.

PARKING

- **Parking ratios:** All parking, loading, and unloading areas should be sufficient to **serve the business being conducted** on a parcel without using adjacent streets. The following criteria are minimum guidelines. More stringent requirements may be imposed if warranted by the intended use. Parking required for the development of a parcel will be provided on the parcel in keeping with current recommended ratios:

Theaters: 1 space per seat for first 50 seats + 1 per 4 seats additional

Restaurants: 1 space per 450 sq.ft. gross floor area + 1 per 4 employees

- Not more than 40 percent of parking area planned for a developed site should be located between a proposed structure and the spine roadway.
- **Preservation of future parking:** Site plans shall contain layout for parking in accordance with the recommended ratios based on the development of the parcel at a maximum FAR of 0.40. The intent of this requirement is to assure that locations and relationships of parking areas and building footprints are logically established at the outset. It is important that adequate provision be made for the maximum future parking demand, in the event that initial development provides for less than is required by the minimum recommended parking ratio.
- **Site criteria:** No parking or other vehicular surface should be closer than 20 feet to a building line except in the case of an automobile drop-off, a loading area, or vehicular entry into the building.
- **Screening:** Parking areas should be screened from roads and adjacent developments by earth berms and/or evergreen planting to assure that the visual effect of large paved areas, standing automobiles and flashing automobile headlights is minimized and that the effect of landscaping and architecture dominates.
- **Earth berms** should have a maximum slope of 2:1 if planted with shrubs and 3:1 if planted with grass which will be mowed. Unless irrigated, berms should be planted with drought resistant plant materials.

-
- Parking areas should be subdivided by **islands** containing trees or other landscape materials; the following elements are recommended:

Planting island: one per 15-20 spaces

Medians: one every 3-4 bays

- **Materials:** All parking lots, driveways, and walks should be surfaces with bituminous concrete, brick, or an approved equal material. All wiring must be underground.

SERVICE

All exterior service loading, storage, and utility areas (including dumpster areas, transformers, cooling towers, etc.) should be located at the side or rear of the building and should be screened or sheltered so as not to be visible from the street right-of-way or from adjacent parcels. No outside storage is allowed. No material, supplies or equipment will be permitted to remain outside any building.

LANDSCAPING & SIGNAGE

- **Signs** along Van Dyke must be designed so as not to present visual nuisance or safety hazard to vehicular traffic.
- Site plans must include clear circulation patterns for **pedestrian and handicapped** people.

Landscaping must include screens, trees and other plant materials to provide visual separation from adjacent uses as well as to increase the level of amenity of the site.

Implementation Strategy

The implementation plans outlines the recommended steps for the development and implementation of the Detroit Arsenal Tank Plant (DATP) site. The following are strategies that make up the implementation strategy:

- Real / Personal Property Conveyance & Acquisition Strategy
- Business Plan
- Redevelopment Phasing Strategy

Real / Personal Property Conveyance & Acquisition Strategy

The conveyance options applicable to surplus military property are first described, followed by the criteria utilized by the City of Warren to develop the conveyance strategy for the redevelopment of the Detroit Arsenal Tank Plan site. Recommendations for the development or transfer of the DATP property are then presented by conveyance methods.

CONVEYANCE OPTIONS

Like many federal procedures, the process of the disposal of excess military properties is somewhat complex in nature. When the 1995 BRAC Commission's list containing the closure of the DATP site became law on Date, Federal agencies and departments had an opportunity to request the excess property. There were no applications from the federal agencies for the transfer of the DATP property within the federal screening period. The Army then declared that the DATP land and facilities as surplus property on date and published the list of properties and buildings in the Federal Register. The City of Warren, acting as the official LRA (Local Reuse Authority), appointed the LRC (Local Reuse Committee) with the task of overseeing the development of a reuse plan. The LRC proceeded to select the team of Giffels Associates, Inc., BRW Inc. and Plante & Moran, LLP as the reuse consulting team. The LRC also at this time advertised for notices of interest from homeless assistance providers and state and local governments for a period of 90 days ending on date.

On January 17, 1997 Giffels Associates, Inc. held a "Visioning Session" with representatives of the surrounding communities to obtain their recommendations for the reuse of the site. Upon completion of the report, the City of Warren will submit the Redevelopment Plan to both the Warren Planning Commission and the City Council for final approval. The Redevelopment Plan will be submitted to the Department of Housing and Urban Development (HUD) for its recommendation on the Homeless Assistance Submission, and to the Army for its approval. The Army must then complete an EIS on the installation and a official public benefit screening of any public uses identified in the documents. Agencies eligible to receive a Public Benefit Conveyance must submit their applications to the applicable federal agency. Transfer of properties can only take place after these review are completed and a Record of Decision (ROD) is issued.

The following are properties transfers options applicable to the DATP site:

Conveyance Method	Authority Number	Federal Department	FMV Discount
Economic Development Conveyance (EDC)	NDAA 94 Title XXIX, § 2903	Army	Up to 100%
Environmental Conveyance	DBCRA 90 § 2905(e)	Army	0%
Negotiated Sale	FPASA § 203(e), <u>41</u> <u>CFR 101-47.304</u>	Army	0%
Public Sale	FPASA § 203(e), <u>41</u> <u>CFR 101-47.304</u>	Army	0%

FMV - Fair Market Value

Economic Development Conveyance (EDC)

EDC allows the Department of Defense (DOD) to transfer property to LRA's at or below the market value of the real and personal property to spur economic redevelopment and job creation. EDC's are generally applicable where the local community wants to acquire large portions of the base for long term development. The LRA can then act as a master developer and invest in infrastructure or facility upgrades and market and develop the property over time, resulting in greater levels of development, job creation and property value that could be achieved by the base in its "as is" condition. An EDC allows the LRA and the Army to negotiate a purchase price dependent on local market and economic conditions. EDC sales terms are negotiable allowing for fair market value payment, with flexible terms, over a period of time (e.g. 10, 15, or 20 years) based on the expected cash flow of the project.

An EDC application requires the submittal of a Business/Operational Plan that must include: 1. a development timetable, phasing schedule, and cash flow analysis; 2. a market and financial feasibility analysis; 3. a cost estimate and justification for infrastructure and other investments, and 4. local investment and proposed financing strategies for the development.

Environmental Conveyance

This is an agreement to transfer by deed real property or facilities to any person who agrees to perform environmental restoration, waste management and environmental compliance activities that are required for the property or facilities under Federal and State laws, administrative decisions, agreements and concurrence.

Negotiated Sale

This is an agreement that conveys the real and personal property for public purposes and transfers at a fair market value, with negotiated payment terms.

Advertised Public Sale

Real and personal property is conveyed to the party that submits the highest bid, provided it is not less than the property's fair market value. This process is an open, competitive bid.

Advantages / Disadvantages of Selected Conveyance Options

Economic Development Conveyance

- ***Managed approach to reuse*** - The City of Warren will be able to have complete control over the rehabilitation, redevelopment and disposition of the property acquired through an EDC. Problems associated with land assembly, inconsistent development and inappropriate tenants can be avoided.
- ***Generate jobs and diversify the local economic base*** - The City of Warren will be able to develop the property under its control to meet its overall economic development objects for the site. The City can defer short term returns in order to pursue a more important long term strategy.
- ***Minimize financial risk to the LRA*** - The negotiated terms of an EDC allows for payment over time based on the expected development and absorption schedule. This allows the LRA to utilize its short term revenues to invest in the property through land, buildings and infrastructure improvements required to realize its redevelopment objectives.
- ***Maximize interim use potentials*** - The ability to control the redevelopment of the site allows the LRA the ability to utilize existing buildings to generate revenues and to redevelop these sites at a later date to higher at a later date to higher value use.
- ***Early Transfer*** - Allows for early transfer when coupled with Section 334.
- ***EDC process*** - The EDC, along with the time required for environmental remediation, process can be a lengthy process that can potentially restrain the City from taking advantage of early development potentials.

Environmental Conveyance

- ***Managed approach to reuse*** - The City of Warren will be able to have complete control over the rehabilitation, redevelopment and disposition of the property. Problems associated with land assembly, inconsistent development and inappropriate tenants can be avoided.
- ***Early transfer and reuse***. - This provision would get the DATP site in the hand of the private sector sooner, then other conveyance options. This would be beneficial to the city in creating early economic development in the way of job creation.
- ***Fair Market Value*** - Allows the City to obtain the DATP site at the cost of clean up or, if environmental remediation is lower then the established fair market value, the City would be required to pay the difference.
- ***Risk to City of Warren*** - Since the City of Warren would not be indemnified by the Department of Defense, the City would be exposed to unforeseen risks associated with environmental remediation.

Negotiated Sale

- ***Fair Market Value*** - Public agencies may acquire portions of the DATP site for a negotiated fair market value based on economic development potential.
- ***Competitive factor for site*** - Based on economic justification, potential purchasers could obtain the site at cost below the market value.
- ***Beneficial to small parcel purchases*** - This conveyance method is designed for purchases under \$100,000, figures over this amount may become a cumbersome process.
- ***Community sacrifices some control over parcel*** - Since the Army would be negotiating the purchase of the property with a third party agency, the City of Warren would give up some control of the development of the parcel.

Advertised Public Sale

- ***Good marketing exposure for property*** - The property would get national / international exposure through proper marketing media. If a buyer is found, such a sale can help to jump-start the local redevelopment effort.

-
- ***Community sacrifices some control over parcel*** - Since the Army would be negotiating the purchase of the property with a third party agency, the City of Warren would give up some control of the development of the parcel.

CONVEYANCE STRATEGY

The proposed conveyance strategy outline below is based on the LRA's overall goals and objectives for the redevelopment of the DATP site and the evaluation of the conveyance alternatives listed above. The following are the recommended conveyance methods. Both alternatives would allow for a transfer of the deed into escrow, thus preserving the Renaissance Zone status that the site currently has.

Economic Development Conveyance w/ Section 334

It is recommended that the LRA request an Economic Development Conveyance (NDAA 94 Title XXIX, § 2903) coupled with Section 334 - Authority to Transfer Contaminate Federal Property before Completion of Remediation for the 153 acre DATP site. The majority of the property will be devoted to the development of a research & development / industrial park, while the balance of the property (removal of all existing facilities) will be developed into complementary commercial. The EDC will call for the marketing of Building #4, while the balance of the site will be developed into the recommended use. Building #4 will be removed and the balance of the site will be developed in conformance with the EDC.

Environmental Conveyance or Hybrid - Contingency

An alternative conveyance that would allow for early transfer would be an Environmental Conveyance (DBCRA 90 § 2905(e)) for the 153 acres DATP site. The site would be developed as indicated above.

Business Plan

The function of the business plan is to establish the following:

- Identify the most appropriate model for acquiring and managing the DATP site.
- Establish policy for the successful development and management of the DATP site
- Identify the estimated cashflow that will result from the envisioned development.
- Identify the projected job growth in relation to the redevelopment plan.
- Establish short and long term marketing strategies that support the redevelopment of the DATP site.

OPERATIONAL PLAN

The operational plan addresses the creation of a development of management entity to carry out the redevelopment of the DATP site. The successful transition of the DATP site from military to civilian use will require an effective organization to guide the marketing and managing of property disposition and development. The anticipated acquisition of a the site through an EDC (coupled with Section 334) and the development of a R&D /Industrial park will have an impact on the type of organization necessary for successful implementation. The management entity must be capable of carrying out and/or contracting for a full array of development responsibilities, including infrastructure financing, marketing, leasing, property disposition and property management. The successful development of the DATP Redevelopment plan will require the proposed management entity to undertake certain roles and responsibilities as outlined below. The management entity may include the LRA.

Property Management

All land and facilities that are to be conveyed to the City through an EDC conveyance will require some level of management oversight until they can be sold or leased. Properties that are to be leased to tenants will require on-going management. Property management responsibilities include: tenant

improvements, maintenance, janitorial services, security, direct expenses for utilities, lease payment collection and miscellaneous administrative services.

Infrastructure Improvement

The redevelopment of the DATP site will require the construction of new utility and road infrastructure in order to allow for the development of the research & development / industrial park. An integral component of the responsibilities of the management entity will be to work with the City of Warren's Engineering office to plan and coordinate the financing and construction of the proposed infrastructure. Since a portion of the net revenues generated by land and building leases and sales will be used to finance infrastructure improvements, the management entity should play an active role in insuring the timely development of infrastructure improvements. Facilities include, but not limited to, roadways, water / wastewater systems, storm drainage and utilities.

Building Demolition

The development program for the DATP site requires the demolition of existing buildings for the redevelopment of the intended use. The management entity will need to coordinate and finance these pre-development activities.

Caretaker Overhead

Some 23 buildings have been identified for Phase I demolition due to their condition and potential threat to human health and safety. Building 1 - 3 are slated for demolition due to the prohibitive costs associated with their renovation. It is recommended that Buildings 1, 2, and 3 be demolished immediately to avoid the extremely high costs of maintenance.

If Building 4 has not been marketed successfully at the time of transfer of the property, it is compulsory that the building be demolished. This is predicated upon the financially prohibitive annual cost of maintenance for the site. (\$4,000,000 as supplied by Tank Com). In addition, it is recommended further

Marketing

The management entity should ideally be actively involved in recruiting potential occupants. Corporations and public agencies prefer to deal directly with representatives of the property rather than a broker when evaluating the site. Companies often do not want it to be public knowledge that they are shopping for a facility location and therefore avoid the brokerage community.

Development

The management entity is expected to be actively involved in the redevelopment of the DATP site, rather than acting solely as a land broker.

Operating Budget

In addition to the responsibilities listed above, it will be necessary to develop an annual and long-term operation budget for the management entity. The operation budget will allow the staff and the City to prioritize their marketing efforts and assess the funding requirements for the entity. A strategy for raising "start-up-funding" for the management entity will also have to be addressed.

Operating Criteria

In light of the prospective activities of the management entity noted above, the following are primary criteria that define the role of the management entity.

1. Management must be conducted on a competitive, least cost basis that will be responsive to the private market.
2. The entity must be able to leverage the knowledge and resources of City staff, in order to operate on a least-cost basis.
3. The management entity must be responsive to inquires and have the authority to negotiate directly with prospective buyers and tenants, and be capable of autonomous decision-making on real estate transactions, in order to effectively recruit and negotiate with private sector clients.

-
4. The management entity must have the ability to directly issue debt or alternately, have a conduit in place to access debt financing.

The LRA meets these operating criteria and is the preferred management entity.

ACQUISITION STRATEGY / MANAGEMENT MODEL

There are three general organizational models that have been successful on a nationwide basis in guiding the civilian reuse of former military bases that could be applied at the DATP site. These models include: 1. internal city management; 2. an independent authority/commission; and 3. an economic development corporation. Under each model, the independent management entity described above could be formed. A recommended organizational framework is presented based on the advantage and disadvantages of each model and the criteria described above.

Internal City Management

Some communities have integrated the management of the former military base within an existing city or county department. This model is most applicable where there is an existing City department with the roles and responsibilities for another property with similar characteristics. One example would be where a former military airport is to be developed as a civilian airport and there is an existing airport authority already operating other airports in the jurisdiction. A variation on this approach would be where an existing City department's responsibilities are expanded to undertake a redevelopment effort. This is essentially the situation today where the City of Warren staff operates as a City department under the Mayor.

Strengths:

- There would be a clear delegation of responsibility within the City.
- Tax-exempt financing could be obtained with the "full faith and credit" of the City's General Fund.

Weaknesses

- A special enterprise fund would have to be established for the DATP site in order to keep its revenues and expenses separate from city general fund operations.
- It could be difficult to negotiate private real estate sales and leases if they need to be negotiated in public and the approval of city council is needed.
- As an enterprise fund, debt financing, would be subject to a vote of the public if more than 10 percent of its funds were derived from state or local government income.

Separate Authority

An authority or commission is a special-purpose government body whose powers are defined by its enabling resolution. An authority is subject to the public disclosure laws and can issue tax-exempt bonds. This is a popular model for directing the redevelopment of military bases.

The authority model is used to promote economic and housing development through urban renewal agencies, port authorities and airport authorities nationwide. The authority members are typically appointed by the local governing body and often include both public and private sector members. The authority hires an executive director and provides the policy guidance for managing and developing the property. Examples include the Lowry Economic Development Authority in Denver and Aurora; William's-Gateway Partnership at the former William's AFB in Mesa; Arizona and the Pease Development Authority at Pease APB in New Hampshire. Each of these authorities are formed under state statutes and represent multi-jurisdictional authorities.

Some cities also extend the authority of an existing agency to a new site. An example of the latter includes the Orlando Naval Training Center where the existing Community Redevelopment Agency (urban renewal authority in Colorado) established a new Community Redevelopment Area encompassing the Orlando NTC properties. '

As a quasi-governmental entity or government related business an authority is subject to all state laws and regulations.

Strengths:

- Greater freedom from political constraints, negotiating with prospective tenant and overall management and marketing of *the* property.
- Can be guided by a diverse management body through the selection of board directors members.
- Active participation by business leaders could be fostered through board appointment.
- Eligible for tax-exempt financing.
- Currently in place is the DDA Downtown Development Authority which could function as the Separate Authority.

Weaknesses:

- Requires board approval for major public infrastructure improvements and key policy issues.
- Requires complete disclosure of board meetings and other records, which may deter some prospective tenants.
- There are limited options for providing pay incentives to staff.
- Public bidding requirements may reduce the responsiveness of the management) entity on real estate transactions.

Economic Development Corporation

The quasi-public economic development corporation model is a private benefit company whose assets are "dedicated" to the public. A quasi-public nonprofit corporation would need to be structured under the provisions of Section 501(c)(3) of the Internal Revenue Code, in order to be eligible to borrow tax-exempt funding sources from a government agency or receive tax-deductible donations. The corporation must have a public purpose in order to qualify for 501(c)(3) status. A formal legal opinion on the potential of

obtaining 501(c)(3) status for the management entity should be obtained before pursuing this option.

The members of the board of directors would be appointed by the City Council or the LRA Executive Committee. The board members would be drawn largely from the private sector and would also include representatives of the City. The corporation's Board of Directors would hire the executive director for the corporation and provide the policy guidance for the management of property at the DATP site.

While an economic development corporation cannot issue tax-exempt bonds itself it is eligible to borrow such funds from government agencies. A public benefit corporation, like other corporations, can borrow against its assets to fund capital improvements. The requirements of the Community Reinvestment Act which stipulate that lending institutions must provide a share of their portfolio to local community development provides an opportunity for obtaining market rate financing for the public benefit corporation in Warren. Furthermore, the corporation is not subject to public disclosure laws and therefore can negotiate with prospective tenants in the same manner as a private sector developer.

There are a number of non profit economic development corporations operating as recognized LRA's including the Beeville-Bee County Economic Development Corporation at Chase in Texas; the Westover Metropolitan Development Corporation at Westover AFB in Massachusetts; and the Urban Development Corporation at Stewart Industrial Airport on Long Island. The Stapleton Development Corporation (not a former military facility) in Denver is also an economic development corporation.

The economic development corporation model has the following strengths and weaknesses in managing the reuse of the DATP site:

Strengths:

- Most flexible model for negotiating with prospective tenants.
- Most flexible model for attracting high-caliber staff.
- Can operate on a competitive, least-cost basis that will be responsive to the private market.
- Can effectively insulate management from political issues.
- Can receive tax-deductible donations.

Weaknesses:

- Minimum six-month waiting period to obtain SOI(c)(3) status.

Recommendations

Based on our assessment it is recommended that the City of Warren use the Internal City Management model based on the following:

- The size of the current acres is manageable by a small entity.
- Less cost burden to the redevelopment of the site. Using a Separate Authority or an Economic Development Corporations would require the development of a larger management entity.
- The Renaissance Zone status only recognizes Authorities. Using the Internal City Management would be the fastest way to assemble this authority. Both the Public and Economic Authorities can take between 3 months to 2 years to put in place.
- The Internal City Management will be required to obtain approvals from City Council.
- The City Attorneys office will serve as legal counsel.

CASH FLOW ANALYSIS

The following outline is a general cash flow analysis for the acquisition, development and maintenance of the existing real property needed to serve existing and new development at the DATP site and summarizes the potential sources of financing that may be available.

Based on the estimated absorption rate of 16 - 20 acres per year, it is expected that total build out of the site will take place in 7-10 years assuming moderate deviations in the economic cycle. See appendix for absorption schedule.

Income

The main source of income will be in the form of the following. Note that revenues in the form of taxes are not a primary source of income due to the 15 year Renaissance Zone. See appendix for description and criteria.

- DDA financial resources
- Federal and State Grants and Loans
- The sale of transferable parcels of land

The main source of income in the initial phases will be the DDA and land sales.

Federal and State Funding

State and Federal funding for infrastructure improvements will be one of the first steps in the redevelopment of the DATP site. The actual amount of funding available will depend on a number of factors, including: the outcome of the EDC negotiations with the federal government, the availability of grant and loan funding and market conditions. It should also be noted that funding is not guaranteed and should be considered as a potential revenue source. The following are potential funding sources that may be obtained for the redevelopment of the DATP site:

Program:	Office of Economic Adjustment
Purpose:	Provides grants to eligible LRA's for organization, planning and implementation of the adopted redevelopment plan. Where LRA's have continued to be the development entity, the OEA has continued to fund organizational activities.
Eligible Applicants:	City's with recognized LRA's and an adopted redevelopment plan.
Funding Range/Terms:	Grants are made on an annual basis and require a 25 percent local match. OEA will fund origination activities during implementation for five years on a graduated scale. Year one: funding at 100 percent. The OEA funding will decline by 25 percent a year until local funding comprises 100 percent in the fifth year.

Program:	Economic Development Administration
Purpose:	Primary source of federal funding for infrastructure improvements on closed military bases. Grants can be used for a wide range of economic development activities including infrastructure development or replacement, facilities, training, incubators, revolving loan funding and economic analysis.
Eligible Applicants:	Grants can be applied for by local governments or nonprofit redevelopment entities.
Funding Range/Terms:	Funding requires a 25 percent local match.

Program:	Army
Purpose:	The Army will be a indirect source of funding in that it is responsible for environmental remediation and interim operation and maintenance of the DATP site.
Eligible Applicants:	N/A
Funding Range/Terms:	N/A

Program:	Michigan Renaissance Fund
Purpose:	Provides funding for land assembly, site clearance and preparation and infrastructure development. The Fund cannot be used to assist in soil or ground water reclamation and remediation.
Eligible Applicants:	Municipalities
Funding Range/Terms:	Granting is based on two ratios: one: \$10,000 per one job created, two: a leveraged ratio of 5::1. Other requirements include a minimum of 10 jobs created paying at least 75% of the county average wage or \$7 per hour, unless it's a retail project, local participation, project viability and environmental readiness. Funding is tied to Indian Gaming in the State of Michigan. Recent approval of gambling in the City of Detroit has null and voided many contracts with Indian Councils. Contracts are currently being re-negotiated. The total of the fund is \$20 million and is granted on a first come first serve basis.

Program:	Economic Development Road Projects - Michigan Department of Transportation.
Purpose:	Road improvements & construction
Eligible Applicants:	All Act 51 recipient governmental units: The Michigan Department of Transportation, all county road commissions and all city and village road agencies.
Funding Range/Terms:	Matching funds of at least 20 percent of the cost of the transpiration improvement are required.

Program:	Clean-up and Redevelopment Fund Brownfield Redevelopment Act
Purpose:	To assist in clean-up of brownfield sites.
Eligible Applicants:	Local unit governments
Funding Range/Terms:	A limit of \$6 million or 12 percent of the funds appropriated each year.

Program:	Brownfield Redevelopment Act <ul style="list-style-type: none"> • Clean-up and Redevelopment Fund • Site Assessment Fund • Site Reclamation Grant • Pre-remedial Brownfield Site Assessment • Community Development Block Grant (Commercial/Industrial Rehab/Redevelopment) • Economic Development Infrastructure Program • Economic Development Planning Program • Rebuild Michigan Program • Renaissance Fund
Purpose:	Refer to appendix
Eligible Applicants:	Refer to appendix
Funding Range/Terms:	Refer to appendix

Sale of Parceled Land

As development occurs in relation to the redevelopment plan, the primary source of income will stem through the sale of parceled land. The cost of each parcel of land will reflect an allocated portion of the total site redevelopment cost. The cost to remove Building #4, and associated buildings, will be reallocated only to the parcels in which Building #4 occupied.

Expenses

The primary expenses that are associated with the redevelopment of the site are defined as follows:

City Acquisition of Real Property

Based on the outcome of the EDC negotiations, the established fair market value of the site will define the purchase value of the property. Based on this figure, the City will have to negotiate the payment terms with the Army.

Repayment of Principle and Interest

Based on the financing received (private or public) there will be the cost of paying principle and interest to parties.

Capital Improvements Cost

Capital improvements refers to the major infrastructure projects required for redevelopment of the site. The following are the cost line items and the estimated planning cost for the DATP site:

Capital Improvement	Capital Cost
Site/Infrastructure	\$ 7,661,250
*Site Maintenance and Marketing	\$2,000,000
Building Demolition	\$11,623,600
Land Acquisition Allowance	\$160,000
Contingencies and Allowances	\$2,014,700
Total Capital Cost	\$23,459,550

*Cost established by the City of Warren.

Operations and Maintenance Costs

O/M costs refer to the cost of utilities and the daily maintenance required for the interim use of Building #4. The cost figures are based on the projected caretaker costs provided by the Army. The cost are projected out to fiscal year 2001. The following are the caretaker cost items and this is provided for information only in the event Building 4 is maintained.

Cost Item	Averaged Cost (Over 4 years)
Utilities	\$1,677,000
Labor	\$2,640,690

Net Cash Flow

The cash flow analysis, which is the culmination of all the financial items forecasted, indicates that with the revenues generated from land sales, that years 1998 - 1999 will be burdeined with a negative cashflow of \$16.6 million and \$2.3 million respectvialy. This negative cashflow, however, can be offset by local, state and governement grand funding. In years 2000 - 2004 the estimated cashflow forecasted will be a postive net cashflow averaging \$2.0 million per year. (See appendix for detailed cash flow analysis)

JOB REPLACEMENT/CREATION

The closing of the DATP site created an estamated direct job loss of 2,500. This figure does not include the indirect jobs that have been lost in association with the closure of the DATP site. With the redevelopment of the site as a Research & Development / Industrial Park, it is estimated that between 1999 and 2004 there will be 3,505 direct jobs created. (See appendix for Development Absorbtion and Cash Flow)

MARKETING PLAN

The success of the DATP reuse will depend on the effectiveness of the marketing strategies used for the sale of redeveloped property. To date the State of Michigan has spent approximately \$500,000 on marketing efforts associated with the Renaissance Zone status. The primary address to the market place has been the advertising of Building #4. At this time there are no additional fund allocated to this project. The City has indicated staff and budget limitations may limit the amount of marketing the City can carry out. This section is intended to suggest the range of marketing options available to the City of Warren.

The marketing strategies will be one that combines a variety of techniques to identify and evaluate likely prospects. It will also be important that the marketing strategy remain flexible to accommodate changes in the market place. For example, the recent examples of larger developers purchasing 100+ acre parcels for development of R&D and Industrial parks. The City of Warren must remain open to these types of opportunities.

The following are general short and long term marketing strategies associated with the redevelopment plan:

Pre-Transfer Strategy

1. Sale of Building #4
 - Develop marketing materials for sale of Building #4.
 - Cooperate with marketing entities at the local, state and national level.
 - Advertise in print media.
 - Organize visits and conduct tours.
2. R&D/ Industrial Redevelopment
 - Identify target markets in relations to the proposed reuses.
 - Create a marketing brochure, specific marketing materials, video and CD ROM presentation

Post Transfer Strategy

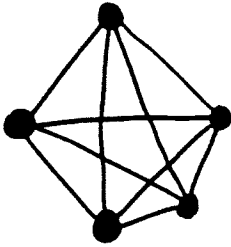
1. R&D/ Industrial Redevelopment

- Cooperate with marketing entities at the local, state and national level.
- Advertise the new development in local, state and national real estate print media.
- Identify and track potential prospects through:
 - Networking
 - Conferences and Seminars
 - Target Mailing
 - Newsletters
 - Cold Calls
- Establish a central information source with a toll-free number for potential prospects.
- Assist interested parties with government regulation compliance, obtaining financing and state and local funding.
- Arrange for site visits from prospective clients that reside outside of the State of Michigan.
- Work with the Michigan Jobs Commission.

PHASING

Introduction

While from an urban development perspective, the rapid and full utilization of the DATP property is a desirable goal, it is also possible that the property will not be developed by a single user. This led to the concept of a recognizable development zone referred to here as the *Arsenal Zone*. Forecast absorption rates for similar property and uses suggested a phased development scenario. The creation of the site as the *Arsenal Zone* requires an implementation program phased over 20 years in response to the market as discussed above. This implementation program identifies all major elements contributing to the successful outcome of the project. General assumptions are:



- The Army will retain Buildings 7 & 8 (7 Acres) on a temporary basis to be negotiated; over the long term this property will be transferred to the City;
- Land should be acquired south of the site to ensure access to I-696;
- All buildings and infrastructure, including Building 4, will be demolished over the period of the implementation program, in order to encourage transformation of the site to R&D from industrial use.
- Redevelopment of the DATP property is unlikely to be self-supporting for many years due to the expense of providing infrastructure.

The following Table provides a hypothetical scenario for the phasing of future uses. The figures in this Table were compiled on the basis of absorption figures as given previously in this report. Clearly this is not the only phasing pattern possible, but it does represent a reasonable strategy.

SITE REDEVELOPMENT AREA BY PHASE (in Acres)

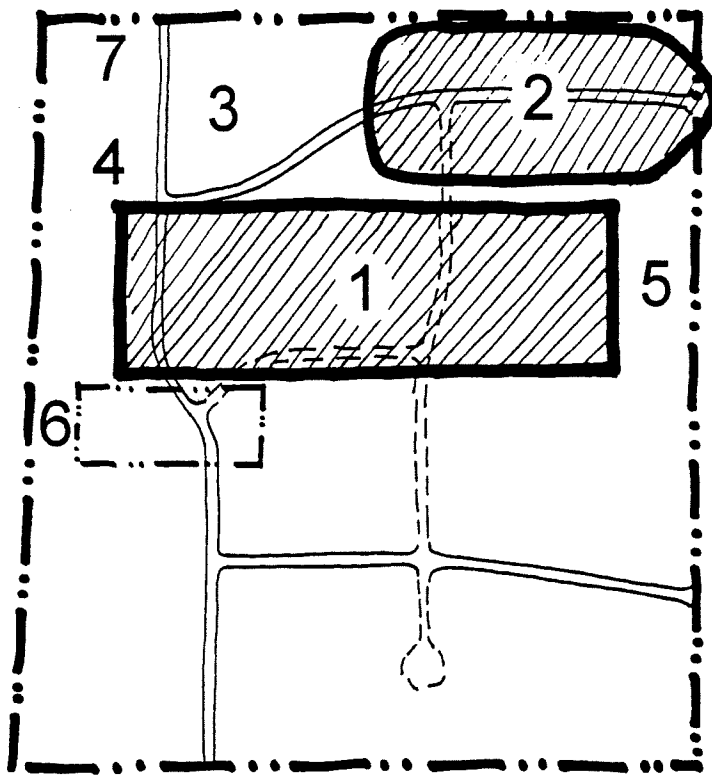
Potential Future Use	Phase I	Phase II	Phase III	Phase IV ¹	Phase V	Final
R&D / High Tech	16	-	35	33	30	144
Industrial	-	-	-	39	-	39
Commercial	-	30	-	-	-30	0
TOTAL SITE AREA	16	30	35	72	(30)	<u>153</u>

Notes:

1. Assuming 55% Developmental Manufacturing and 45% R & D.

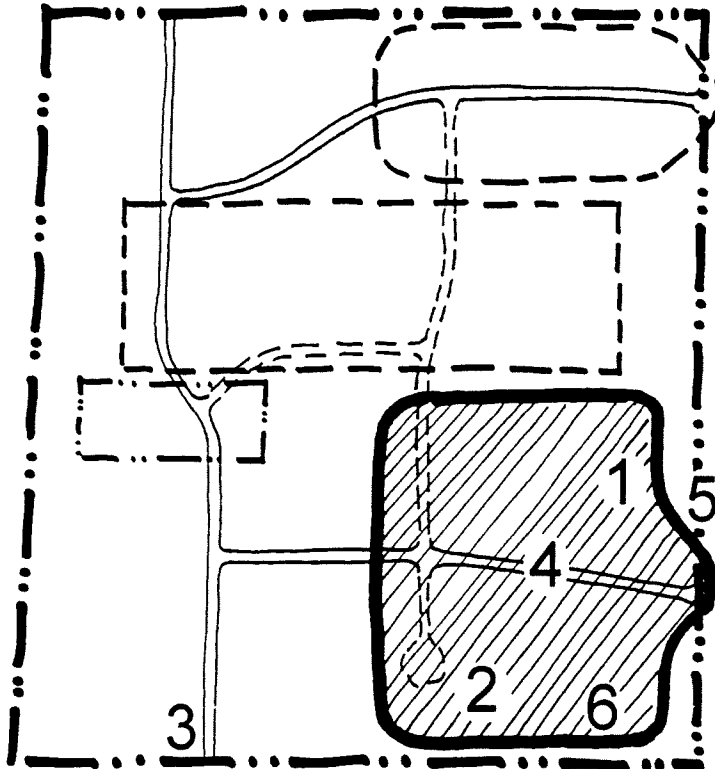
The corresponding maximum build-outs for each phase and use is given in the Appendix 1 to this report.

PHASE 1



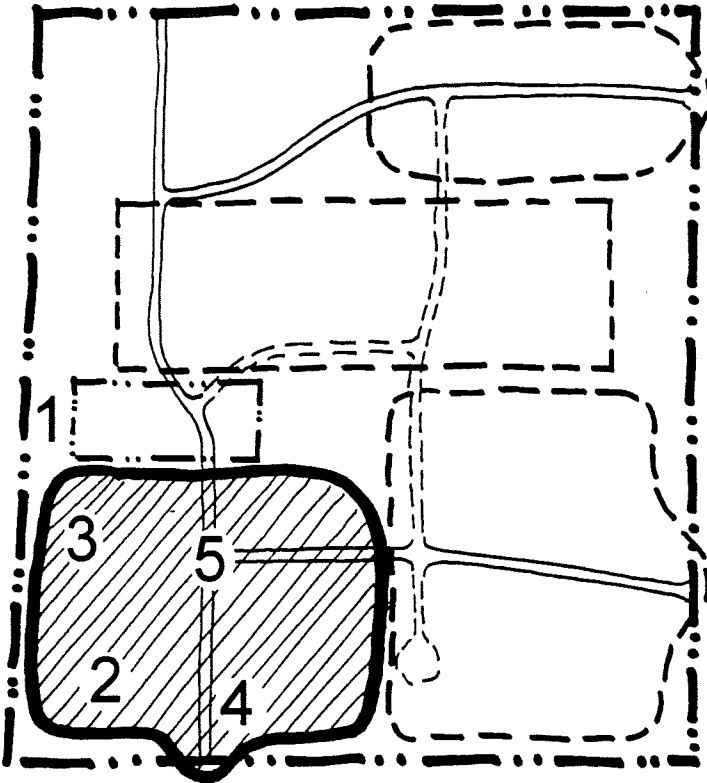
1. Sale of Building 4, and if a user is not found, demolish Building 4 and Waste Treatment Plant.
2. Sale of NE 16 acres and demolish Power Plant
3. Develop internal circulation road and site utilities for NE corner. Build entrance gate at Van Dyke.
4. Demolish buildings at NW corner.
5. Demolish Buildings 1,2,3.
6. Establish easement and operating agreement with Army for access and emergency purposes
7. Remove rail spurs at NW edge of site. Resurface Lorna Ave. for truck traffic.

PHASE II



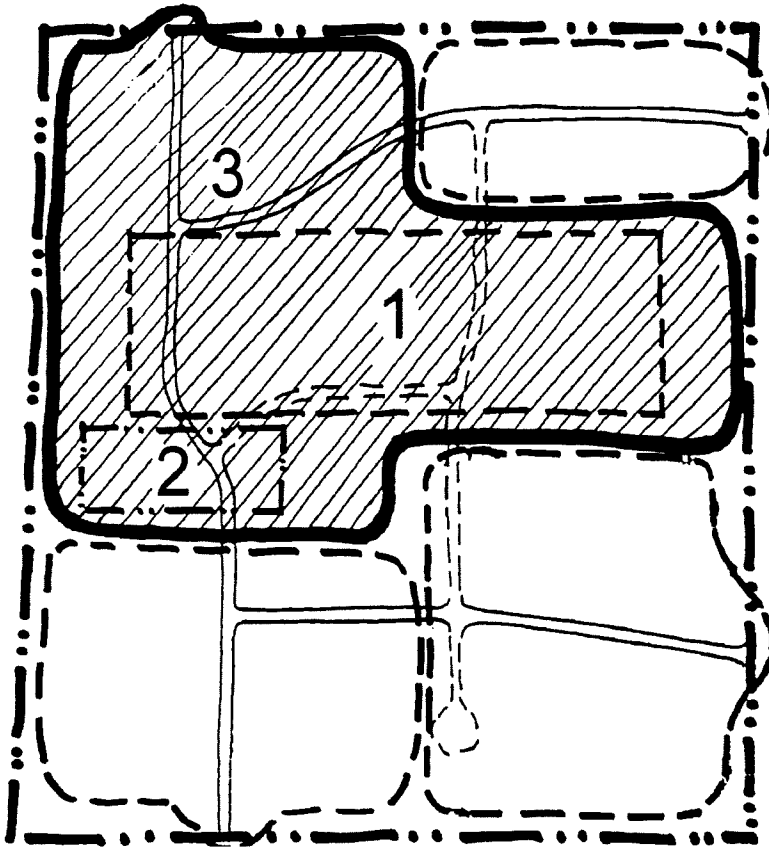
1. Demolish screen wall and buildings along SE edge of Van Dyke.
2. Demolish SE portion of Test Track, screen wall, and utilities.
3. Acquire ROW at SW edge of site for future access to I-696.
4. Provide easement and construct internal circulation road and site utilities.
5. Build entrance gate at Van Dyke to harmonize with N Van Dyke entrance.
6. Upgrade city sewer to SE connection.
7. Sale of SE 30 acres.

PHASE III



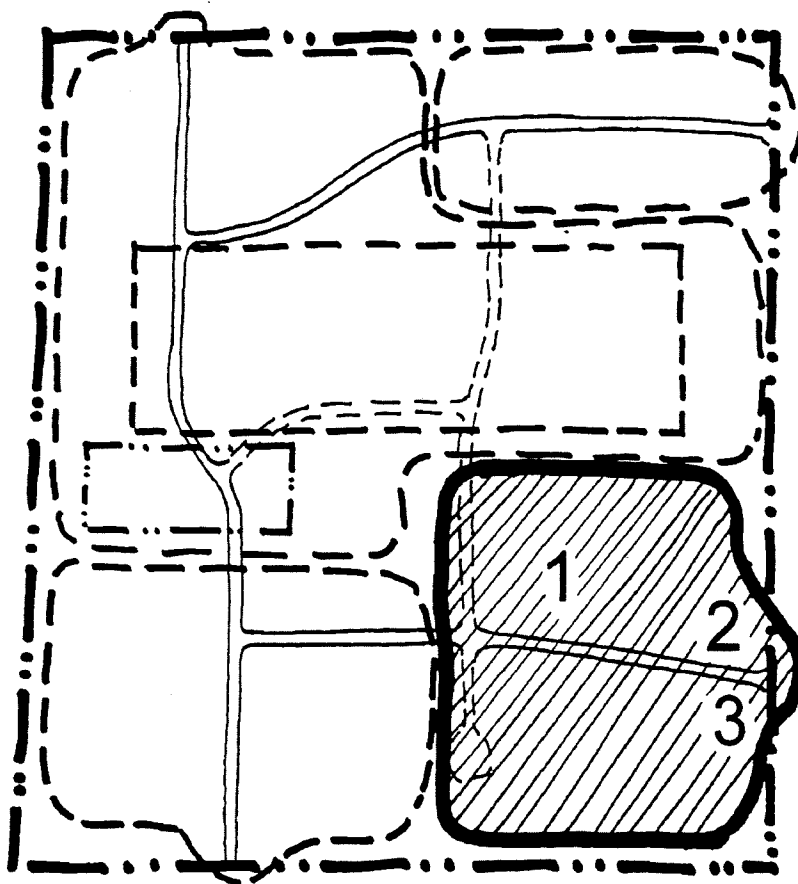
1. Construct new road for Army access to Buildings 7 & 8.
2. Demolish SW portion of Test Track, screen wall, and utilities
3. Remove existing rail spur. Provide temporary road for internal circulation loop.
4. Construct new access and connector to I-696.
5. Provide easement and construct internal circulation road and site utilities.
6. Sale of SW 35 acres.

PHASE IV



1. Acquire from Army and demolish Buildings 7 & 8 and associated utilities. Remove remaining rail spurs and rail line at W edge of site.
2. Provide easement and construct internal circulation road and site utilities.
3. Possible upgrade of Loma Ave. for increased traffic loads.

PHASE V



1. Rezone SE corner of property for R&D use. Demolish existing commercial.
2. Provide easement and connect internal circulation road and site utilities.
3. Reconstruct entrance at Van Dyke for new use.

SITE REDEVELOPMENT AREA BY PHASE (in Acres)

Potential Future Use	Phase I	Phase II	Phase III	Phase IV ¹	Phase V	FINAL
R&D / High Tech / Industrial	16	-	35	29	40	120
Commercial	-	30	-	-	-30	0
TOTAL SITE AREA	16	30	35	29	40	<u>150</u>

Notes:

1. Assuming 55% Developmental Manufacturing and 45% R & D.

APPENDIX 1 - Power Plant Analysis

Objective

To identify the opportunities and constraints posed by the existing Power Plant on future redevelopment of the site.

Inventory & Analysis

EXISTING CONDITIONS

The existing Power Plant Building 5 was completed in April 1941. The steel frame structure has concrete floors with a brick exterior. The main operating floor and basement are of equal size with a total area of 29,600 sq. ft. Two 14-foot diameter brick chimney stacks rise to a height of 200 feet. A concrete pipe tunnel connects the Power Plant to the main manufacturing Building 4. The building is clean, well maintained and over designed by present day standards. If maintained, the Power Plant could operate for many years, but will require capital investment to comply with new air pollution laws.

The Power Plant is fueled by 2 gas fired and 3 coal fired steam boilers. Fuel is readily available. Current operating permits limit (SO²) sulfur dioxide emissions, limiting the steam capacity of the coal fired boilers to about 50% of their installed capacity.

ENVIRONMENTAL ISSUES

Environmental problems associated with operation of the plant include:

- Steam generation is limited by the percent sulfur in coal. 1% sulfur coal limits coal steam production to 90,000 lb./hr. Promulgated air pollution laws may further limit this number.
- The coal pile is a source of fugitive dust. Coal piles require regular emulsion applications to control wind generated dust.
- Coal combustion is a source of fugitive dust. The existing baghouse may not control this dust to comply with new air pollution laws. Capital investment may be required to operate this in compliance with the law.
- Coal combustion generates ash. Ash unloading generates fugitive dust. Capital investment may be required to operate this in compliance with the code.

-
- The Power Plant as a whole may not comply with the current NOx limitations. Capital investment may be required to operate in compliance with the codes.
 - Proposed new air pollution standards will effect ground level ozone and fine particulate. This could have an impact on Macomb County and eventually on this plant.

PRODUCTION CAPACITY

The existing Plant has 3 coal fired and 2 gas fired boilers. The coal fired boilers each have a capacity of 60,000 lb./hr each of low pressure steam at 175 psig. Of the gas fired boilers, one has a capacity of 40,000 lb./hr and the other NOx gas fired boiler has a capacity of 50,000 lb./hr. Total capacity of the combined boilers is 270,000 lb./hr of low pressure steam.

The water treatment system is designed to accept a low quality ground water source, but currently operates off city water. The condensate return is at about 90%, which limits the amount of new water required in the system.

Pollution control equipment includes a baghouse for collecting fly ash which is very light. Both the fly ash and heavy bottom ash are conveyed to the ash storage silo, where it is wetted down before being hauled to a land fill. Coal is supplied by railroad car delivery and is stored on the open site by a coal stacker.

Compressed air is supplied by 2-1994 Ingersol Rand Centac centrifugal compressors with a capacity of 2,000 cfm each. The compressors are supported by 2 regenerative dryers which are in good condition and supply air at -40 F atmospheric dew point air at 110 psig. The Power Plant has a staff of 23 UAW employees with approximate labor cost of \$2 million per year.

CURRENT FUEL COSTS

- Natural Gas \$3.00/MMBTU fuel
- Coal \$2.10/MMBTU fuel low sulfur, delivered, 12,500 BTU/lb.

OUTPUT & CONSUMPTION

The TACOM facility currently uses approximately 50% of the steam generated in the Power Plant. TACOM has contracted with a third party to

provide its steam needs for the next ten years beginning late 1997. At that time the Power Plant will have capacity that far exceeds its demand TACOM's intention is to cease operation of the existing Power Plant as soon as the new third party steam generator is on line. Therefore, the following options are available:

1. Continue to operate the Power Plant at a reduced capacity, supplying steam only to the existing buildings. Not cost effective.
2. Operate the Power Plant at full capacity, supplying steam to existing DATP buildings, as well as any new buildings constructed on site as part of the reuse plan. Needs of the new structures is not yet known.
3. Look for other sources to sell excess steam to. No new interested sources are known. GM Tech Center has excess steam and is unlikely to outsource steam production. Edison Energy Services is not interested in purchasing steam.
4. Cogeneration: Install steam turbines and use remaining steam to heat DATP buildings. The 175 psig steam pressure is not adequate to economically generate electricity and requires significant capital investment.
5. Demolish existing Power Plant and (A) Purchase steam from the third party source who will be providing steam to the TACOM site. (B) Under the reuse plan allow the developer to provide their own steam or heating needs. This may be more attractive to the developer.

These option all require significant investment, plus an experienced managerial capability and operations staff. The feasibility of competing with other suppliers seems unlikely to attract investors.

List of publications cited

- (1) Warren Policies Plan: City of Warren Planning Commission, Gerald Luedtke and Associates, Urban Planning Consultants, 1989.
- (2) 2020 regional Development Forecast: Summary Report, SEMCOG, April 1996.
- (3) "Information and Reports Section", Michigan Employment Security Commission, 1996.
- (4) Detroit Arsenal Cultural Resources Management Plan, Karen J. Weitz, October 1996.
- (5) 1995 Wage and Benefit Survey of Manufacturers, State of Michigan, 1996.
- (6) Macomb County Michigan, State of Michigan, Dept. of Planning and Economic Development, 1995.
- (7) Macomb County Annual Economic Review and Forecast, James Jacobs, Ph.D. MCC, 1995-96.
- (8) Macomb County Annual Economic Review and Forecast, James Jacobs, Ph.D. MCC, 1996-97.
- (9) County/ Community Profiles, Macomb County, Michigan, Dept. of Planning and Economic Development, July 1996.
- (10) Census of Population and Housing Macomb County, Michigan, Dept. of Planning and Economic Development, 1990.
- (11) Land Use: Macomb County, Michigan, Macomb County Planning Commission, 1990.
- (12) "Employee Change Regional Maps", Macomb County Department of Planning and Economic Development, 1995.
- (13) "Major Economic Development Activities", Macomb County Planning Commission, Sept. 1996.
- (14) "Reuse Overview: Understanding the Process", Base Closure Manual, Chap. 2, 1996.
- (15) "Introduction", Base Reuse Implementation Manual, Dept. of Defense, Chap. 1, 1995.
- (16) Economic Development Conveyances: A Resource For Communities, Dept. Of Defense, Fall 1996.

Acknowledgments

Giffels Associates would like to acknowledge the following people for their efforts on the development of the Comprehensive Reuse Plan

Richard Sulaka, Representing
Warren City Council

Steve Morris, President (LRC Co-Chair)
Warren Chamber Of Commerce

Dr. James Jacobs, Associate Vice President (LRC Co-Chair)
Community & Employer Services
Macomb Community College

David R. Winfield, Regional Manager
Corporate & Public Affairs
Detroit Edison

Wayne MacDonald, Area Manager,
Gas Divison
Consumers Power

Jon Peterson, Manager
Community Relations
Ameritech

Ben Polselli, President
United Auto Workers, Local 1200

Ms. Hilarie Chambers, Representing
Congressman Sander Levin's Office

Conrad Schwartz, Administrator
Surplus Properties & Redevelopment
General Motors Worldwide Real Estate

Ms. Cecelia A. Stevens
Citizen Representative

Gus Ghanam, Chairman
City Of Warren Planning Commission

Ben Giampetroni, Executive Director
Macomb County Department Of Planning
And Economic Development

Mark A. Steenbergh, Mayor
City Of Warren

Tom Zemsta, Economic Development Coordinator
Office Of The Mayor
City Of Warren

Edwin A. Bayer, Director
Planning Department
City Of Warren

Ed Servitto, (Legal Counsel) Chief Assistant City Attorney
City Of Warren

Dan Smith, Planning Department
City Of Warren

Richard Doherty, City Engineer
City Of Warren

Ben Mason, Account Manager
Michigan Jobs Commission

David E. Lossing, Regional Representative
U.S. Senator Carl Levin's Office

Robert A. Kaspari, Chief, Brac Task Force
U.S. Army Tacom

Paul D. Thorne, Base Transition Coordinator
U.S. Army Tacom

Printis Parker, Environmental Coordinator
U.S. Army Tacom

Joan Sigler
Office Of Economic Adjustment

Laura Whitworth, Realty Specialist
U.S. Army Corps Of Engineers

Daniel J. Schnepf, P.E.
Vice President
BRW Inc.

Mike Kirkgarrd, ACIP
Strategic Planner
BRW Inc.

Adam J. Rujan
Plante & Moran, LLP

Frank W. Audia, C.P.A.
Plante & Moran, LLP

David A. MacDonald
Plante & Moran Cresa, LLP

Dour Fura
Terice Tosto Colliers International

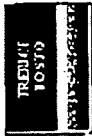


DATP Comprehensive Reuse Plan

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
DEVELOPMENT ABSORPTION											
Land Sales (Net Acres - 60% Efficiency)	0.0	12.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	12.8
Phase I: NE Area - 16 gross acres (R&D/Industrial)	0.0	0.0	12.0	0.0	4.0	0.0	0.0	0.0	0.0	0.0	24.0
Phase II: SE Area - 30 gross acres (Commercial)	0.0	0.0	16.0	12.0	0.0	0.0	0.0	0.0	0.0	0.0	28.0
Phase III: SW Area - 35 gross acres (R&D/Industrial)	0.0	0.0	0.0	8.0	15.2	0.0	0.0	0.0	0.0	0.0	23.2
Phase IV: NW Area - 29 gross acres (R&D/Industrial)	0.0	0.0	0.0	0.0	0.0	16.0	16.0	0.0	0.0	0.0	32.0
Total	0.0	12.8	28.0	28.0	18.2	16.0	16.0	0.0	0.0	0.0	120.0
Cumulative Total	0.0	12.8	40.8	68.8	88.0	104.0	120.0	120.0	120.0	120.0	120.0
Cumulative Occupied Building Space											
New R&D/Industrial (.95 F.A.R.)	0	195,149	491,367	631,125	1,080,288	1,824,224	1,588,160	1,568,180	1,588,160	1,588,160	15,881,600
New Commercial (.25 F.A.R.)	0	0	190,680	217,609	261,360	261,360	261,360	261,360	261,360	261,360	2,613,600
Total	0	195,149	622,037	1,048,925	1,341,648	1,585,584	1,829,520	1,829,520	1,829,520	1,829,520	18,295,200
Cumulative Employment											
New R&D/Industrial (550 Sq. Ft./Employee)	0	365	893	1,511	1,964	2,408	2,851	2,851	2,851	2,851	28,510
New Commercial (400 Sq. Ft./Employee)	0	0	327	545	653	653	653	653	653	653	6,530
Total	0	365	1,220	2,056	2,618	3,061	3,505	3,505	3,505	3,505	35,040

	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	Total
DEVELOPMENT CASH FLOWS (\$1997)											
Development Revenues											
R&D/Industrial Land Sales (\$3.00/Sq. Ft. of Land)	0	1,672,704	2,090,880	2,610,600	1,966,396	2,090,880	2,090,880	0	0	0	12,545,280
Commercial Land Sales (\$6.00/Sq. Ft. of Land)	0	0	3,195,320	2,090,880	1,045,440	0	0	0	0	0	12,545,280
Total	0	1,672,704	5,227,200	4,704,480	3,031,776	2,090,880	2,090,880	0	0	0	18,617,920
Development Costs											
Capital Expenditures	10,873,800	950,000	0	0	0	0	0	0	0	0	11,623,800
Site Demolition	1,804,840	1,428,630	476,210	476,210	476,210	0	0	0	0	0	4,762,100
Site Infrastructure	2,515,888	475,726	95,242	95,242	95,242	0	0	0	0	0	3,271,140
Engineering Design/Contractor Allowance (@20%)	3,018,826	570,871	114,280	114,280	114,280	0	0	0	0	0	8,039,240
Contingencies (@20%)	18,112,954	3,425,227	685,742	685,742	685,742	0	0	0	0	0	23,595,408
Total	18,112,954	21,338,181	22,223,929	22,909,668	23,595,408	23,595,408	23,595,408	23,595,408	23,595,408	23,595,408	235,954,080
Cumulative Total	18,112,954	21,338,181	22,223,929	22,909,668	23,595,408	23,595,408	23,595,408	23,595,408	23,595,408	23,595,408	235,954,080
Operation and Maintenance Costs											
Land Sales Expense (@ 5%)	0	83,635	261,360	235,224	151,589	104,544	104,544	0	0	0	840,896
Prestate Grounds Maintenance (\$3,000/acre)	525,000	469,000	346,500	224,000	140,000	70,000	0	0	0	0	1,774,500
Total	525,000	552,635	607,860	459,224	291,589	174,544	104,544	0	0	0	2,715,396
Cumulative Total	525,000	1,077,635	1,685,495	2,144,719	2,486,308	2,610,852	2,715,396	2,715,396	2,715,396	2,715,396	27,153,960
Development Net Cash Flow											
Constant \$1997	(\$18,637,954)	(\$2,305,158)	\$3,903,598	\$3,569,514	\$2,064,445	\$1,916,336	\$1,986,396	\$0	\$0	\$0	(\$7,492,894)
Nominal \$ (4% escalation factor)	(\$19,383,472)	(\$2,483,259)	\$4,424,762	\$4,164,127	\$2,488,548	\$2,424,776	\$2,613,883	\$0	\$0	\$0	(\$5,748,656)
Net Present Value (15% Discount Factor)	(\$10,176,878)										

Draft - Confidential
BRW, Inc.



SELECT MACOMB COUNTY CITIES INDUSTRIAL BUILDING MARKET STATISTICS

FIRST QUARTER 1994

City	Gross SF in Market	3rd Qtr. 1993 Available	1st Qtr. 1994 Available	Net Absorption	Vacancy
FRASER	5,072,000	345,668	176,000	169,668	3.5%
MT. CLEMENS	1,561,000	325,149	297,000	28,149	19.0%
ROSEVILLE	4,001,000	484,089	477,000	7,089	11.8%
STERLING HEIGHTS	20,813,000	1,544,861	1,311,000	233,861	6.3%
WARREN	23,928,000	3,063,274	3,142,000	(78,726)	13.1%
EAST TOTAL	55,375,000	5,762,841	5,403,000	359,841	9.9%

THIRD QUARTER 1994

City	Gross SF in Market	1st Qtr. 1994 Available	3rd Qtr. 1994 Available	Net Absorption	Vacancy
FRASER	5,072,000	176,000	89,542	86,458	1.8%
MT. CLEMENS	1,561,000	297,000	247,075	49,925	15.8%
ROSEVILLE	4,001,000	477,000	323,075	153,925	8.1%
STERLING HEIGHTS	20,813,000	1,311,000	1,075,425	235,575	5.2%
WARREN	23,928,000	3,142,000	1,563,024	1,578,976	6.5%
EAST TOTAL	55,375,000	5,403,000	3,298,141	2,104,859	6.0%

FIRST QUARTER 1995

City	Gross SF in Market	3rd Qtr. 1994 Available	1st Qtr. 1995 Available	Net Absorption	Vacancy
FRASER	5,072,000	89,542	44,000	45,542	0.9%
MT. CLEMENS	1,561,000	247,075	262,000	(14,925)	18.8%
ROSEVILLE	4,001,000	323,075	367,000	(43,925)	9.2%
STERLING HEIGHTS	20,813,000	1,075,425	1,008,000	67,425	4.8%
WARREN	23,928,000	1,563,024	1,659,000	(95,976)	6.9%
EAST TOTAL	55,375,000	3,298,141	3,340,000	(41,859)	6.0%

SECOND QUARTER 1995

City	Gross SF in Market	1st Qtr. 1995 Available	2nd Qtr. 1995 Available	Net Absorption	Vacancy
FRASER	5,072,000	262,000	114,000	(70,000)	2.2%
MT. CLEMENS	1,561,000	4,001,000	221,000	41,000	14.2%
ROSEVILLE	4,001,000	367,000	258,000	109,000	8.4%
STERLING HEIGHTS	20,813,000	1,008,000	1,126,000	(118,000)	5.4%
WARREN	23,928,000	1,659,000	2,129,000	(470,000)	6.9%
EAST TOTAL	55,375,000	3,226,000	3,848,000	(508,000)	6.9%

FIRST QUARTER 1996

City	Gross SF in Market	2nd Qtr. 1995 Available	1st Qtr. 1996 Available	Net Absorption	Vacancy
FRASER	5,072,000	114,000	73,500	40,500	1.4%
MT. CLEMENS	1,561,000	221,000	170,000	51,000	10.9%
ROSEVILLE	4,001,000	258,000	325,100	(67,100)	8.1%
STERLING HEIGHTS	20,813,000	1,126,000	1,042,500	83,500	5.0%
WARREN	23,928,000	2,129,000	1,694,500	434,500	7.1%
EAST TOTAL	55,375,000	3,848,000	3,305,600	642,400	6.0%

SECOND QUARTER 1996

City	Gross SF in Market	1st Qtr. 1996 Available	2nd Qtr. 1996 Available	Net Absorption	Vacancy
FRASER	5,072,000	73,500	72,000	1,500	1.4%
MT. CLEMENS	1,561,000	170,000	181,000	(11,000)	11.6%
ROSEVILLE	4,001,000	325,100	86,000	259,100	1.6%
STERLING HEIGHTS	20,813,000	1,042,500	643,000	399,500	3.1%
WARREN	23,928,000	1,694,500	1,878,000	(183,500)	7.8%
EAST TOTAL	55,375,000	3,305,600	2,840,000	455,500	6.1%

FIRST QUARTER 1997

City	Gross SF in Market	2nd Qtr. 1996 Available	1st Qtr. 1997 Available	Net Absorption	Vacancy
FRASER	5,072,000	72,000	53,642	18,358	1.1%
MT. CLEMENS	1,561,000	181,000	821,758	(640,758)	52.6%
ROSEVILLE	4,001,000	66,000	216,247	(150,247)	5.4%
STERLING HEIGHTS	20,813,000	643,000	862,290	(319,290)	4.6%
WARREN	23,928,000	1,878,000	1,158,870	719,130	4.8%
EAST TOTAL	55,375,000	2,840,000	3,213,807	(373,807)	6.8%

TRERICE TOSTO FIRST QUARTER 1997 STATISTICS
METROPOLITAN DETROIT INDUSTRIAL MARKET
INDUSTRIAL AVAILABILITY IN SELECTED CITIES

NORTH	Gross S.F.	1st Qtr 1996	4th Qtr 1996	1st Qtr 1997	*Net		Total	**Asking
	in Market	Available	Available	Available	Absorption	Vacancy	Bldgs	Rate \$
AUBURN HILLS	7,676,000	346,000	210,886	209,338	1,548	2.7%	9	\$6.14
MADISON HEIGHTS	8,274,000	488,000	351,953	450,303	(98,350)	5.4%	28	\$5.32
ROCH/ROCH HILLS	8,494,000	619,000	681,830	489,305	192,525	5.8%	18	\$5.62
SOUTHFIELD	5,500,000	399,000	531,100	613,797	(82,697)	11.2%	21	\$4.89
TROY	19,019,000	1,338,000	811,837	714,940	96,897	3.8%	37	\$5.61
SOUTH								
DEARBORN/DERN HEIGHTS	10,568,000	941,000	1,111,681	908,689	202,992	8.6%	23	\$4.35
ROMULUS	8,374,000	802,000	480,665	566,633	(85,968)	6.8%	20	\$5.22
TAYLOR	4,846,000	986,000	220,673	272,038	(51,365)	5.6%	14	\$4.56
WAYNE	2,274,000	177,000	36,500	68,800	(32,300)	3.0%	3	\$5.25
WYANDOTTE	3,305,000	267,000	49,404	44,316	5,088	1.3%	2	\$3.10
SOUTH AREA TOTAL	29,367,000	3,173,000	1,898,923	1,860,476	38,447	6.3%	62	\$4.50
EAST								
CHESTERFIELD TWP.	N/A	N/A	186,814	186,814	0	N/A	6	\$5.75
CLINTON TWP.	N/A	N/A	339,840	247,431	92,409	N/A	19	\$5.23
FRASER	5,107,000	74,000	53,392	53,642	(250)	1.1%	5	\$5.22
MT. CLEMENS	1,561,000	170,000	205,078	321,758	(616,680)	52.6%	10	\$4.28
ROSEVILLE	4,018,000	325,000	402,471	216,247	186,224	5.4%	11	\$4.89
STERLING HEIGHTS	21,313,000	1,043,000	726,524	716,886	9,638	3.4%	22	\$5.03
WARREN	24,078,000	1,695,000	1,047,108	1,125,999	(78,891)	4.7%	37	\$4.46
WEST								
CANTON TWP.	2,827,000	21,000	274,400	66,500	207,900	2.4%	3	\$3.25
FARMINGTON/FARM. HILLS	6,998,000	540,000	619,791	394,343	225,448	5.6%	17	\$5.07
LIVONIA	31,125,960	774,000	1,323,693	1,220,527	103,166	3.9%	40	\$5.09
NOVI	5,046,000	559,000	456,819	230,095	226,724	4.6%	14	\$5.32
PLYMOUTH/PLY TWP.	8,873,000	992,000	493,665	677,219	(183,554)	7.6%	20	\$5.35
WIXOM	7,378,000	576,000	402,156	258,351	143,805	3.5%	18	\$5.60
WEST AREA TOTAL	57,258,000	3,468,000	4,970,524	4,947,035	132,481	3.8%	112	\$5.14
SUBURBAN AREA TOTALS								
	196,654,960	13,132,000	11,018,280	10,553,971	464,309	5.4%	397	\$4.98
DETROIT								
DETROIT	23,601,000	N/A	4,902,261	4,303,320	598,941	18.2%	95	\$2.10
ALL AREA TOTALS								
	220,255,960	13,132,000	15,920,541	14,857,291	1,063,250	6.7%	492	\$3.54

*Net absorption is calculated from 4th Qtr 1996 to 1st Qtr 1997.

Source: Trerice Tosto Information Systems

**Asking rents rates are quoted on a NNN basis.

Note:

Two industrial submarkets were added since mid-year 1996: Chesterfield Twp. and Clinton Twp. to the East market.



CITY OF WARREN
INDUSTRIAL VACANT LAND TRANSACTIONS
 (Number of Acres Sold)

Year	A City Assessor	B Macomb County Deed Records	Terrice Tosto Transactions (Actual)	C Market Estimate based on TT Figures (a)	SIOR	D SIOR Inflated by 15%	Analyst Estimate (Average) (b)	Standard Deviation (c)	Net Absorption (d)
1992	9.6	8.3	1.4	5.6	2.2	2.5	6.5	3.1	1.2%
1993	12.2	2.5	0.0	0.0	4.0	4.6	4.8	5.3	0.9%
1994	4.3	20.2	1.1	4.4	18.6	21.4	12.6	9.5	2.3%
1995	26.0	20.8	5.8	23.2	29.1	33.5	25.9	5.5	4.7%
1996	25.3	10.5	6.6	26.4	15.4	17.7	20.0	7.4	3.6%

(a) Terrice Tosto transactions are typically 25% of the total market transactions.

The Terrice Tosto actual transaction figures were inflated to represent total market figures.

(b) Average of data points A, B, C & D.

(c) +/- 1 standard deviation = 68% of normal distribution.

(d) Net absorption calculated using analyst estimate divided by an estimated 550 total available developable acres.



MICHIGAN JOBS COMMISSION

201 N. WASHINGTON SQUARE
VICTOR OFFICE CENTER, 4TH FLOOR
LANSING, MICHIGAN 48913
PHONE: 517.335.1847
FAX: 517.241.1576
CUSTOMER ASSISTANCE: 517.373.9808
MICHIGAN RELAY CENTER 1.800.649.3777
HTTP://WWW.MJC.STATE.MI.US

April 17, 1997

Mr. Tim Walden
25200 Telegraph
Southfield, Michigan 48034-2599

Dear Mr. Walden:

Attached is information on the three programs we discussed:

1. Brownfield Redevelopment Act
2. Transportation Economic Development Fund
3. Michigan Renaissance Fund

I hope this is helpful. Should you need additional information, please call me at (517) 373-9148.

Sincerely,

John B. Czarnęcki
Director of Strategic Planning



Michigan Renaissance Fund

What is the Michigan Renaissance Fund?

The Michigan Renaissance Fund will assist communities with funding gaps for economic development projects by providing loans, or in exceptional cases, grants for the purpose of land assembly, site clearance and preparation, and infrastructure development in order to create more good paying jobs. Projects in Renaissance Zones will receive special priority from the Michigan Renaissance Fund.

Purpose of the Renaissance Fund

Land assembly, site clearance and preparation, and infrastructure development are often cited as the largest barriers to private investment and job creation, particularly in already developed urban areas. Municipalities at times cannot by themselves afford to assemble, clear, reclaim, and prepare existing parcels of property for industrial or commercial reuse. The Renaissance Fund will assist municipalities in their economic development efforts focusing on actual job creation projects needing financial assistance to close the deal. Assistance for speculative projects is not available. Assistance is limited to commercial projects, industrial projects, or retail projects located within a Renaissance Zone.

The Renaissance Fund can be used for the following purposes:

1. To make loans to assist municipalities assemble land for development.
2. To make loans to municipalities for demolition, clearance or rehabilitation of existing sites and structures associated with a project.
3. To make loans, or grants when a compelling case is made, to municipalities to finance infrastructure improvements related to a project including site development, utility extensions, highway improvements, and other public improvements.

The Renaissance Fund **cannot** be used to assist in soil or groundwater reclamation and remediation.

Selection Criteria

The emphasis of the Renaissance Fund is to promote the creation of good paying jobs. In reviewing applications, the following factors will be considered:

- The creation of a minimum of 10 jobs by a project that is not speculative in nature.
- The reasonableness of the cost per job created as a result of the assistance. Strong preference is given to projects where the cost per job is no more than \$10,000.

**MICHIGAN RENAISSANCE FUND
CENTER FOR MICHIGAN'S RENAISSANCE PROGRAM
ELIGIBILITY AND FUNDING GUIDELINES**

Under the Michigan Renaissance Fund's Center for Michigan's Renaissance Program (CMRP), municipalities may request two types of assistance:

Loans for Site Assembly and Clearance and/or Rehabilitation

Loans for the direct cost of acquisition and assembly of land and rehabilitation, demolition or clearance of structures on the land to assist in the location, expansion or retention of a specific business(es). Soil and ground water reclamation/remediation and pre-application costs are **not** eligible uses.

Loans or Grants for Infrastructure

Loans or grants when a compelling need can be demonstrated, to provide the public infrastructure necessary for the location, expansion or retention of a specific business(es). Public infrastructure includes such items as: easements, right of ways and land necessary for the provision of the infrastructure, public water and sanitary sewer lines and related facilities, streets, roads, bridges, public utilities, and public parking facilities.

Eligible Projects and Applicants

Only projects which assist commercial or industrial businesses will be eligible unless the project is located within a Michigan Renaissance Zone. Projects within a zone may include assistance to retail enterprises.

Projects are expected to meet or exceed each of the following guidelines:

MINIMUM PROJECT REQUIREMENTS

Job Creation - The project must create at least 10 permanent full-time equivalent jobs paying either at least 75% of the county average wage or \$7 an hour, unless a retail project.

Cost Per Job - The CMRP funds in relation to the number of jobs created must be reasonable.

Leverage Ratio - The ratio of all other private and public funds in the project to CMRP funds must be at least 2:1

Local Participation - The municipality must provide at least 10% of the public infrastructure and/or assembly, clearance, rehabilitation components of the project.

Project Viability - The CMRP will not fund SPECULATIVE projects. The project must be economically sound; and, the project would likely not occur without CMRP assistance.

Environmental Readiness - Projects should have identified any major environmental issues prior to seeking CMRP assistance.

PREFERRED PROJECTS

Job Creation - The project should create at least 25 permanent jobs paying either at least 75% of the county average wage or \$7 an hour, unless a retail project.

Cost Per Job - Funding will generally not exceed \$10,000 per job.

Leverage Ratio - Preferred projects will have a leverage ratio that exceeds 5:1.

Local Participation - The municipality will be providing a greater contribution toward the project than the minimum.

Project Viability - The business(es) associated with the project must be real and facing a location, expansion or similar decision necessitating the involvement of CMRP.

Environmental Readiness - Projects rehabbing, reusing or clearing an existing site, should already have performed an environmental evaluation.

CATEGORY A: ECONOMIC DEVELOPMENT ROAD PROJECTS

Funding is available through the Michigan Transportation Economic Development Fund for road projects necessary for immediate development and potential redevelopment opportunities. Eligible applicants include all Act 51 recipient governmental units: The Michigan Department of Transportation, all county road commissions, and all city and village road agencies. Developers must work with one or more of the eligible applicants to access this fund.

Category A projects are intended: 1) to improve the network of highway services essential to economic competitiveness; 2) to improve accessibility to target industries as a catalyst for economic growth; 3) to support private initiatives that create or retain jobs; and, 4) to encourage economic development and redevelopment efforts that improve the health, safety, and welfare of Michigan citizens.

In order to be eligible for Category A funding, projects must satisfy the following requirements:

1. A particular transportation need must be shown to exist in one of the following categories: capacity, condition, safety, or accessibility.
2. The economic development project must create or retain permanent jobs. "Retained" jobs are those that would be transferred outside Michigan if the road improvement is not made.
3. The economic development project must increase the tax base of the local area if the project applicant is a local unit of government, and have an immediate and positive impact on local employment and the economy.
4. Negotiations between an appropriate agency and developers shall be in progress regarding a location or retention decision.
5. Non-transportation infrastructure and support services necessary to support the economic development project must be available, currently underway, or have been committed for fire protection, water, sewer, drainage, gas or electric services.
6. Applications must be accompanied by a "Resolution of Support" from the appropriate unit(s) of government.

7. The economic development project must relate to one of the following target industries:
 - a. Agriculture or food processing;
 - b. Tourism;
 - c. Forestry;
 - d. High technology research;
 - e. Manufacturing; or,
 - f. Office centers of not less than 50,000 square feet.
8. Matching funds of at least 20% of the cost of the transportation improvement are required. Non-Category A funding for the transportation improvement must account for at least 20 percent of the eligible costs for the transportation investment. Determination of which projects are to be funded include consideration as to whether there is a contribution of more than the required 20% matching funds by the applicant. In cases of extreme economic hardship, the 20% match requirement may be set aside by the Commission.
9. Transportation projects related to an immediate and non-speculative economic development will require:
 - a. a schedule for completion of the economic development project;
 - b. a description, schedule, and funding plan for the proposed transportation improvement;
 - c. a list of all applicable permits required for the economic development project and transportation improvement along with the status of obtaining the permits; and,
 - d. evidence of financial viability of the economic development project.
10. Transportation projects related to the redevelopment of an area will require:
 - a. a schedule for completion of the economic development project;
 - b. a description, schedule, and funding plan for the proposed transportation improvement;
 - c. a list of all applicable permits required for the economic development project and transportation improvement along with the status of obtaining the permits;
 - d. negotiations must be in progress with a potential firm; and,
 - e. coordination with appropriate agencies regarding site development and/or match participation (e.g. environmental clean-up, infrastructure development, modifying existing buildings, etc).

FOR FURTHER INFORMATION REGARDING CATEGORY A, CONTACT:

Jacqueline G. Shinn
Office of Economic Development
P. O. Box 30050
Lansing, Michigan 48909
517/335-1069

redevelopment of brownfield sites. (A copy of the SMOA is included in Appendix D -- Document 10.) In the SMOA, USEPA Region V and DEQ agreed to support each other's efforts to promote and carry out brownfield redevelopment programs. Region V has pledged not to take action under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) with respect to certain groups of persons. The following groups of potential investors are addressed in the SMOA:

- New owners or operators of contaminated property who disclose a BEA to the DEQ and are not otherwise liable for contamination existing on the site;
- Persons who own or operate property removed from the Michigan Sites of Environmental Contamination list after DEQ has performed a review of the cleanup actions.

The SMOA does not apply to sites listed or proposed to be listed on the EPA's National Priorities List or subject to an enforcement action under CERCLA. While the SMOA may not be enforceable against the EPA, it provides some degree of comfort to persons and lenders involved in redeveloping brownfield sites that if they meet DEQ guidelines, they will not be subject to USEPA enforcement.

Community Liability

Municipalities are also offered liability protection under certain circumstances which include but are not limited to the following:

- The State or local unit of government (LUG) will not be held liable for contamination on a facility to which ownership or control has been involuntarily transferred to the State or LUG.
- The State or LUG will not be held liable for leasing property to a person if the governmental unit is not liable for environmental contamination at the property.
- The State or LUG who has not participated in the management of the property and who has incurred response costs is not liable for costs or damages as a result of its response activity.

Property Value

In addition to the direct impact, the Amendments have also had a positive indirect effect on increasing brownfield property values for several reasons:

- Liability protection is available for sellers, lenders, and developers. This increases the value of the property since little if any additional funds must be set aside to pay for unexpected cleanup activities and the property can be resold without liability to the subsequent buyer.
- Buyers now face reduced risk associated with redeveloping brownfields because they have a definitive process for eliminating/managing environmental liability for existing contamination associated with purchasing the property.
- Determinations whether brownfield sites are contaminated or clean can be made prior to marketing/purchase. Sites that were suspected of being contaminated, but are actually clean, automatically increase in value. In cases where historical contamination exists, the

cleanup standards provide developers with several options depending upon the planned future use of the property. These options can often be implemented with little or no cost, thereby increasing the value of the property.

6.3 Financial Assistance

This section describes several sources of financial assistance for economic development, while emphasizing those which are targeted at redeveloping brownfields.

Buyers Equity We begin with a very brief discussion of buyer's equity. For our purposes, equity can be thought of as cash paid up front in exchange for ownership of the assets of the project. Most real estate transactions require a certain level of equity, or cash up front in order to secure the deal. In exchange for equity, investors receive a claim on the property as well as any long-term profit from the project.

Sweat Equity A somewhat unique situation is occurring in brownfield redevelopment as many environmental consulting and engineering firms have created joint ventures or capital subsidiaries to combine solid real estate opportunities with their environmental experience. These firms often contribute assessment, remediation and other services in exchange for an ownership position in the property. This can reduce the up-front financial burden of preparing the site for redevelopment and increase the speed at which any consulting or engineering work is performed. Currently only the larger firms are willing to provide this option, however, over time more companies are likely to offer this alternative.

6.3.1 Grants from Public Agencies

Grants are provided by Federal, State, and local units of government (LUG) for various economic development projects. In this section the grants that are most applicable to brownfield redevelopment are discussed.

**Cleanup and
Redevelopment Fund**

A Cleanup and Redevelopment Fund has been created under which DEQ can support the following efforts:

- Municipal landfill cost-share grants to provide assistance in the form of 50/50 cost share grants to LUG to reimburse them for response activities at municipal solid waste landfills on the National Priorities List (NPL) of pollution sites.
- Match required expenditures from federal Superfund programs.
- Response activities, including emergency actions, at sites with public health or environmental problems.
- Completion of response activities initiated by the state or initiated by a person who was liable, but is no longer so under the Part 201 Amendments.
- Response activities to facilitate redevelopment of property.

Several restrictions are placed on the projects that can be funded by the DEQ using these moneys:

First priority funding is for
Superfund match;
Response activities at sites with acute public health or environmental problems;
Emergency actions.

Of the remaining funds, 50% of the must be used for redevelopment i urbanized areas

A limit of \$6 million or 12% of the funds appropriated each year (whichever is less) shall be expended for municipal landfill cost-share grants.

For additional information contact:
Environmental Response Division, DEQ
PO Box 30426
Lansing, Michigan 48909
(517) 373-9540

*Site Assessment
Fund*

DEQ provides grants of up to \$1,000,000 per project, per year, to LUG for environmental investigation of property with redevelopment potential in order to facilitate the sale of these sites. This grant has several unique features including:

- Only eligible local communities can apply;
- Funds can be used to investigate property and prepare a BEA;
- Requires only demonstrable economic development potential;
- Allows communities to recover grants/expenditures from liable parties and use the funds for response activities at the project site or other properties.

Currently, only limited funds remain available for this program, therefore, limited reliance on this as an option would be prudent. It is suggested that DEQ be contacted at the number below to determine what funds may be available before spending any time preparing an application. Nonetheless, grant applications are evaluated by the DEQ based upon how well they meet the objectives of the Site Assessment Grant portion of the Site Reclamation Program. These objectives include the following:

- Targeting area-wide redevelopment by providing funding for environmental assessment for investigation of properties in areas with redevelopment potential.
- Determining whether properties in eligible communities are suitable for reuse and defining environmental response activities necessary for the planned redevelopment.
- Encouraging marketing of properties to potential developers by providing funding to projects that generate baseline information about the environmental conditions of properties. These projects can serve as the basis for developers' BEAs or due diligence for LUG. The grant can also allow targeted marketing of properties to developers whose needs match the condition of the property.

- Encouraging business to reuse basic infrastructure rather than relocate to greenfield space or move out of state.
- Provide funding to projects with the greatest environmental and economic development benefits, taking into account demographic differences throughout the state.
- Encouraging communities to demonstrate innovative approaches with public/private partnerships resulting in environmental improvements and eventual economic development.

For additional information contact:
Site Reclamation Program
Environmental Response Division, DEQ
PO Box 30426
Lansing, Michigan 48909
(517) 373-9540

**Site Reclamation
Grant**

This fund provides grants of up to \$2,000,000/project to LUG with private sector development proposals. Only one project per city, township or village is awarded each year, but counties can have more than one project. A key benefit of the grant is the flexibility it provides for using the funds. The funds can be used for investigations in support of a BEA, to prepare sites by demolishing existing structures and implementing other response activities necessary for the developer to meet its due care obligations. In situations where a BEA may not provide the developer with adequate liability protection, the grant funds can be used to generate data in support of a Covenant Not to Sue which protects the purchaser from state liability, or an Administrative Order by Consent which may be used to resolve seller's liability under certain conditions.

Specific conditions of the Site Reclamation Grants are:

- Can be used for environmental investigation, interim response and remediation.
- Sufficient existing environmental data must be available to score the site for listing as a site of environmental contamination.
- Require near-term economic development, including job creation and private investment.
- Cannot benefit a liable party or otherwise relieve a liable party of responsibility for environmental response activities;
- May be applied for at any time.
- Allows local communities to recover expenditures from liable parties and reuse those funds for response activities at that or other approved sites in the community.

The DEQ evaluates these requests based upon the following:

- Environmental benefit;
- Economic benefit;
- Preservation of undeveloped lands;
- Utilization of existing infrastructure;
- Potential for environmental contamination resulting from the new development;
- Utilization of public and private funding;

- Local support for the project;
- Applicant community's initiatives related to growth management that discourage the development of open space;
- Feasibility of the proposed development;
- Need for the proposed work in relation to the intended use of the property.

For additional information contact:
Site Reclamation Program
Environmental Response Division, DEQ
PO Box 30426
Lansing, Michigan 48909
(517) 373-9540

***Preremedial
Brownfield Site
Assessment***

The DEQ has reached a cooperative agreement with the USEPA to provide preremedial assessments of brownfield sites. The ERD staff will perform the assessments of brownfield properties that are proposed for redevelopment in order to encourage their economic development.

The maximum funding limit is variable depending upon the redevelopment potential of the site and other factors. Up to 100% of the preremedial assessment costs can be covered by the grant.

For additional information contact:
Environmental Response Division, DEQ
PO Box 30426
Lansing, Michigan 48909
(517) 373-9540

***Community
Development Block
Grant (CDBG)
Commercial/
Industrial Rehab/
Redevelopment***

The program provides grants for economic development infrastructure, economic development planning. Only small cities, townships and villages of less than 50,000 population and non-urban counties generally are eligible to apply for grants under this program. The portion of the program that is most supportive of brownfield redevelopment is the commercial and industrial rehabilitation/redevelopment initiative. The intent of this initiative is to make more effective and better use of existing infrastructure facilities, and commercial and industrial sites for economic development purposes. Grants are provided to communities for several purposes including:

- Acquiring real property;
- Construction of public facilities and improvements of existing sites;
- Demolition and clearance activities;
- Building rehabilitation, redevelopment, conversion, reconstruction and associated activities;
- Environmental evaluation.

Proposed projects must meet the guidelines below to be considered.

- Proposed projects are expected to leverage private and other public funds. Funding priority will be given to projects when the leverage ratio of all other private and public funds to CDBG funds is 1:1 or greater.

- Proposed projects are expected to create and/or retain the largest number of jobs with the least amount of CDBG investment. Funding priority will be given to projects where the amount of CDBG funds per job created and/or retained is \$10,000 or less.
- The benefits of the project are available to all residents in a particular area, where at least 51 percent of the residents are low and moderate income people.
- The project activities are designed to prevent the creation of, or eliminate existing, slums or blight.

Prior to applying for a grant the Michigan Jobs Commission should be contacted to verify the eligibility of the proposed project based upon its location. Applications for grants may be made at any time and the maximum grant amount is \$400,000 per project.

***CDBG Economic
Development
Infrastructure
Program***

This program provides grants for public infrastructure improvements needed for the location, expansion, or retention of a specific for-profit business(es). This includes public water and sanitary sewer lines and related facilities, streets, roads, bridges, and public utilities.

Proposed projects must meet the guidelines below to be considered.

- Projects are expected to leverage private and other public funds with priority given to projects when the ratio of all other private and public funds to CDBG funds is 2:1 or greater.
- Projects are expected to create and/or retain the largest number of jobs with the least amount of CDBG investment. Priority is given to projects when the amount of CDBG funds per job created or retained is \$10,000 or less.
- The business must be financially viable and able to document that it has sufficient management abilities and skills to operator the business.
- Priority is given to projects creating or retaining ten or more permanent full-time jobs.
- Projects are expected to have local government funding for public infrastructure activities. Funding will be given to projects where local funding for public infrastructure is 10 percent or more of total public infrastructure costs.

The maximum grant amount for this program is variable per project and can be up to 33% of the total project cost.

***CDBG Economic
Development
Planning Program***

These grants help LUG accomplish project-specific public planning and design work which is likely to lead to an eligible economic development implementation project. Grant requests are evaluated for the following:

- Near term implementation (two to four years);
- Job creation where at least 51 % of the jobs will be held by or available to low and moderate income people;
- Number and quality of jobs;
- Impact on the community.

Several restrictions apply to the usage of grant funds and to the types of projects that are eligible for funding. The major requirements are as follows:

- LUG general administrative and marketing expenses are not eligible.
- Proposals which are for general planning or involve LUG activities to carry out regulatory responsibilities are not eligible.
- Projects that are unlikely to result in an economic development implementation project are not eligible.

The maximum grant amount is \$50,000 and must be matched with a local cash contribution equal to at least ten percent of the CDBG funds provided. The matching requirement may be waived based on financial hardship.

*CDBG Rebuild
Michigan Program*

The program provides infrastructure grants to LUG with critical public works needs. Eligible infrastructure activities include:

- Water lines and related facilities
- Sanitary and storm sewer lines and related facilities
- Wastewater treatment plants
- Street, road, and bridge construction
- Facilities for specific government functions
- Parking facilities
- Land clearance and structure demolition

Several guidelines are used to evaluate and approve applications for funds. The following are the major criteria:

- Priority is given to critical need projects where there are activities required or mandated by a state or federal agency or other justifiable critical need.
- Funds are targeted to public infrastructure projects that improve existing residential, commercial, or industrial areas. This includes rehabilitating or replacing public infrastructure in need of repair or new facilities where users already exist.
- The LUG must demonstrate that at least 51% of the beneficiaries of the activity in the defined service area are low and moderate income people.
- The project may qualify if the activity benefits a clientele which is presumed by HUD to be low and moderate income as follows: abused children, battered spouses, elderly persons, handicapped persons, homeless persons, illiterate persons, and migrant farm workers.
- Proposed projects are expected to leverage private and other public funds and priority will be given when the leverage ratio of all other private and public funds to CDBG funds is 1:1 or greater.
- Other project funding must be firmly committed and documented at the time a project is submitted for review.

Funds may not be used for buildings, or portions of buildings, involving the general conduct of government which includes administrative offices for specific government functions. A LUG may receive only one Rebuild Michigan grant each program year and the project period may not exceed 24 months from the date of grant award.

The maximum grant amount is \$400,000. Although exceptions to the limit may be considered if sufficient documentation and justification is included with the grant application. The grant amount can be up to 50% of the project cost.

For addition information contact:
Michigan Jobs Commission
Community Development Services
PO Box 30225
Lansing, Michigan 48909
(517) 373-9808

Renaissance Fund

This fund provides loans to LUG for land acquisition, demolition, site clearance, or infrastructure development. In compelling cases, grants can be made to LUG to help finance infrastructure improvements related to site development, utility extensions, and other public improvements. The funds cannot be used to assist in soil or ground water reclamation or remediation. Project funding is evaluated based on criteria which is heavily weighted to promote job creation and leverage other funding sources. Project approval requires having a commercial or industrial development project in hand. Matching funds are required for a grant.

For addition information contact:
Michigan Jobs Commission
Community Development Services
PO Box 30225
Lansing, Michigan 48909
(517) 373-9808

U. S. Economic Development Administration Programs

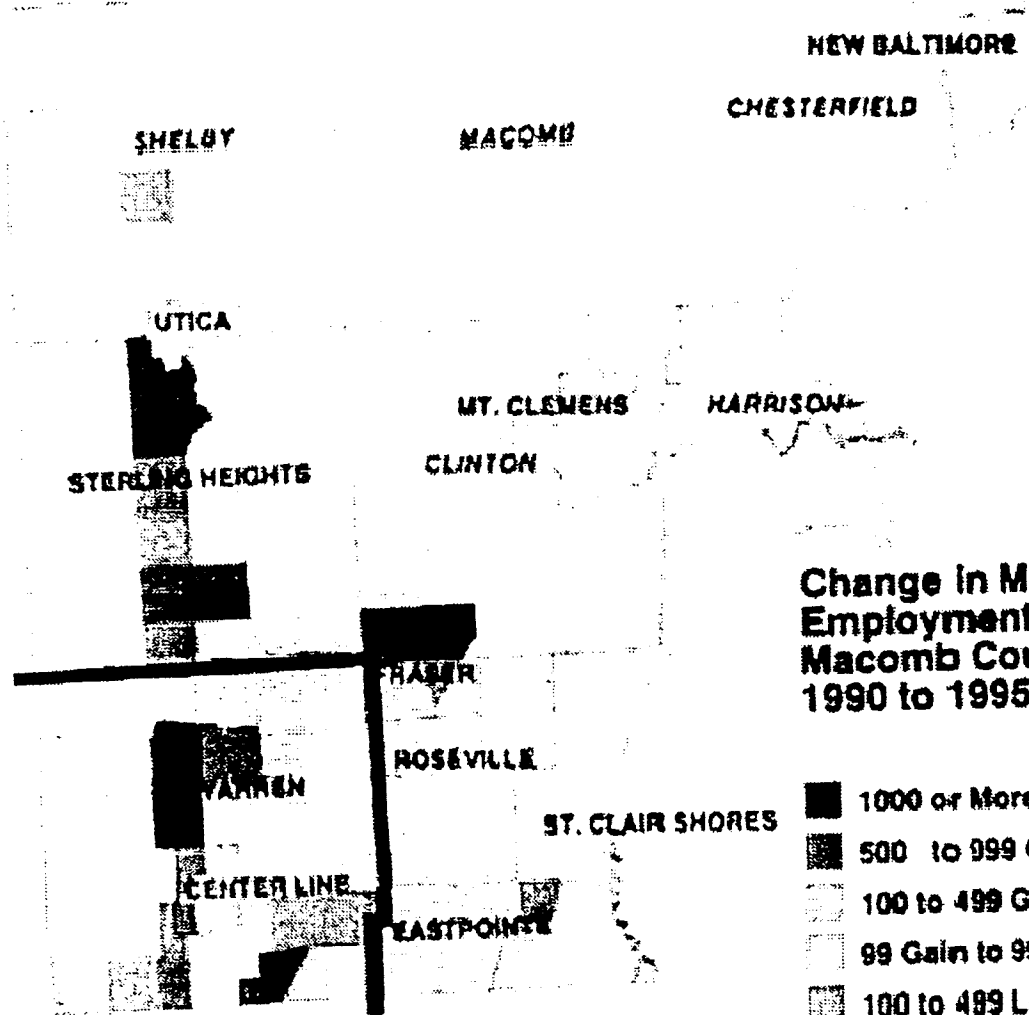
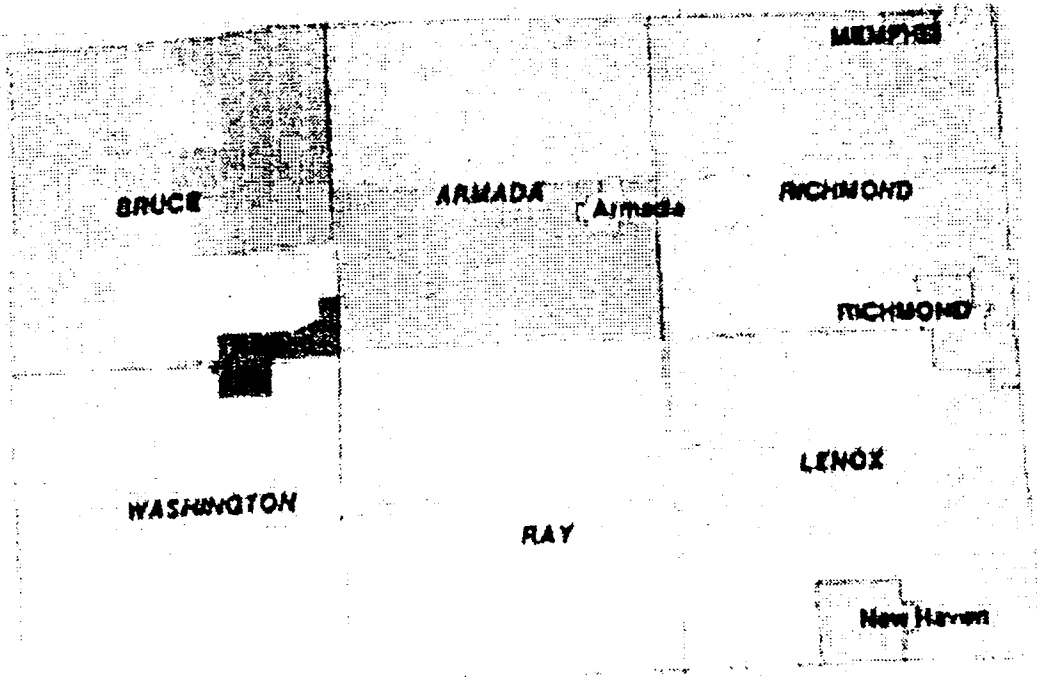
The U. S. Economic Development Administration ("EDA") has four types of grants available which are provided to LUG for their use in assisting economic development efforts.

Economic Adjustment Grant

Grants are provided to LUG in order to develop or implement strategies to halt and reverse an economic decline with an emphasis on rural and large minority populations. It could be an area experiencing long-term economic deterioration or threatened by sudden and severe economic dislocation. The grants may be up to 75 percent of the total project cost.

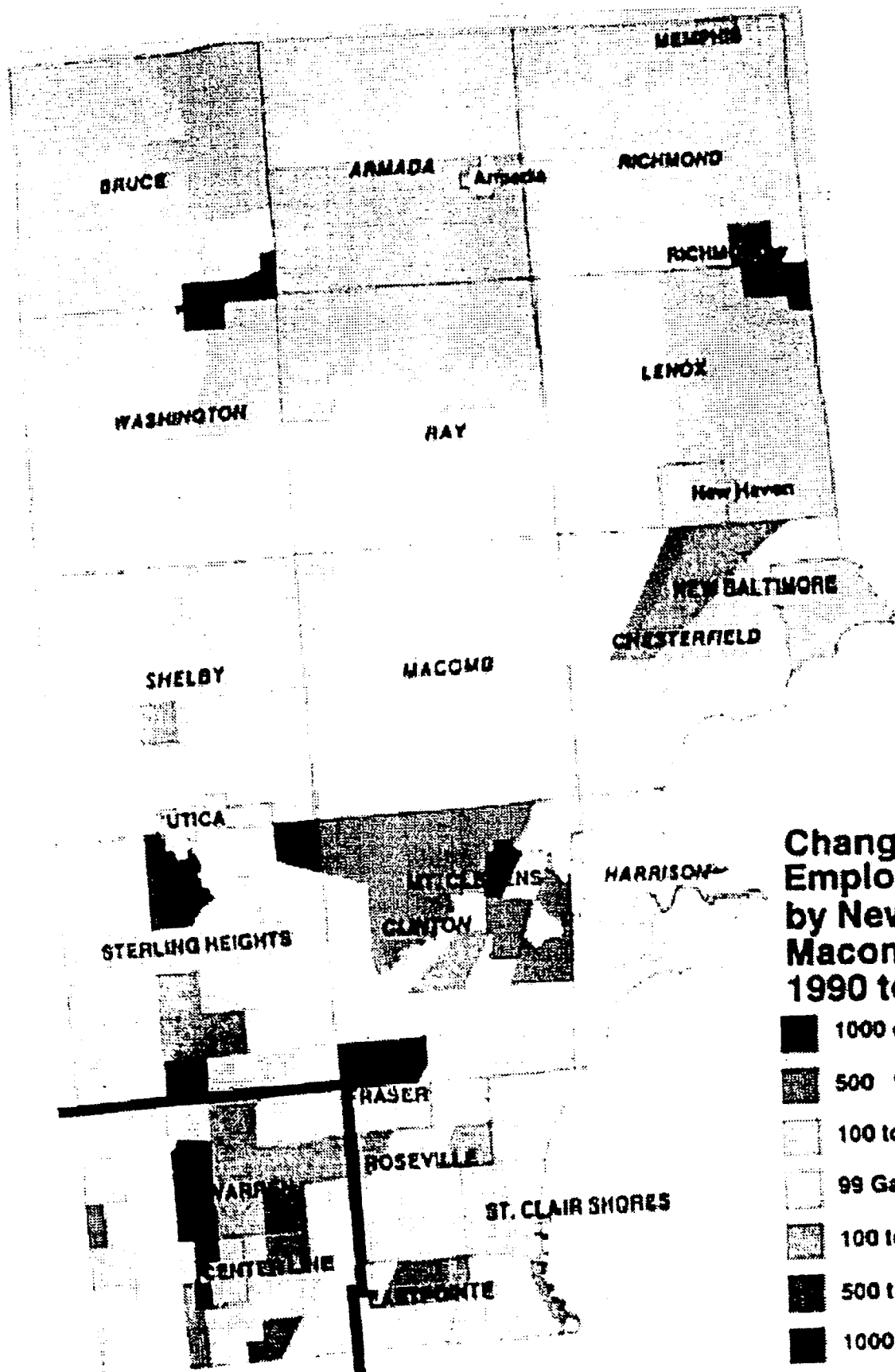
Public Works and Development Facilities Program

Grants are provided to help distressed communities attract new industry, encourage business expansion, diversify their economies, and generate long-term, private sector jobs. The types of projects which may be funded include water and sewer, access roads, port improvements and business incubator buildings. Proposed projects must be located within an EDA-designated Economic Development Area or Economic Development Center. An applicant may be a state, LUG, Indian Tribe, special-purpose unit of government, or public or private



Change in Manufacturing Employment by New Zone Macomb County 1990 to 1995

- 1000 or More Gain
- 500 to 999 Gain
- 100 to 499 Gain
- 99 Gain to 99 Loss
- 100 to 499 Loss
- 500 to 999 Loss
- 1000 or More Loss



Change in Total Employment by New Zone Macomb County 1990 to 1995

- 1000 or More Gain
- 500 to 999 Gain
- 100 to 499 Gain
- 99 Gain to 99 Loss
- 100 to 499 Loss
- 500 to 999 Loss
- 1000 or More Loss



Prepared by:
 Macomb County Department of Planning
 and Economic Development
 Phone: (810) 469-5285 Fax: (810) 469-6787

Warren Tank Plant's Renaissance Zone



Zone Type: Military Installation Closed After 1990

Total Acreage: 153 acres

Duration of Zone: 15 years

Number of Sub-Areas: 1

Size/Type of each:
153 acres Heavy Industrial

State Taxes Waived:
Personal Income Tax
Single Business Tax
State Education Tax

Local Taxes Waived:
Real Property Tax on operating mills
Personal Property Tax on operating mills
Local Income Tax
Utility Users Tax

Date Tax-Free Status Begins:
January 1, 1997

Michigan: Driving America's Renaissance

[I want to email someone now!](#)

OPE ON 'E' LIST WITH DOLLAR VALUE > \$1,000

BRASS TAG	BRASS TAG	ASSET NUMBER	DESCRIPTION	ACQ COST	GOVT DISPO INSTR
USATA	000000085	0450945	MEASURING MACH 48"	10,750	E
USATA	000000174	0913990	MIXER CEMENT	1,517	E
USATA	000000181	0482792	SAFE 2 DR	4,597	E
547	000000271	0457481	COLLECTOR DATA	2,097	E
576	000000271	0457480	COLLECTOR DATA	2,097	E
590	000000271	0457482	COLLECTOR DATA	2,097	E
USATA	000000283	0484402	COOLANT FILTER SYSTEM	286,584	E
USATA	000000284	0484403	COOLANT FILTER SYSTEM	286,584	E
USATA	000000285	0484404	COOLANT FILTER SYSTEM	286,584	E
USATA	000000286	0484405	COOLANT FILTER SYSTEM	286,584	E
USATA	000000287	0484406	COOLANT FILTER SYSTEM	286,584	E
USATA	000000288	0484407	COOLANT FILTER SYSTEM	286,584	E
USATA	000000289	0484408	COOLANT FILTER SYSTEM	154,945	E
USATA	000000290	0494845	COOLANT FILTER SYSTEM	314,434	E
USATA	000000291	0484416	COOLANT FILTER SYSTEM	314,434	E
USATA	000000382	0918121	RACK STORAGE LUMBER	1,500	E
USATA	000000458	0816531	POST HOLE DIGGER	1,078	E
USATA	000000496	0459781	MIST COLLECTOR	2,867	E
91025	000000550	0494674	GRINDING MACHINE	1,585	E
USATA	000000845	0478674	COLLIMATOR ASSY DAY VISION	22,400	E
USATA	000000915	0484413	MIST COLLECTOR	5,101	E
USATA	000000955	0494753	POWER SUPPLY HYD	13,930	E
USATA	000000893	0484417	MIST COLLECTOR	3,185	E
USATA	000001028	0484409	MIST COLLECTOR	6,017	E
USATA	000001029	0484410	MIST COLLECTOR	6,017	E
USATA	000001030	0484411	MIST COLLECTOR	6,017	E
USATA	000001031	0484412	MIST COLLECTOR	6,017	E
USATA	000001032	0484414	MIST COLLECTOR	6,017	E
USATA	000001083	0484415	MIST COLLECTOR	6,017	E
USATA	000001080	0493720	POWER SUPPLY HYD	6,505	E
USATA	000001087	0494761	POWER SUPPLY HYD	28,250	E
USATA	000001198	0474168	PRESS ARBOR MANUAL	1,050	E
USATA	000001224	0462737	PAINT STRIPER MACH	2,300	E
USATA	000001265	0464401	ENVIRONMENTAL CONTROL STM	4,953	E
USATA	000001369	0457131	AIR CONDITIONER 36,00 BTU	2,044	E
USATA	000001511	0464889	AIR CONDITIONER 120,000 BTU	4,930	E
USATA	000001552	0472588	DUST COLLECTOR	12,045	E
USATA	000001592	0472273	OVEN CABINET TYPE	3,188	E
USATA	000001805	0472277	CLEAN WORK STATION	3,640	E
USATA	000001691	0457032	WATER TEST TANK	6,800	E
USATA	000001698	0494145	JACK VEHICLE FLOOR INSTALLED	79,450	E
USATA	000001704	0464929	PLATE SURFACE 48X98X14 W/BASE	5,673	E
USATA	000001712	0453021	GAGE HEIGHT MASTER 24"	2,920	E
USATA	000001781	0459101	AIR CONDITIONER 7 1/2 TON	3,394	E
USATA	000001782	0480574	AIR CONDITIONER 5 TON	3,394	E
USATA	000001783	0462287	AIR CONDITIONER 5 TON	3,394	E
USATA	000001784	0477634	AIR CONDITIONER 5 TON	3,394	E
USATA	000001785	0464235	AIR CONDITIONER 5 TON	3,394	E
USATA	000001786	0473016	AIR CONDITIONER 7 1/2 TON	3,394	E
USATA	000001909	0494863	POWER SUPPLY HYD	2,500	E
USATA	000001912	0477437	DRILL PORTABLE	4,000	E
USG	000001920	0678074	GRINDER PEDESTAL	1,038	E
USATA	000001922	0493554	DRILL PORTABLE	4,000	E
USATA	000001941	0457399	CRANE OVERHEAD 40/15 TON CAP	183,744	E
USATA	000001942	0457448	CRANE OVERHEAD 40/15 TON CAP	183,744	E
USATA	000001943	0457209	CRANE OVERHEAD 40/15 TON 76 S	169,814	E
USATA	000001946	0457385	CRANE OVERHEAD 40/15 TON CAP	169,814	E
USATA	000001947	0457290	CRANE OVERHEAD 20/5 TON 98 SP	152,500	E

Page

OPE ON 'E' LIST WITH DOLLAR VALUE > \$1,000

BRASS TAG	BRASS TAG	ASSET NUMBER	DESCRIPTION	ACQ COST	GOVT DISPO INSTR
USATA	000001948	0457306	CRANE OVERHEAD 20/3 TON CAP	152,500	E
USATA	000001949	0457474	CRANE OVERHEAD 10 TON CAP	81,022	E
USATA	000001950	0497373	CRANE OVERHEAD 10 TON CAP	81,022	E
USATA	000001951	0497381	CRANE OVERHEAD 10 TON CAP	81,022	E
USATA	000001952	0497433	CRANE OVERHEAD 10 TON CAP	81,022	E
USATA	000001953	0497419	CRANE OVERHEAD 10 TON CAP	81,022	E
USATA	000001954	0497473	CRANE OVERHEAD 10 TON CAP	81,022	E
USATP	000002714	0489958	RECORDER DATA AUDIO	1,595	E
USATP	000002808	0482247	SPIROMETER PULMONAIRE	8,395	E
USATP	000002870	0489852	CABINET SAFETY 4 DR LGL	1,078	E
USATP	000002879	0482211	PRINTER	1,585	E
USATP	000002880	0480724	PRINTER	1,585	E
USATP	000002881	0473532	PRINTER	1,585	E
USATP	000002884	0452192	TERMINAL COMPUTER W/KEYBOARD	1,556	E
USATP	000002885	0473740	TERMINAL KEYBOARD&SYSTEM BOX	1,556	E
USAGP	000003087	0488954	HOIST 2 TON CAP	7,427	E
USAGP	000003146	0457232	CRANE MOBIL WALK ALONG 1000 L	23,774	E
USAGP	000003177	0457403	HOIST 5 TON CAPACITY	4,070	E
USAGP	000003179	0457405	HOIST 5 TON CAPACITY	4,070	E
USAGP	000003181	0457407	HOIST 5 TON CAPACITY	4,070	E
USAGP	000003184	0457410	HOIST 5 TON CAPACITY	4,070	E
USAGP	000003202	0457471	FAN DOUBLE DUTY 18"	1,570	E
USAGP	000003203	0457472	FAN DOUBLE DUTY 18"	1,570	E
USAGP	000003204	0457473	FAN DOUBLE DUTY 18"	1,570	E
USAGP	000003206	0457497	FAN DOUBLE DUTY 18"	1,570	E
USAGP	000003207	0457498	FAN DOUBLE DUTY 18" BLADE	1,570	E
USAGP	000003208	0457499	FAN DOUBLE DUTY 18"	1,570	E
USAGP	000003240	0497414	BOOTH PAINT SPRAY	290,320	E
USAGP	000003358	0452936	PLATFORM LIFT OVERHEAD MOUNT	62,539	E
USAGP	000003410	0451185	CABINET STORAGE	1,384	E
USAGP	000003414	0451203	CRANE JIB 2000 LB CAPACITY	1,301	E
USATP	000003434	0451152	MONITOR AIR LINE	1,277	E
USAGP	000003463	0457570	DRILL BASE PORTABLE	1,145	E
USAGP	000003478	0457592	BOOTH DEBURRING 3HP	5,132	E
USAGP	000003488	0457658	BOOTH DEBURRING 3HP	5,132	E
USATP	000003531	0493544	WELDING MACH	1,450	E
USAGP	000003554	0457849	CLEANING UNIT OIL FIRED	1,760	E
USATP	000003551	0494751	POWER SUPPLY AC DC	11,800	E
USAGP	000003577	0457986	LIFTING DEVICE 35 TON CAP	10,809	E
USAGP	000003598	0474547	ROTARY CALIBRATION UNIT W/ACC	12,870	E
USAGP	000003652	0474657	OSCILLOSCOPE WITH ACCY	8,552	E
USAGP	000003694	0475681	AIR CONDITIONER 5 TON	3,488	E
USATP	000003732	0494776	POWER SUPPLY AC DC	11,800	E
USAGP	000003878	0497577	CONVEYOR FLOOR M1 HULL LINE	287,034	E
USAGP	000003893	0497684	SEPARATOR OIL W/AIR PUMP	6,800	E
USAGP	000003894	0497663	SEPARATOR OIL W/AIR PUMP	6,800	E
USAGP	000003895	0497668	SEPARATOR OIL W/AIR PUMP	6,800	E
USAGP	000003896	0497667	SEPARATOR OIL W/AIR PUMP	6,800	E
USAGP	000003897	0497663	SEPARATOR OIL W/AIR PUMP	6,800	E
USAGP	000003898	0497669	SEPARATOR OIL W/AIR PUMP	6,800	E
USAGP	000003910	0457402	TRUCK MANALOFT TURRET	71,523	E
USAGP	000003911	0457421	TRUCK MANALOFT TURRET	71,523	E
USAGP	000003935	0497832	WORKBENCH 8'4" LX30"H	1,320	E
USAGP	000004138	0914855	BOOTH PAINT 34'LX31'8"WX16'H	236,000	E
USAGP	000004154	0916185	FUEL DISPENSING SYSTEM	60,435	E
USAGP	000004157	0916220	LATHE ENGINE MANUAL	7,358	E
USAGP	000004165	0916230	CRANE OVERHEAD 2 TON	80,000	E
USAGP	000004172	0472522	DRILLING MACHINE	5,537	E

2

OPEN ON 'E' LIST WITH DOLLAR VALUE > \$1,000

BRASS	BRASS	ASSET		ACC	GOVT
TAG	TAG	NUMBER	DESCRIPTION	COST	DISPO
PREFIX	SUFFIX	NUMBER	DESCRIPTION	COST	INSTR
USAGP	000004175	0478299	PRESS HYDRAULIC	9,800	E
USAGP	000004184	0452913	SCALE TRUCK 100 TON CAP	48,794	E
USAGP	000004194	0462058	MEASURING MACH 48 CAP	13,270	E
USAGP	000004231	0497745	SHAPER HORIZONTAL	11,950	E
USAGP	000004232	0474509	SHAPER HORIZONTAL	7,272	E
USAGP	000004233	0914603	SAW & FLUNG MACH	6,416	E
USAGP	000004252	0461242	FLAW DETECTION SYSTEM	15,582	E
USAGP	000004261	0493081	MEASURING MACH COORDINATE	203,592	E
USAGP	000004262	0461256	SCALE PIT TYPE 200000 LB CAP	37,612	E
USAGP	000004267	0919244	AIR CONDITIONER 116000 BTU	2,537	E
USACLTP	000004291	0693806	TRAILER	1,166	E
USAGP	000004401	0918574	LAWN TRACTOR 16HP	3,299	E
USATP	000005218	0474880	SOFA 78"WX30"D WALNUT BASE	1,145	E
USATP	000005400	0913979	TABLE WELD 30X96X36	1,000	E
TA	000006122	0472891	CRANE ELECT 5 TON	3,000	E
DTP	000009574	0452592	CONVEYOR FLOOR TYPE	65,000	E
TA	000010380	0450813	CRANE 10 TON	15,000	E
TA	000010566	0456590	CRANE OVERHEAD 5TON	3,160	E
TA	000010582	0472897	CRANE OVERHEAD 5TON	3,800	E
TA	000010694	0460344	CRANE OVERHEAD 5TON	3,900	E
TA	000013282	0460343	CRANE OVERHEAD 5TON	3,800	E
TA	000013371	0457355	CRANE ELEC 10 TON	20,000	E
TA	000013379	0494491	CRANE OVERHEAD 5TON	3,800	E
TA	000020730	0490220	SANDER DOUBLE END	1,377	E
TA	000024508	0455780	AIR CONDITIONER	18,460	E
TA	000024887	0450744	AIR CONDITIONER 10 TON	2,133	E
TA	000025027	0472819	AIR CONDITIONER 10 TON	2,732	E
TA	000025160	0462366	AIR CONDITIONER 10 TON	1,927	E
TA	000025631	0454888	AIR CONDITIONER 10 TON	2,844	E
TA	000025639	0464887	AIR CONDITIONER 10 TON	2,844	E
TA	000025661	0477393	AIR CONDITIONER 10 TON	2,844	E
TA	000025665	0452139	BOOTH AUDIO TESTING	2,702	E
TA	000025747	0490267	AIR CONDITIONER 68,000 BTU	2,624	E
TA	000025904	0461007	SCAFFOLD PORTABLE	1,241	E
TA	000025910	0464898	AIR CONDITIONER 16 TON	2,521	E
TA	000025960	0490265	AIR CONDITIONER 7 1/2 TON	1,461	E
TA	000025987	0484614	AIR CONDITIONER 5 TON	1,411	E
TA	000026271	0455698	MAGNET 46" DIA	7,298	E
TA	000026406	0457132	AIR CONDITIONER 10 TON	1,905	E
TA	000026407	0455725	AIR CONDITIONER 10 TON	1,905	E
TA	000026408	0473388	AIR CONDITIONER 10 TON	1,905	E
TA	000026409	0473196	AIR CONDITIONER 10 TON	1,905	E
TA	000026412	0489896	AIR CONDITIONER 10 TON	1,905	E
TA	000026414	0453530	AIR CONDITIONER 10 TON	1,905	E
TA	000026415	0489695	AIR CONDITIONER 10 TON	1,905	E
TA	000026528	0453191	GAGE HEIGHT MASTER 36 IN	1,018	E
TA	000026847	0482460	CUTTING MACH CIRCULAR	1,209	E
D	000030477	0450961	COUNTER FREQUENCY	3,400	E
AF	000518044	0482044	DRILLING MACHINE	1,930	E
			TOTAL DOLLAR VALUE	6,206,368	

Conveyances for the Cost of Environmental Remediation

- Established by Section 2908 of Pryor Amendments
- Agreement to transfer to party who performs environmental restoration, waste management, and environmental compliance
 - > CERCLA responsibilities not affected
 - > Party not indemnified by DOD
- Total cost to recipient must be no less than the property's fair market value
- Implementing regulations currently under revision
- Authority expires 30 November 1998

Naval Facilities Engineering Command

DBCRA 90 § 2908(e)

(e) **TRANSFER AUTHORITY IN CONNECTION WITH PAYMENT OF ENVIRONMENTAL REMEDIATION COSTS.**—(1)(A) Subject to paragraph (2) of this subsection and section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9620(h)), the Secretary may enter into an agreement to transfer by deed real property or facilities referred to in subparagraph (B) with any person who agrees to perform all environmental restoration, waste management, and environmental compliance activities that are required for the property or facilities under Federal and State laws, administrative decisions, agreements (including schedules and milestones), and concurrences.

FRC

(B) The real property and facilities referred to in subparagraph (A) are the real property and facilities located at an installation closed or to be closed under this part that are available exclusively for the use, or expression of an interest in a use, of a redevelopment authority under subsection (b)(6)(F) during the period provided for that use, or expression of interest in use, under that subsection.

(C) The Secretary may require any additional terms and conditions in connection with an agreement authorized by subparagraph (A) as the Secretary considers appropriate to protect the interests of the United States.

(2) A transfer of real property or facilities may be made under paragraph (1) only if the Secretary certifies to Congress that—

(A) the costs of all environmental restoration, waste management, and environmental compliance activities to be paid by the recipient of the property or facilities are equal to or greater than the fair market value of the property or facilities to be transferred, as determined by the Secretary; or

(B) if such costs are lower than the fair market value of the property or facilities, the recipient of the property or facilities agrees to pay the difference between the fair market value and such costs.

(3) As part of an agreement under paragraph (1), the Secretary shall disclose to the person to whom the property or facilities will be transferred any information of the Secretary regarding the environmental restoration, waste management, and environmental compliance activities described in paragraph (1) that relate to the property or facilities. The Secretary shall provide such information before entering into the agreement.

(4) Nothing in this subsection shall be construed to modify, alter, or amend the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9601 et seq.) or the Solid Waste Disposal Act (42 U.S.C. 6901 et seq.).

(5) Section 330 of the National Defense Authorization Act for Fiscal Year 1993 (Public Law 102-484; 10 U.S.C. 2687 note) shall not apply to any transfer under this subsection to persons or entities described in subsection (a)(2) of such section 330.

(6) The Secretary may not enter into an agreement to transfer property or facilities under this subsection after the expiration of the five-year period beginning on the date of the enactment of the National Defense Authorization Act for Fiscal Year 1994.

References: DBCRA 90 § 2908(e); 32 CFR Part 91.7(i) (proposed rule)

FRC - Contin
290810

DBCRA 90 § 2905(e):

(e) TRANSFER AUTHORITY IN CONNECTION WITH PAYMENT OF ENVIRONMENTAL REMEDIATION COSTS.—(1)(A) Subject to paragraph (2) of this subsection and section 120(h) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9620(h)), the Secretary may enter into an agreement to transfer by deed real property or facilities referred to in subparagraph (B) with any person who agrees to perform all environmental restoration, waste management, and environmental compliance activities that are required for the property or facilities under Federal and State laws, administrative decisions, agreements (including schedules and milestones), and concurrences.

(B) The real property and facilities referred to in subparagraph (A) are the real property and facilities located at an installation closed or to be closed under this part that are available exclusively for the use, or expression of an interest in a use, of a redevelopment authority under subsection (b)(6)(F) during the period provided for that use, or expression of interest in use, under that subsection.

(C) The Secretary may require any additional terms and conditions in connection with an agreement authorized by subparagraph (A) as the Secretary considers appropriate to protect the interests of the United States.

(2) A transfer of real property or facilities may be made under paragraph (1) only if the Secretary certifies to Congress that—

(A) the costs of all environmental restoration, waste management, and environmental compliance activities to be paid by the recipient of the property or facilities are equal to or greater than the fair market value of the property or facilities to be transferred, as determined by the Secretary; or

(B) if such costs are lower than the fair market value of the property or facilities, the recipient of the property or facilities agrees to pay the difference between the fair market value and such costs.

(3) As part of an agreement under paragraph (1), the Secretary shall disclose to the person to whom the property or facilities will be transferred any information of the Secretary regarding the environmental restoration, waste management, and environmental compliance activities described in paragraph (1) that relate to the property or facilities. The Secretary shall provide such information before entering into the agreement.

(4) Nothing in this subsection shall be construed to modify, alter, or amend the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9601 et seq.) or the Solid Waste Disposal Act (42 U.S.C. 6901 et seq.).

(5) Section 330 of the National Defense Authorization Act for Fiscal Year 1993 (Public Law 102-484; 10 U.S.C. 2687 note) shall not apply to any transfer under this subsection to persons or entities described in subsection (a)(2) of such section 330.

(6) The Secretary may not enter into an agreement to transfer property or facilities under this subsection after the expiration of the five-year period beginning on the date of the enactment of the National Defense Authorization Act for Fiscal Year 1994.

References: DBCRA 90 § 2905(e); 32 CFR Part 91.7(j) (proposed rule)

Sec. 334

(Cite as: 110 Stat 2422, *2486)

<< 42 USCA § 9620 >>

SEC. 334. AUTHORITY TO TRANSFER CONTAMINATED FEDERAL PROPERTY BEFORE COMPLETION OF REQUIRED RESPONSE ACTIONS.

(a) IN GENERAL.--Section 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (42 U.S.C. 9620(h)(3)) is amended

334 is in amendments

(1) by redesignating subparagraph (A) as clause (i) and clauses (i), (ii), and (iii) of that subparagraph as subclauses (I), (II), and (III), respectively;

*2487 (2) by striking out "After the last day" and inserting in lieu thereof the following:

"(A) IN GENERAL.--After the last day";

(3) by redesignating subparagraph (B) as clause (ii) and clauses (i) and (ii) of that subparagraph as subclauses (I) and (II), respectively;

(4) by redesignating subparagraph (C) as clause (iii);

(5) by moving the remainder of the text of subparagraph (A), as designated by paragraph (2) of this subsection (including the clauses and subclauses redesignated by paragraphs (1), (3), and (4) of this subsection) 2

ems to the right;

(6) by striking "For purposes of subparagraph (B)(i)" and inserting the following:

"(B) COVENANT REQUIREMENTS.--For purposes of subparagraphs

(A)(ii)(I) and

(C)(iii)";

(7) in subparagraph (B), as designated by paragraph (5), by striking "subparagraph (B)" each place it appears and inserting "subparagraph (A)(ii)"; and

(8) by adding at the end the following:

"(C) DEFERRAL.--

"(i) IN GENERAL.--The Administrator, with the concurrence of the Governor of the State in which the facility is located (in the case of real property at a Federal facility that is listed on the National Priorities List), or

the Governor of the State in which the facility is located (in the case of real property at a Federal facility not listed on the National Priorities List) may defer the requirement of subparagraph (A)(ii)(I) with respect to

the property if the Administrator or the Governor, as the case may be,

determines that the property is suitable for transfer, based on a finding that--

"(I) the property is suitable for transfer for the use intended by the transferee, and the intended use is consistent with protection of human health and the environment;

"(II) the deed or other agreement proposed to govern the transfer between the United States and the transferee of the property contains the assurances set forth in clause (ii);

"(III) the Federal agency requesting deferral has provided notice, by publication in a newspaper of general circulation in the vicinity of the property, of the proposed transfer and of the opportunity for the public to

Copr. (C) West 1997 No claim to orig. U.S.

govt. works

PL 104-201, 1996 HR 3230 AUTHORIZED FOR EDUCATIONAL USE ONLY
PAGE 92

Sec. 334(a)
(Cite as: 110 Stat 2422, *2487)

submit, within a period of not less than 30 days after the date of the notice, written comments on the suitability of the property for transfer;

and

"(IV) the deferral and the transfer of the property will not substantially delay any necessary response action at the property.

"(ii) RESPONSE ACTION ASSURANCES.--With regard to a release or threatened release of a hazardous substance for which a Federal agency is potentially responsible under this section, the deed or other agreement proposed to govern the transfer shall contain assurances that--

*2488 "(I) provide for any necessary restrictions on the use of the property to ensure the protection of human health and the environment;

"(II) provide that there will be restrictions on use necessary to ensure that required remedial investigations, response action, and oversight activities will not be disrupted;

"(III) provide that all necessary response action will be taken and identify the schedules for investigation and completion of all necessary

DATP Local, State & Homeless Screening Process

- 1) Place Advertisement *(Placed July 8, 1996)*
 - must be for one day.
 - must cover the area in the vicinity of the installation. Technically this is Warren and Center Line, but we will be advertising in the Macomb Daily and outreaching county-wide.
- 2) Obtain information on the homeless needs in Warren.
- 3) Hold Outreach workshop for interested providers. *Wed., July 31, 1996*
- 4) Receive completed NOIs. *No Responses Received*
 - deadline must be set not less than 90 days nor more than 180 days.
- 5) Hold meeting with the LRC and providers who have submitted NOIs.
- 6) Review NOIs.
- 7) Complete Homeless Assistance Submission for inclusion with the redevelopment plan. Must include the following:
 - a) Information about the homeless. They ask that we obtain information from the Consolidated Plan and/or other local planning documents.
 - b) Notices of Interest (NOIs). They ask that we include a copy of each NOI received from homeless assistance providers. Discuss the impact of the plan, including the impact on adjacent neighborhoods, any adverse impacts, and measures taken to address the impact.
 - c) Legally Binding Agreements (if applicable)
 - d) Balance - Discuss how the plan ensures a balance between economic redevelopment, other development and homeless assistance.
 - e) Outreach. Including a list of the jurisdictions that the LRA represents, a copy of the advertisement, a list of homeless assistance providers consulted during the planning process, a description of the overall efforts to inform homeless assistance providers of the surplus Federal property, and a description of the workshop held on the installation.

Warren has one.

Potential Timeline (Depends on when the AD is placed):

June 28, 1996	AD runs
July 22, 1996	Outreach Meeting
September, 27, 1996	NOIs due by 4:00pm



U.S. Department of Housing and Urban Development
Detroit Area Office, Region V
McNamara Federal Building
477 Michigan Avenue
Detroit, Michigan 48226

Homeless Providers and Other Interested Agencies and
Organizations Located in Macomb County

Carol Goll
65 Cadillac Square, Suite 300
Detroit, Michigan 48226

Dr. Robert Locey
Taskforce for Homelessness
50 Wayne Street
Pontiac, Michigan 48341

Dennis Bott
Macomb Oakland Regional Center
16200 Nineteen Mile Road
Mount Clemens, Michigan 48044

Sandora Becks
Housing Manager
Mount Clemens Housing Commission
Mount Clemens, Michigan 48043

Macomb Coalition for Emergency Shelter
P.O. Box 856
Mount Clemens, Michigan 48046

Frederick French
3435 Garrick
Warren, Michigan 48091

Family Rehabilitation Haven
Attn: Marvin Ditsch
24140 Mound Rd.
Warren, Michigan 48091

Patricia Gibbs
Director
Macomb County Community Service Agency
21885 Dunham Rd.
Mount Clemens, Michigan 48043

Tracy Typinski
17817 Summer Lane South
Fraser, Michigan 48206

M

ST. LI . CHURCH
23401 JEFFERSON
ST. CLAIR SHORES, MI 48080

MS. KAY ANDRZEJAK
MACOMB CO. DSS
21885 DUNHAM RD., STE. 8
CLINTON TWP., MI 48036

MS. BARBARA BARNES
DIRECTOR
ODYSSEY
22404 GRATIOT
EASTPOINTE, MI 48021

MS. EVONNE BRIMMER
DEDICATED VOLUNTEER
31350 SHAWN DRIVE
WARREN, MI 48093

MS. RUTH CARUSO
IMMANUEL UNITED METH. CHURCH
23715 GRATIOT
EASTPOINTE, MI 48021

MS. KIM CRINER
CASE MANAGER
SQUARE ONE
16200 NINETEEN MILE RD., STE. 111
CLINTON TWP., MI 48038

MS. CARLA DEMICHEL
EXECUTIVE ASST.
CORP. HEALTH SERVICES INC.
14061 E. 13 MILE RD.
WARREN, MI 48093

MR. RICHARD DOBBECK
MACOMB FAMILY SERVICES
TWO CROCKER BLVD.
MT. CLEMENS, MI 48043

OUTREACH COMMITTEE
GRACE EPISCOPAL CHURCH
115 S. MAIN
MT. CLEMENS, MI 48043

MS. BECKY BACHAND
MANAGER
UWCS MACOMB DIVISION
178 CASS AVENUE
MT. CLEMENS, MI 48043

MS. BARBARA BAUMAN
OPERATIONS COORDINATOR
MCCSA
21885 DUNHAM RD., STE. 10
CLINTON TWP., MI 48036

MR. JOHN BIERBUSSE
EXECUTIVE DIRECTOR
MACOMB/ST. CLAIR PIC
21885 DUNHAM RD., STE. 11
CLINTON TWP., MI 48036

MS. JUDY CALVIN
MCYICF
4227 BART ST.
WARREN, MI 48091

MS. CANDACE CROWLEY
EXECUTIVE DIRECTOR
LAKESHORE LEGAL SERVICES
21885 DUNHAM RD., STE. 4
CLINTON TWP., MI 48036

MS. MARSHA DEVERGILIO
PROGRAM DIRECTOR
MACOMB LITERACY
16480 HALL RD.
CLINTON TWP., MI 48038

MS. NANCY DONAHUE
MACOMB YMCA
10 NORTH RIVER RD.
MT. CLEMENS, MI 48043

REV. RICHARD ANDRUS
FIRST UNITED METHODIST CHURCH
57 SB GRATIOT
MT. CLEMENS, MI 48043

MS HELEN BALDWIN
MC DEPT. OF SENIOR CITIZENS
21885 DUNHAM RD., STE. 6
CLINTON TWP., MI 48036

MS. ANN BEGIN
THE SANCTUARY
1228 S. WASHINGTON
ROYAL OAK, MI 48067

SISTER THERESA BRAY
CHRISTIAN SERVICE COORDINATOR
ST. ATHANASIUS
18720 13 MILE RD.
ROSEVILLE, MI 48066

MR. I.J. CAMPBELL
CITY OF ROSEVILLE-CDBG
29777 GRATIOT
ROSEVILLE, MI 48066

CHRISTIAN SERVICE COMMISSION
ST. GERTRUDE
28839 JEFFERSON
ST. CLAIR SHORES, MI 48081

MS. VERNIE DALE
CHRISTIAN SERVICE COORD.
ST. MICHAEL'S CATHOLIC COMM.
40501 HAYES
STERLING HEIGHTS, MI 48313

MR. MARVIN DITSCH
HAVEN COMMUNITY/MISSION 138
138 W. COLUMBIA
DETROIT, MI 48201

MS. JOAN EDEM
ST. MARK CHURCH
23144 PANAMA
WARREN, MI 48091

MR. ROBERT FOX
HOUSING DIRECTOR
MT. CLEMENS HOUSING COMM.
50 CHURCH ST.
MT. CLEMENS, MI 48043

CAPTAIN TEDD GALLOWAY
COMMANDING OFFICER
SALVATION ARMY-MATTS
4820 E. NINE MILE RD.
WARREN, MI 48091

SANDY GOWER
DIRECTOR
LIGHTHOUSE OUTREACH CENTER
18250 CHURCH ST.
ROSEVILLE, MI 48066-5803

MS. LAURIE HUFF
EXECUTIVE DIRECTOR
TURNING POINT
P.O. BOX 1123
MT. CLEMENS, MI 48043

MR. ROBERT LENT
DIRECTOR
UAW REGION 1
30755 MONTPELLIER
MADISON HEIGHTS, MI 48071

MRS. DEBRA L. NICEFORD-MIKOLAJCZYK
EXECUTIVE DIRECTOR
LIBERTIES/M.C. CARES
33 CHURCH ST.
MT. CLEMENS, MI 48043

MR. DON McRAE, DIRECTOR
THE SALVATION ARMY - HARBOR LIGHT
42590 STEPINITZ
CLINTON TWP., MI 48036

MR. ANGELO NICHOLAS
MACOMB COUNTY DSS
21885 DUNHAM RD., STE. 8
CLINTON TWP., MI 48036

MS. MARSHA PROSE
MACOMB/ST. CLAIR PIC
21885 DUNHAM RD., STE. 11
CLINTON TWP., MI 48036

MR. JOSEPH REDDO
MACOMB CO. DEPT./VET. AFFAIRS
21885 DUNHAM RD., STE. 3
CLINTON TWP., MI 48036

MS. PATRICIA GIBBS
EXECUTIVE DIRECTOR
MCCSA
21885 DUNHAM RD., STE. 10
CLINTON TWP., MI 48036

MR. DONALD HASKIRK
MACOMB CO. MENTAL HEALTH
5TH FLOOR COUNTY BLDG.
MT. CLEMENS, MI 48043

MR. JOHN JOHNSON
PRESIDENT
CORP. HEALTH SERVICES INC.
14601 E. 13 MILE RD.
WARREN, MI 48093

MS. KATHY KROFF
HOMELESS ED PROJ. COORD.
MISD - CONSULT. SERVICES
44001 GARFIELD
CLINTON TWP., MI 48038-1100

MS. BEVERLY LIPPERT
4427 BURSSENS
WARREN, MI 48092

MS. JEAN MARSH
THE SALVATION ARMY
4820 NINE MILE RD.
WARREN, MI 48091

MS. PENNY HADER
DOWNRIVER COMM. SERVICES
HMLS. HEALTHCARE PROG.
329 COLUMBIA
ALGONAC, MI 48001

PASTOR DONALD NIEHAUS
CHRIST LUTHERAN CHURCH
32500 SCHOENHERR RD.
WARREN, MI 48093

MS. IRENE REIMBOLD
IMS
45900 CARD RD.
MACOMB, MI 48044

MS. SHARON GIRE
STATE REPRESENTATIVE
STATE CAPITOL
LANSING, MI 48913

MR. BOBBY HILL
COMMISSIONER
165 CLINTON RIVER DR.
MT. CLEMENS, MI 48043

MR. MICHAEL KENNEDY
EXECUTIVE DIRECTOR
HOM. INC.
15220 TEN MILE RD.
EASTPOINTE, MI 48021

MR. DAN LAFFERTY, DIRECTOR
MACOMB CO. HEALTH DEPT.
43525 ELIZABETH
CLINTON TWP., MI 48036

MS. JANE McINTOSH
ST. LUCY CHURCH
25401 JEFFERSON
ST. CLAIR SHORES, MI 48080

MS. NORRINE NEVILLE
HOME ECONOMIST
MSU EXTENSION MACOMB
21885 DUNHAM RD., STE. 12
CLINTON TWP., MI 48036

REV. JAMES PROFOTA
ST. BASIL CHURCH
22851 LEXINGTON
EASTPOINTE, MI 48021

MR. EARL RICKMAN
MT. CLEMENS HOUSING COMM.
50 CHURCH ST.
MT. CLEMENS, MI 48043

MS. MARY RYMAROWICZ
ODESSEY/UTOPIA
22404 GRATIOT
EASTPOINTE, MI 48021

MR. WILLIAM SOWERBY
COMMISSIONER
MACOMB COUNTY COURT BLDG.
2ND FLOOR
MT. CLEMENS, MI 48043

MS. MARCIA STEPP
MATERNAL/CHILD ADVOCATE
MC HEALTH DEPT.
25401 HARPER
ST. CLAIR SHORES, MI 48081

MS. SHARON TESNER
45600 CARD RD.
MACOMB, MI 48044

MS. WENDY WOODBURY
ZONE DIRECTOR
SALVATION ARMY
100 ARBANA
ANN ARBOR, MI 48103

MS. BETTY RYMAROWICZ
EXECUTIVE DIRECTOR
ODESSEY INC. - UTOPIA
22404 GRATIOT
EASTPOINTE, MI 48021

MR. MARK STEENBERGH, MAYOR
CITY OF WARREN
29500 VAN DYKE AVE.
WARREN, MI 48093

MS. JOANN ZALESKI
DEDICATED VOLUNTEER
ST. MICHAEL'S CATHOLIC COMM/HOM
47405 ALLIANCE CT.
SHELBY, MI 48315

MS. SYLVIA SHAINA
PRESIDENT LOCAL #1 CHAPTER
MEA - R
43330 RIVERBEND BLVD.
LINTON TWP., MI 48038

MS. MARY ANNE BIGGERT
MACOMB COUNTY MENTAL HEALTH
SERV.
5TH FLOOR - COUNTY BLDG.
10 N. MAIN
MT. CLEMENS, MI 48043

PEG & PAUL GIBSON
34662 DEVONSHIRE
NEW BALTIMORE, MI 48047

MS. KATHY SHASINOWSKI
FITZGERALD HIGH SCHOOL
23200 RYAN RD.
WARREN, MI 48091

MS. PATRICIA DUBE
VISITING NURSES ASSOCIATION
26000 HOOVER, SUITE 106
WARREN, MI 48091

MS. MARY SAMPSON
MACOMB COUNTY DSS
MT. CLEMENS DISTRICT
21885 DUNHAM RD., STE. 8
CLINTON TWP., MI 48036

MS. KAREN WATERMAN
RIGHT-TO-LEARN
400 CLINTON RIVER DR.
MOUNT CLEMENS, MI 48043

MS. MARY GATTI
38511 SANTA ANNA
CLINTON TOWNSHIP, MI 48036

MS. SUE STEMPOWSKI
TURNING POINT
P.O. BOX 1123
MT. CLEMENS, MI 48043

MS. DOROTHY UPSHAW
60 DIEHL DRIVE
MT. CLEMENS, MI 48043

MR. ALBERT E. GOSLOW
35286 BRISTLECONE
CLINTON TWP., MI 48035

MS. PATRICIA MELDRUM-BOLF
PERSONAL HOME CARE
32743 23 MILE RD.
NEW BALTIMORE, MI 48047

MS. STACEY RIVARD
MT. CLEMENS GENERAL HOSPITAL
1000 HARRINGTON
MT. CLEMENS, MI 48043

MS. TINA HUNTER
47388 OLD ORCHARD
MACOMB, MI 48044

MS. DIANA KOLAKOWSKI, CHAIRMAN
MACOMB CO. BOARD OF COMMISSIONERS
40 NORTH MAIN, 2ND FLOOR
MOUNT CLEMENS, MI 48043

GAIL LAUFLE
37041 BRYNFORD
CLINTON TOWNSHIP, MI 48036

MR. EARL WAGNER
MACOMB COMM. COLLEGE - SOUTH
14500 12 MILE RD.
WARREN, MI 48093-3896

MR. JOHNNY L. RAY
23334 OBERLISEN
CLINTON TWP., MI 48036

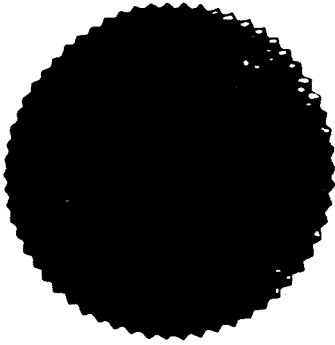
MR. GARY ROOSA
COMERICA BANK
EASTGATE OFFICE
26500 GRATIOT
ROSEVILLE, MI 48066

MR. LARRY QUERRY
SENATOR DEBEAUSSAERT'S OFFICE
230 N. AVENUE, SUITE 11
MT. CLEMENS, MI 48043

MR. DAVID LECLERC
BUSINESS DEVELOP. REPRESENTATIVE
COMERICA BANK
28801 GROESBECK HIGHWAY
ROSEVILLE, MI 48066

MS. MARLENE DARROCH
29844 BRADNER DR.
WARREN, MI 48093

ROGER CARDAMONE
37523 CHARTER OAKS
CLINTON TWP., MI 48036



Warren

City of Progress

29500 Van Dyke Avenue
Warren, Michigan 48093
(810) 574-4520

Mark A. Steenbergh, Mayor

July, 1996

To Whom It May Concern:

The Detroit Arsenal Tank Plant (DATP) a government owned, contract operated manufacturing facility was approved for closure by the 1995 Defense Base Closure and Realignment Commission.

The City of Warren has established a Local Redevelopment Committee (LRC) and has charged that entity with preparing a redevelopment plan that will guide reuse of the base by balancing the community's economic development needs of generating jobs, sustaining economic growth, and expanding the tax base and other development needs with the needs of the homeless. The LRC is therefore inviting qualified homeless providers in Macomb County to present proposals for reuse of appropriate DATP facilities and properties.

Homeless providers and Notice of Interest submissions must meet the following eligibility requirements:

Notices of Interest may be submitted by any private, non-profit organization, state or local government agency, or joint venture partnership currently providing or proposing to provide services to homeless or formerly homeless individuals and families, as defined by the U.S. Department of Housing and Urban Development (HUD Interim Rule 24 CFR Part 586.5 Definitions).

On July 8, 1996 the City of Warren placed a block advertisement in the Macomb Daily announcing the availability of DATP property and inviting submissions of notices of interest. This letter is intended to serve as a second announcement in the event your agency missed the ad. The ad is enclosed as well as a map of the site, a list of property available, and an outline of what must be provided in the notice of interest.

Sincerely,

Tom Zemsta
Office of the Mayor
Economic Development Coordinator

Monday, July 8, 1996

Availability of Surplus Federal Property

to State and Local Interests,
Including Representatives of
the Homeless, Detroit Arsenal
Tank Plant (DATP), Warren,
Michigan.

Under the Base Closure Community Redevelopment and Homeless Assistance Act of 1994 (Redevelopment Act), the DATP Local Redevelopment Committee (LRC) is seeking notices of interest from state and local interests, including representatives of the homeless, for buildings and property that have been declared surplus to the federal government. The DATP was selected for closure by the 1995 Defense Base Closure and Realignment Commission. The DATP is a manufacturing industrial facility. The property consists of 146.68 acres and contains 36 buildings with 1.4 million square feet of administrative, manufacturing, steam and compressed air production, hazardous waste storage, warehousing and support space.

DATP properties must be made available for use to address some of the economic redevelopment, homeless assistance, and other development needs of the community in the vicinity of the base. This community is defined as the City of Warren. Notices of interest for homeless assistance use may be submitted by any state or local government agency or private non-profit organization that provides or proposes to provide services to homeless persons and families within the above community. Representatives of the homeless interested in the DATP properties are responsible for any required improvement and subsequent operating costs should use be desired and granted.

The DATP Local Redevelopment Committee (LRC) will be accepting notices of interest beginning Monday, July 8, 1996 and ending Monday, October 7, 1996 at 4:00 pm. To submit notices of interest and obtain additional information in the prescribed format and content of the notice of interest, parties should write to the following point of contact:

Tom Zemsta

Economic Development Coordinator
City of Warren
29500 Van Dyke
Warren, MI 48093

Interested parties that meet the above criteria to submit a notice of interest may also learn more about the site and the base closure and reuse process by attending the following workshop. This outreach meeting will include a tour of the DATP buildings and property, provide information about known land use constraints affecting the availability of DATP properties, and answer questions pertaining to the base closure and reuse process and this state, local and homeless screening.

Wednesday, July 31, 1996
9:00 am

To register for this workshop, please include this request in letter to the above referenced contact. Requests for registration must be received by Monday, July 22, 1996.
M.D. 7/8/96

OUTLINE FOR NOTICE OF INTEREST (NOI)

All of the information below is taken from the "Guidebook on Military Base Reuse and Homeless Assistance," U.S. Department of Housing and Urban Development, Office of Community Planning and Development, March 1996.

"No prescribed format is required for NOIs from the public and private interests. NOIs must merely specify the name of the entity expressing interest, provide information about the property and facilities of interest, and describe the planned use."

The Local Redevelopment Committee asks that the following additional information be submitted in NOIs from public and private interests:

- o A description of the need for the program. An assessment of the time required to carry out the program.
- o Information about the physical requirements necessary to implement the program, including a description of buildings and property at the installation that are proposed to carry out the program.
- o A description of the interest submitting the notice, its organizational and legal capacity to carry out the program, and its financial plan for implementing the program.

NOIs from homeless assistance providers must be more specific. They must contain:

- o A description of the need for the program.
- o A description of the proposed homeless assistance program, including the specific proposed reuse of properties or facilities, such as supportive services, job and skills training, employment programs, emergency shelters, transitional or permanent housing, food and clothing banks, treatment facilities, or other activities that meet homeless needs.
- o A description of the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the installation.
- o Information about the physical requirements necessary to implement the program, including a description of buildings and property at the installation that are proposed to carry out the program.
- o A description of the homeless assistance provider who is submitting the notice, its organizational and legal capacity to carry out the program, and its financial plan for implementing the program.
- o An assessment of the time required by the homeless assistance provider to carry out the program.

Further information will be provided at the workshop.

PROPERTY AVAILABLE FOR EXCESS UNDER REAC

RTA EAST 66.18 ACRES

<u>BUILDING</u>	<u>BUILDING TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>YEAR BUILT</u>	<u>TENANTS</u>
0001	ADMIN*	53,710	1941	DISBURSING, F&O
0002	ADMIN*	8,000	1941	NATIONAL AUTOMOTIVE CENTER, HEALTH CLINIC
0003	ADMIN*	7,082	1941	TARDEC UNIVERSITY CLASSROOMS
0005	CENTRAL HEATING PLT*	29,600	1941	STEAM & COMPRESSED AIR PRODUCTION
0009	MOTOR POOL/FE SHOP*	15,742	1942	SAI MOTOR POOL OLD ELECTRICAL SHOP
0012	VACANT	30,730	1942	OLD MAINT OPS PROCEDURES SHOP & ADMIN, PENDING DEMOLITION
0014	COMMUNITY CLUB	4,320	1942	FORMER NCO CLUB, PENDING DEMOLITION
0015	VACANT	4,478	1942	OLD BOQ. FORMER O-CLUB, PENDING DEMOLITION
0018	VACANT	4,800	1942	OLD BOQ/BEQ. FORMER CID OFFICES, PENDING DEMOLITION
0019	VACANT	4,500	1942	OLD BOQ/BEQ. PENDING DEMOLITION
0021	VACANT	5,000	1942	OLD BOQ/BEQ. FORMER MISC ADMIN, PENDING DEMOLITION
0022	VACANT	4,800	1942	OLD BOQ/BEQ. FORMER MISC ADMIN, PENDING DEMOLITION
0037	SENTRY STATION	270	1979	
0045	SENTRY STATION	33	1979	
004A	TAIL BALLISTICS LAB	5,080	1941	OLD X-RAY TESTING FACILITY, NOW TOTAL ARMOR INTEGRATION LAB
0053	BUS STATION	300	1979	
0054	STORAGE	3,280	1949	OLD FE CARPENTRY SHOP, NOW DOIM STORAGE, PENDING DEMOLITION
0055	STORAGE	3,920	1944	OLD FE PLUMBING SHOP, NOW DOIM STORAGE, PENDING DEMOLITION
0056	STORAGE	5,777	1949	OLD FE HVAC SHOP, NOW TARDEC STORAGE, PENDING DEMOLITION
0057	WASH RACK	1,600	1951	CLOSED PENDING OIL/WATER SEPARATOR INSTALLATION
0058	SHOP/STORAGE	50,287	1951	FORMER GDLS SHOP, NOW TMOE SHOP/DRMO PROCESSING & SALES
0059	WAREHOUSING	50,958	1951	SAI EXCESS STORAGE, TARDEC MODEL & ENGINE STORAGE
0072	PESTICIDE STORAGE	680	1979	SAI PEST CONTROL OPERATION STORAGE & MIXING
0086	FLAMM MATLS STHSE	237	1977	FORMER MOP SHOP POL STORAGE
0087	ACID NEUTRAL FAC	200	1973	NEUTRALIZES CARBONIC ACID FROM COAL PILE WATER RUNOFF
TOTAL		295,364		
28				

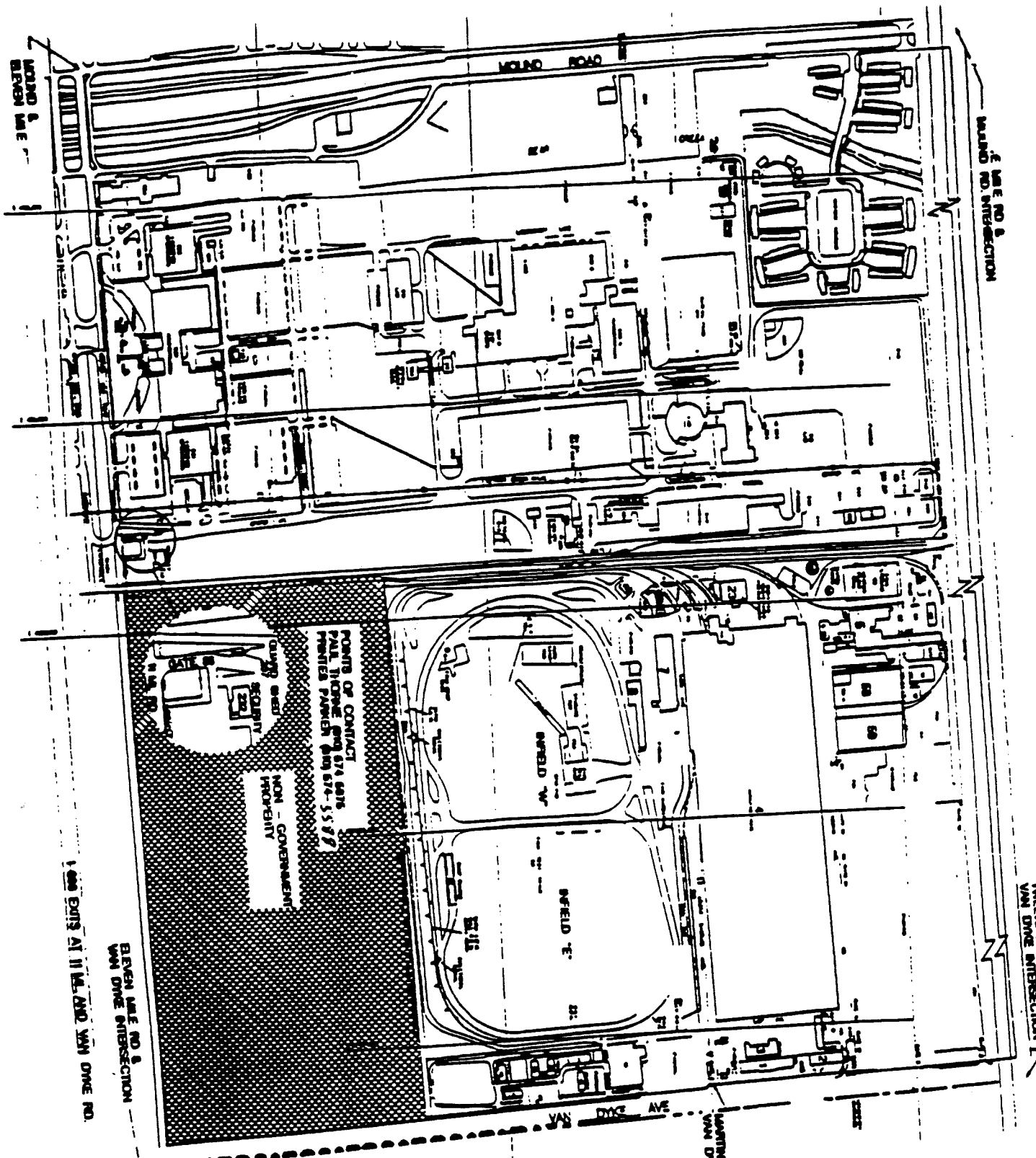
ADP 80.5 ACRES

<u>BUILDING</u>	<u>BUILDING TYPE</u>	<u>SQUARE FOOTAGE</u>	<u>YEAR BUILT</u>	<u>TENANTS</u>
0004	PRODUCTION FAC*	1,125,389	1941	M-1 COMPONENT PRODUCTION, FMS RETROFIT, PARTIALLY INACTIVE
0017	FE STORAGE	13,120	1988	GDLS HAZARDOUS WASTE/MATERIALS STORAGE
0023	WASTE TREATMENT PLT	10,800	1984	GDLS INDUSTRIAL PROCESS WASTEWATER PRETREATMENT
0024	SENTRY STATION	90	1985	
0025	SWITCHING STATION	854	1977	DTA/ADTP ELECTRICAL DISTRIBUTION SWITCHGEAR BUILDING
0026	GAS STATION	32	1981	GDLS FUEL DISPENSING STATION
0036	SENTRY STATION	126	1985	
0048	BUS STATION	100	1985	
0061	FE SHOP	2,914	1950	GDLS FE SHOPS, BATTERY STORAGE
0063	STORAGE	4,044	1950	GDLS FE STORAGE
0084	ADMIN/SHOP	240	1967	GOVT/GDLS QUALITY CONTROL ADMIN
TOTAL		1,187,709		
11				

TOTAL 36 146.68 ACRES 1,483,073

* Information for packet to providers

* DENOTES BUILDINGS WITH HISTORICAL SIGNIFICANCE



DETROIT ARSENAL EAST SITE AND WEST SITE



DATP State, Local and Homeless Screening Outreach Meeting

AGENDA

- 1) **Introductions**
- 2) **Review of Site from maps.**
- 3) **Review of Base Closure process and timeline, including environmental issues**
- 4) **Review what is required in the Notice of Interest and timeline.**
- 5) **Questions and Answers**
- 6) **Tour of installation.**
- 7) **Questions and Answers**



Warren

City of Progress

29500 Van Dyke Avenue
Warren, Michigan 48093
(810) 574-4520

Mark A. Steenbergh, Mayor

MEMO TO: Homeless Screening Workshop Attendees- July 31, 1996-TACOM

FROM: Tom Zemsta - Office of the Mayor - (LRC Committee POC)

Subject: Mailing list of those interested parties who attended the Homeless
Screening workshop at Tacom on July 31, 1996

Carol Patrick
U.S. Dept of HUD
477 Michigan Ave.
Detroit, Mi 48226
313-226-2490

Michael S. Kennedy
Housing Opportunities for Michigan
15220 Ten Mile Rd.
Eastpointe, Mi 48021
810-772-4892

Connie Lasher
Office of Hospital & Emergency Services
45 North Ave.
Mt. Clemens, Mi 48043
810-307-9150

Irene Reibold
Macomb Coalition for Emergency Shelter
21885 Dunham
Clinton Twp., Mi 48036
810-469-0747

Cleva Foerster
representing: Noreen Neville
Michigan State University Extension
Verkuilen Building
21885 Dunham Rd.
Clinton Twp. Mi 48036
810-469-5180

Jean Marsh
The Salvation Army
Corps-Community Center- M.A.T.T.S
4820 Nine Mile Rd.
Warren, Mi 48095
810-754-7400

Bev Lippert
McRest
home: 4427 Bursens
Warren. Mi 48092
751-5798

Laura Whitworth, Realty Specialist
U.S. Army Corps of Engineers
600 Federal Place
P.O. Box 59-(Attn: CEORL-RE-S)
Louisville, Ky 40201-0059
502-625-7303

Others: Tom Zemsta-Ed Bayer-Dennis Meagher-Hilarie Chambers
Tacom: Paul Thorne-Prentis Parker-Mike Murie and other selected TACOM personnel

HOMELESS ASSISTANCE PROVIDERS'
PROPOSAL FOR REUSE

**NOI SUBMISSION FORMAT AND CONTENT
HOMELESS PROVIDER**

**(FOR REUSE OF DATP PROPERTY UNDER THE BASE CLOSURE AND REALIGNMENT PROCESS
1AW HUD INTERIM RULE 24 CFR PART 586)**

PART 1

GENERAL INFORMATION

Agency:

Address:

Executive Director:

Contact Name and Title:

Telephone:

Agency Fiscal Year:

Begin

End

Program or Project Name:

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

PART II

1. **A Description of the proposed program.**
Include the purposes to which the property or facility will be put. This may include uses such as supportive services, job and skills training, employment programs, shelters, transitional housing or housing with no established limitation on the amount of time of residence, food and clothing banks, treatment facilities, or any other activity which clearly meets an identified need of the homeless and fills a gap in the continuum of care.
2. **Provide a description of the need for the program.**
If appropriate, needs assessment data from applicable Consolidated Plans may be included here.
3. **A Description of coordination with other homeless assistance programs in the vicinity.**
Describe the extent to which the program is or will be coordinated with other homeless assistance programs in the communities in the vicinity of the DATP.
4. **Physical requirements.**
Describe the physical requirements which will be necessary to carry out the program, including a description of the buildings and property at the DATP that will be necessary to carry out the program.
5. **Description of provider submitting this notice and capacity of organization to carry out the proposed program.**
 - a. Provide a complete description of your agency.
 - b. Describe your capacity for carrying out your program proposal (cite resources available to include a detailed financial plan for program implementation).
6. **An assessment of time required to begin this program.**
Describe the milestones and time line you expect to follow in order to meet your project or program start date.
7. **Program/Project Goals.**
What results do you anticipate?

NOI SUBMISSION FORMAT AND CONTENT -
 HOMELESS PROVIDER
 PART III
 PROGRAM/PROJECT BENEFICIARY STATISTICS AND ADMINISTRATION

A. BENEFICIARY STATISTICS

INDIVIDUALS SERVED	PRIOR YEAR FY 95	CURRENT YEAR FY 96
Total # of unduplicated individuals served by your project.		
RESIDENCY:		
# of Warren residents		
# of residents from Macomb Co.		
Income: Please use the Income Limits table below to determine income category.		
# of Low Income Residents Served		
# of Very Low Income Residents Served		
# Served Other Income		
INCOME LIMITS		
FAMILY SIZE	LOW FAMILY INCOME	VERY LOW FAMILY INCOME
1	\$ 29,100	\$ 19,950
2	\$ 33,300	\$ 22,800
3	\$ 37,450	\$ 25,650
4	\$ 41,600	\$ 28,500
5	\$ 44,950	\$ 30,800
6	\$ 48,250	\$ 33,050
7	\$ 51,600	\$ 35,350
8	\$ 54,900	\$ 37,600

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

**PART III
PROGRAM/PROJECT BENEFICIARY STATISTICS AND ADMINISTRATION
(CONTINUED)**

B. Administration

1. What is the total number of persons employed by your agency? _____

2. Do you utilize volunteers for your program?

Yes _____

No _____

Please Explain _____

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

PART IV FINANCIAL INFORMATION

A. Does your agency generate income? Yes _____ No _____

B. Budget - Please complete Financial Table 1.

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

TABLE 1 - SUMMARIZED AGENCY FINANCIAL DATA

SUPPORT AND REVENUE	ACTUAL FY95	CURRENT FY96
Program Fees		
United Way		
Foundations		
Donations		
CDBG		
State Government		
Federal Government		
Other Revenue		
TOTAL REVENUE		
EXPENSES	ACTUAL FY95	ANTICIPATED FY96
Salaries		
Employee Benefits		
Payroll Taxes		
Professional fees & Services		
Supplies & Materials		
Telephone		
Postage & Shipping		
Occupancy		
Insurance (other)		

(Table 1 - Continued on next page)

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

TABLE 1 - SUMMARIZED AGENCY FINANCIAL DATA (CONTINUED)

EXPENSES	ACTUAL FY95	ANTICIPATED FY96
Equipment Rental & Maintenance, Acquisitions		
Printing & Publication		
Travel		
Conferences, Conventions		
Capital Outlay, i.e., building improvements, etc.		
Other expenses: (specify)		
TOTAL EXPENSES		
BALANCE (TOTAL REVENUE LESS TOTAL EXPENSES)		

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

PART V SUPPLEMENTAL INFORMATION

The following information must accompany your Notice of Interest:

- EXHIBIT 1 Agency Description and Articles of Incorporation/Bylaws**
Include the length of time the agency has been in operation, the date of incorporation, the purpose of the agency, and the type of corporation. Describe the type of services provided, the agency's capabilities, the number of characteristics of clients served, and license to operate (if necessary). Include copies of the agency's Articles of Incorporation and Bylaws. You need no repeat here data already provided in Part II of this NOI.
- EXHIBIT 2 Financial Statement and Audit**
Describe the agency's fiscal management including disbursement methods, financial reporting, record keeping, accounting principles/procedures and audit requirements. Include a copy of the agency's last completed audit.
- EXHIBIT 3 Insurance/Bond/Worker's Compensation**
State whether or not the agency has liability insurance coverage, in what amount and with what insuring agency. State whether or not the agency pays all payroll taxes and worker's compensation as required by Federal and State law. State whether or not the agency has fidelity bond coverage for principle staff who handel the agency's accounts, in what amount and with what insuring agency.
- EXHIBIT 4 Non-profit Determination**
Non-Profit organizations must submit tax-exemption determination letters from the Federal Internal Revenue Service and the State Department of Revenue Services.
- EXHIBIT 5 List of Board of Directors**
A list of the current board of directors or other governing body of the agency must be submitted. The list must include the name, telephone number, address, occupation or affiliation of each member; and must identify the principle officers of the governing body.

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

PART V SUPPLEMENTAL INFORMATION (CONTINUED)

- EXHIBIT 6 Authorization to Request Funds Required for NOI Submission**
Documentation must be submitted of the governing body's authorization to submit the funding request. Documentation of this requirement consists of a copy of the minutes of the meeting in which the governing body's resolution, motion or other official action is taken.
- EXHIBIT 7 Authorized Official**
Documentation must be submitted of the governing body's action designating the representative of the agency authorized to negotiate for and contractually bind the agency. Documentation of this requirement consists of a signed letter from the Chairperson of the governing body providing the name, title, address and telephone number of each authorized individual.
- EXHIBIT 8 Organizational Chart**
An organization chart must be provided which describes the agency's administrative framework and staff positions, which indicates where the proposed project will fit into the organization structure and which identifies any staff positions of shared responsibility.

**NOI SUBMISSION FORMAT AND CONTENT -
HOMELESS PROVIDER**

PART VI NOI SUBMISSION AUTHORIZATION

The information contained herein and attached as exhibits hereto is, to the best of our knowledge and belief, true, correct and complete and that the DATD Local Redevelopment Committee can rely upon these statements in determining whether to adopt this Reuse Submission. We certify that the Agency Board of Directors has approved the submission of this Notice of Interest.

EXECUTIVE DIRECTOR/
DEPT. HEAD

PRESIDENT, BOARD OF
DIRECTORS

DATE

DATE

PRIVATE SECTOR AND STATE/LOCAL
GOVERNMENT PROPOSAL FOR REUSE

**NOI SUBMISSION FORMAT AND CONTENT
PRIVATE SECTOR AND STATE/LOCAL GOVERNMENT USERS**

(FOR REUSE OF DATP PROPERTY UNDER REVITALIZING BASE CLOSURE
COMMUNITIES - COMMUNITY ASSISTANCE - TITLE XXIX NATIONAL
DEFENCE AUTHORIZATION ACT FOR 1994)

PART I GENERAL INFORMATION

(Private Sector)
Corporation/Company Name _____

Address _____

Principle Business Activity _____

State of Incorporation _____ State ID# _____

Federal ID# _____

Standard Industrial Code # _____

Business Combination: Corporation _____ "S" Corpation _____
Partnership _____ Sole Proprietor _____

Small Business? (As defined by Dept. of Comm., SBA)
Yes _____ No _____

Federal Government Contractor? Yes _____ No _____

State/Local Government Contractor? Yes _____ No _____

=====

For State/Local Government Agencies (Not serving the homeless)

Entity _____

Agency/Department _____

Section/Unit _____

Address _____

=====

(For all Submissions)

Contact Person _____ Title _____

Address _____

Telephone _____ Fax _____

**MOI SUBMISSION FORMAT AND CONTENT -
PRIVATE SECTOR AND STATE AND LOCAL GOVERNMENT AGENCIES**

PART II

1. A Description of the Proposed Use:

Include all uses and purposes to which the DATP property will be put (Give details and include all uses) and the number of employees who will work at the facility.

2. General Physical Requirements:

Describe the space requirements that will be required to perform the intended task(s) include square footage, ceiling height, floor loading and other pertinent data. Classify the function to be performed, i.e., industrial, light manufacturing, warehouse, office space, etc. State if truck loading docks are required. Describe each space required separately with full description if more than one area is required.

3. Hazardous Materials:

Indicate if any hazardous materials will be used or stored on DATP property. Indicate OSHA Class and Code.

4. Flammable Products:

Indicate if any flammable products will be used or stored on premises. Give details.

5. Special Electrical Requirements:

Indicate needs beyond standard 120vac requirements. Indicate any special lighting requirements.

6. Construction Requirements

Are any additional construction requirements anticipated to make DATP areas functional for the uses intended? Give general details.

7. Permits

Indicate if federal, state or local permits are required to perform or conduct the intended functions.

**NOI SUBMISSION FORMAT AND CONTENT -
PRIVATE SECTOR AND STATE AND LOCAL GOVERNMENT AGENCIES**

PART II (Continued)

8. Vehicles:

Will vehicles be stored or garaged on premises? Please list number and type.

9. Environment:

Will any fumes or odors be associated with the function(s) to be performed on DATP property? Will any noise 75db be generated by the function to be performed? What waste products will result from the intended use? Will they be stored on the premises?

10. Industrial or Facility Specific Considerations Not Mentioned Above:

Please cite such considerations here. Include matters essential to project/plant operations.

**MOI SUBMISSION FORMAT AND CONTENT -
PRIVATE SECTOR AND STATE AND LOCAL GOVERNMENT AGENCIES**

PART III MOI SUBMISSION AUTHORIZATION

The information contained herein and attached as exhibits hereto is, to the best of our knowledge and belief, true, correct and complete and that the DATP Local Redevelopment Authority can rely upon these statements in determining whether to adopt this Reuse Submission. We certify that the Agency Board of Directors has approved the submission of this Notice of Interest.

NAME

TITLE

DATE

MACOMB COUNTY, MICHIGAN

CONTINUUM OF CARE

NARRATIVE

1. Your community's process for developing a Continuum of Care strategy.

The Macomb Coalition for Emergency Shelter has been in existence since 1984 as it began its process to provide shelter and supportive services for the homeless of Macomb County. Initially a study conducted by United Community Services confirmed a need for emergency shelter beds. As a result a group of interested individuals consisting of representatives from local churches, human services organizations, agencies, business, and interested individuals began to meet to address the needs identified in the study. The group identified itself with emergency shelter as its focus and hence became the Macomb Coalition for Emergency Shelter (MCES). The initial mission of the MCES was to open an emergency shelter to meet the need for additional beds for men and single women. Families were considered for shelter, but were limited due to space. As the process continued the need not only grew for emergency shelter, but also for transitional housing and development of permanent homes.

In Macomb County the total population is 717,400 and is the third largest county in Michigan. Of this number 52,717 are at or below 150% of the poverty level. Historically, the county was driven by the auto industry and continues to be the largest employers. New jobs in service industries has meant lower paying salaries which often creates problems for "at risk" families. Other primary causes of homelessness in Macomb County are substance abuse, domestic violence, unemployment and mental illness. Many of these causes occur in combination, which can create difficult challenges for service providers.

Throughout the early stages of the MCES development, further needs were identified in serving the homeless. Emergency shelter was just the beginning of the cycle with the full intent to place individuals and families in a progressive series of assistance ending in permanent and affordable housing. The mission of the MCES was to address the needs of the homeless while educating the community and acting as an advocate on their behalf.

The process was not an easy task. Several community forums were held to educate the public about the causes and conditions of homelessness. The desired outcome was to generate a cohesive approach through networking within service

and shelter providers, but also to seek supportive means through the local community-at-large, governmental units, housing developers, business, churches, schools, service clubs, agencies, organizations, etc. The forums served their intent by strengthening the ties within the service and shelter providers and alerting the community to the needs of the homeless. Homeless individuals spoke to their personal circumstances and insight into reasons for becoming homeless and the gaps in service which could not be accessed.

The Macomb County Board of Commissioners directed the Macomb County Task Force on the Homeless to convene to research and recommend a means to assist the homeless population. The initial charge was a three prong approach: to identify the homeless in the county; analyze the community resource network and the coordination of the efforts; and offer short and long-term recommendations to address the issue. The task force recognized the existing barriers and gaps in service delivery that contributed to the continuation of homelessness. A "call to action" was determined with 32 recommendations being assigned to the Macomb Coalition for Emergency Shelter for their review and action.

As a result, plans were made to provide a continuous system for homeless persons to obtain not only shelter, but also supportive services. The Macomb Coalition for Emergency Shelter was recognized by the County of Macomb as the official planning body for services to the homeless. This seamless system approach ranged from outreach, intake and assessment and would end in independent living conditions. However, at this time the continuum of care was still an informal process within the shelter and service providers.

With changes taking place in the funding systems, it became apparent that a formalized Continuum of Care plan would be essential for Macomb County. Representatives from the Michigan Coalition Against Homelessness, Michigan State Housing Development Authority (MSHDA) and Housing and Urban Development (HUD) confirmed that a continuum of care would be the tool for funding requests to carry out the plan toward self-sufficiency for the homeless. To further assist in the process, goals and objectives were developed by the Macomb Coalition for Emergency Shelter (MCES) to address the steps of the continuum.

A Continuum of Care Committee was formed within the MCES to develop the model and to introduce innovative approaches which encourage coordination and collaboration among shelters and service providers. Its members included representation from shelter and service providers and other interested individuals. The Committee began meeting in March, 1995 to discuss the process of the continuum. Monthly meetings were

held to develop a plan of action to involve the community agencies and organizations in the planning. Surveys were sent out to 175 Macomb County agencies and service providers explaining the continuum of care and seeking input from them. Those organizations that returned documents became the nucleus for the development of the Continuum and agreed to participate in future efforts to fill gaps in the overall service delivery approach. To further develop the Continuum of Care other entities were identified and determined to be part of the continuum.

Monthly meetings continue to be held and results are reported back to the Macomb Coalition for Emergency Shelter. Gaps in service have been targeted within the scope of the continuum plan. A summary of the Continuum of Care has been drafted and will be approved by the MCES board in May. Next the Continuum of Care will be presented to the Human Services Coordinating Body (the state designated multi-purpose collaborative body) and the Macomb County Board of Commissioners for their approval and county-wide support.

The Macomb Coalition for Emergency Shelter has taken a stand to become involved in federal, state, and local planning bodies to develop systems and approaches of assisting homeless people in re-establishing their lives. Membership and affiliation with the Michigan Coalition Against Homelessness has been an integral part of that approach.

The MCES is composed of a diverse representation of government, agencies, organizations, churches, businesses, education, labor, shelter providers, etc. These groups are the beginning piece of the Continuum of Care and are referring sources for other segments of the continuum. The Macomb County Board of Commissioners has provided supportive personnel to participate in MCES planning and goals as well as presenting the legislative aspects of funding and decision-making at the state and federal level.

Community Development Block Grant staff from local communities have participated in planning and implementation of assistance to the homeless. Some have worked directly with shelter providers to secure funding for shelter beds. Their involvement is cited in the Consolidated Plan for Macomb County. Frequent contact and association is evident with the Department of Housing and Urban Development and Michigan State Housing Development Authority.

Within Macomb County the veteran's groups have worked closely with shelter providers, service providers and human service agencies. Veterans frequently become homeless as a result of war-time circumstances such as mental illness, substance abuse, and service related illnesses.

Michigan Rehabilitation Services has worked within the scope of the Continuum of Care to address the needs of various populations including the mentally ill, substance abusers, physically challenged and HIV/AIDS victims. They also aid in finding suitable housing for recipients of their services.

The Macomb County Health Department, Downriver Community Services, the Mobile Outreach Van and the Visiting Nurse Association have actively taken steps to address the rise in reported cases of HIV/AIDS cases. Screening, counseling and treatment options are becoming more assessable.

Community Mental Health readily recognizes the need for services to the mentally ill homeless population, particularly the dually diagnosed. Representatives from Mental Health are actively committed to assure that this population is given every opportunity for assistance.

Several local banks have been involved in the process for the Continuum of Care in Macomb County. The banking industry no longer totally focuses on financial mainstays, but also the quality of life in the communities. Bankers serve on the Macomb Coalition for Emergency Shelter, Housing Opportunities for Macomb, the Macomb Community Action Agency Board and other boards of service providers.

Churches have continued to be an integral part of serving the homeless population. It is quite common for homeless persons, with varying degrees of circumstances, to seek shelter, medical assistance, clothing, food, etc. The churches also provide overnight shelter through the Macomb County Rotating Emergency Shelter Team (MCREST), along with food, laundry services and transportation.

United Way Community Services has proven to be an excellent resource in statistical data relating to the homeless. Data has been compiled on those with HIV/AIDS, mental illness, and substance abuse in the tri-county area.

Serving homeless individuals has become a priority for Michigan Works! Homeless persons are transitioned from no job skills or lacking job readiness to the other end of the spectrum, resulting in employment.

Macomb County Community Services Agency has been supportive of services to the homeless in its thirty years of existence. In the continuum MCCSA has provided preventative measures as well as on-going technical and supportive means to MCES and the homeless in general. The number one service request is for housing assistance which includes information on low-income housing, eviction and relocation expenses, and advocacy.

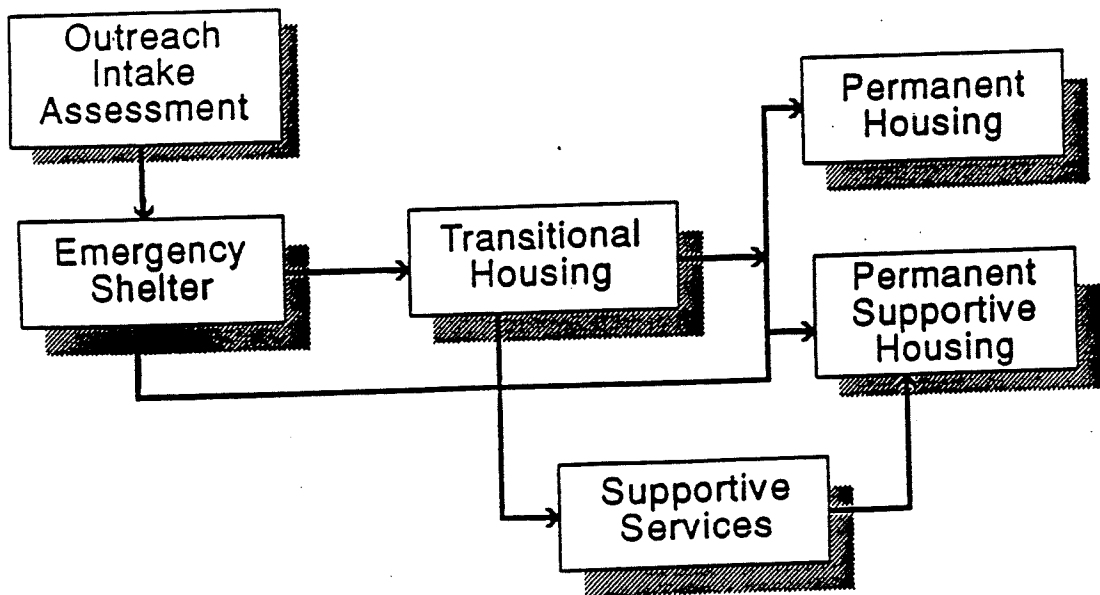
Lakeshore Legal Services offers opportunities for homeless persons to file for disability payments, financial assistance, medical hearings, discrimination suits, etc. They have been active in the issue of homelessness and prevention for a significant period of time.

Educational programs have served in a consulting and referral capacity for homeless individuals and families. Michigan State University Extension, Homeless Education and Right to Learn have pursued means of educating the homeless and their children.

Political representation has been evident during the process for the continuum. Local Board of Commissioners and State Representatives have served as forerunners in the fight to end homelessness. Their input at the local and state levels has facilitated many program service gains for the homeless here in Macomb County.

Homeless people have given testimony to the gaps in services while living in shelters and utilizing the drop-in centers for the homeless and mentally ill. Additionally the Salvation Army hosts soup kitchens where other services may be provided and the homeless are given ample chance to become involved in changing their circumstances.

MACOMB COUNTY CONTINUUM OF CARE SYSTEM



CONTINUUM OF CARE
 MACOMB COUNTY, MI
 PLANNING PROCESS KEY PEOPLE

ORGANIZATION	KEY PERSON	CONTRIBUTION
First United Methodist	Rev. Dick Andrus	MCES Member
United Way Community Services	Rebecca Bachand	MCES Member Cont. of Care
Macomb County Community Services Agency	Barbara Bauman	MCES Member Cont. of Care
Michigan Works!	John Bierbusse	MCES Member
Lakeshore Legal Services	Candace Crowley	MCES Member
Visiting Nurse Assn.	Patricia Dube	MCES Member Cont. of Care
Downriver Community Services	Penny Hader	MCES Member C of C Review
Turning Point, Inc.	Laurie Huff	MCES member Cont. of Care
Housing Opportunities for Macomb	Michael Kennedy	MCES Member Cont. of Care
Comerica Bank	David Leclerc	MCES Member
Macomb County Rotating Emergency Shelter Team	Beverly Lippert	MCES Member Cont. of Care
Macomb's Answer to Temporary Shelter	Jean Marsh	MCES Member Cont. of Care
Harbor Light	Don McRae	MCES Member Cont. of Care
Personal Home Care	Patricia Meldrum-Bolf	MCES Member Cont. of Care
Cooperative Extension Service	Norraine Neville	MCES Member C of C Review
Senator DeBeaussaert's Office	Larry Query	MCES Member
Investment Management Services	Irene Reibold	MCES Member C of C Review

Mt. Clemens General Hospital	Stacy Rivard	MCES Member
Macomb County Commissioner	Bill Sowerby	MCES Member
Right to Learn	Karen Waterman	MCES Member
Odyssey, Inc.	Betty Rymarowicz	MCES Member
Community at Large	Dorothy Upshaw	MCES Member
Macomb Intermediate School District	Kathleen Kropf	MCES Member
Square One	Kim Criner	Cont. of Care
City of Warren	Rose Furlong	C of C Review
Macomb County Planning Commission	Diane Ingraeco	C of C Review
Michigan Works!	Marsha Prose	C of C Review
Macomb County Community Services Agency	Patricia Gibbs	C of C Review

2. Your community's Continuum of Care strategy under development.

The Macomb County Continuum of Care strategy continues to evolve as the committee works diligently to approach issues of housing and the homeless. Currently a number of services exist in the county that address the fundamental components of a continuum of care. The components are outlined below.

The fundamental components of a Continuum of Care system currently in place and those your community is working towards, and how homeless persons receive or access assistance available under each component.

Outreach, intake and assessment

In Macomb County several sources of outreach, intake and assessment are in place. The Macomb County Community Services Agency, the Community Action Agency in Macomb County, has three Community Action Centers which are spread geographically through the county. Homeless or potentially homeless individuals or families are given an intake and complete assessment of their current circumstances. Referrals may be given to emergency shelters, transitional housing or permanent housing. The immediate needs of the client are given first priority. The Macomb County Community Services Agency may provide over-night lodging in a motel if no other means exist for immediate shelter. While this step serves as the "band-aid", the goal of MCCSA is to prevent circumstances of homelessness through case management and education of the client.

Additionally, the Salvation Army has three locations in the county where case workers are available at each site to assess individual and family needs and appropriate referrals are made. A 1-800 number is available that can put people in contact with emergency shelters that may have available beds in other areas.

Each of the shelter programs listed in this narrative conduct their own intake and assessment procedures conducive to their shelter services and funding sources. Each component records and summarizes the information differently, often making it difficult to extract needed statistics or data.

Outreach is occasionally provided by Macomb County Community Services Agency to reach the homeless. Once identified, an assessment and intake are completed and referral procedures are followed. Outreach measures are also in place at local soup kitchens at the Salvation Army Corps. Both Liberties and Odyssey, local drop-in centers for the homeless and mentally ill, have their own unique intake and outreach methods in reaching this population. For medical outreach purposes the

Downriver Community Services provides on-site assessment and clinic services for the homeless. The Visiting Nurse Association contracts to reach the homeless to educate and test them for HIV/AIDS issues. The Mobile Outreach Clinic travels throughout the county to locations where homeless may frequent to provide medical screening and services. Macomb Intermediate School District Homeless Education and the Mt. Clemens School District Right to Learn funding provides outreach to families and children to assure educational opportunities for them while they are homeless. While outreach is completed minimally, the homeless "grapevine" points those needing shelter or services in the right direction.

Emergency Shelters

There are four emergency shelter programs in Macomb County. The Salvation Army in Warren operates MATTS (Macomb's Answer to Temporary Shelter). Opened in 1986 MATTS was developed in response to a need to shelter homeless men. MATTS serves men, women and families with children for a thirty day stay per calendar year. Residents are assessed and receive information from an on-site caseworker about employment opportunities, housing and other available resources.

Turning Point, Inc. was opened in 1980 in response to a grass roots effort that believed domestic violence was a criminal act that could not be tolerated. The purpose of opening a family shelter facility was to provide a safe haven for victims of domestic violence and homelessness in order to examine options and make decisions while receiving supportive services. With a capacity to shelter 57 women and children who are victims of domestic violence or homeless, residents are encouraged to utilize the many support services offered within the shelter including: Individual and group counseling, services for victims of sexual assault and domestic violence, single parent support, empowerment, substance abuse and life skills support groups; pre-school and tutorial programs for children; basic health services; and case management services which assist residents in obtaining assistance from other service providers.

MCREST (Macomb County Rotating Emergency Shelter Team) was organized in 1988 by a group of concerned citizens representing area churches, local service agencies and civic groups. The purpose of MCREST is to promote, organize, and assist churches of all denominations in providing safe, overnight shelter and meals to homeless men, women, and their children for about ten months out of the year, but especially during the coldest winter months. Based on the capacity of each church, approximately 35-50 individuals can be sheltered

at one time up to thirty days. Churches typically host the shelter for one week at a time with church members volunteering their time and energy to support the shelter as it rotates around the county. In collaboration with other agencies, the homeless sheltered at churches are provided with medical screening, counseling and information on available forms of assistance including housing and employment.

MCCARES was opened in 1994 and is operated by the Liberties drop-in center. Liberties was established as a direct result of the consumer driven movement within the mental health system. All staff and board members providing services to the chronically mentally ill and homeless at Liberties have been mentally ill and/or homeless.

Each of the emergency shelter programs described above house and provide supportive services to veterans, mentally ill, those with substance abuse, dually diagnosed and HIV/AIDS victims. The shelters provide their own intake and assessment process to determine individual service plans.

The Macomb County Youth Interim Care Facility (MCYICF) was established in 1975 in response to the increasingly serious problem of homeless youth in Macomb County. MCYICF was part of a national effort to offer homeless youth an alternative to the streets, adult jails or juvenile home. The aim of MCYICF is to reunify the homeless youth with the family. If reunification is not possible, the focus shifts in order to find a positive placement for the youth, with the help of the parent(s), if possible. MCYICF offers a fourteen day residential program for youth ages 12-17, during which the youth participate in supportive activities including: individual, group and family counseling, independent living skills, decision-making skills, and stress management.

Transitional Housing

Square One was established in November, 1988 and opened in 1990 to provide a supportive middle ground between emergency shelter and permanent residence. The goal of Square One is to strengthen a family's resources so they will be successful when securing permanent housing.

Families living at Square One are provided with individual sleeping quarters, common-use dining room, kitchen, recreation area and bathrooms. All family members living at Square One contribute to its success by being involved with a working committee within the shelter. Supportive services such as child care, medical services, remedial programs, life skills training, housing referrals, legal advocacy and recreation provide an environment for building a foundation for the family's success upon securing permanent housing.

Square One has the capacity to shelter 8 families at one given time for a period of up to 18 months. Since Turning Point has taken over the administration of Square One, the facility is targeted for female heads of household and their children.

Haven Community Mission is a non-profit agency with leased Federal Surplus Property. The 6.5 acres with six housing units is an ideal site for transitional housing. Development of this project is an important piece of the continuum of care strategy.

Permanent Housing

Housing Opportunities for Macomb (HOM) established in 1990 provides an avenue for families and individuals in Macomb County to secure and maintain fixed and lasting affordable housing. The goal of HOM is to offer families and individuals assistance in securing and maintaining permanent housing. Assistance is also provided with related support services to assure that the dwelling is properly maintained. Support services include: home repair and maintenance classes; assistance with obtaining low/no interest home and repair loans. All families must contribute to the rehabilitation of their house or another house owned by HOM, to qualify for assistance.

Supportive Services

Many of the supportive services are mentioned in the descriptive paragraphs of the shelter and housing providers, and outreach, intake and assessment sections listed above. Within the structure of the Macomb Coalition for Emergency Shelter, other supportive systems exist. Macomb County Community Services Agency provides limited transportation services for the homeless as well as technical and financial support to MCES. Lakeshore Legal Services serves as an advocate in legal matters for the homeless. Other members of the MCES represent the local Family Independence Agency and the Department of Mental Health.

The support services identified above are just the rim of the services available and part of the Continuum of Care. Many churches and St. Vincent de Paul Society units have encompassed the Continuum of Care while providing supportive services. Various cities, housing developments, hospitals, civic and community groups, job service, Macomb Literacy Project, MSU Extension and educational components are collaborating and joining in the continuum of services to the most vulnerable populations. Creating a Healthier Macomb, a community organized group of more than 120 people, has a goal of reducing domestic violence by 5% each year through the year 2000. Small grants will be available from CHM for projects

which address this goal.

How each sub-population (e.g., veterans, persons with mental illness, substance abuse, HIV/AIDS, etc.) is reached or will be reached.

Within the shelter and support systems in Macomb County, communication and collaboration exists in reaching the homeless and its sub-populations. Often the homeless move from one system to another seeking shelter and services specific to their own need and sub-population categories.

Frequently veterans, especially those from the Viet Nam era, find themselves homeless. Once identified, they are referred to local veteran's services, medical facilities and other resources to meet their basic needs. Occasionally the Veteran's Affairs Department refers veterans to shelter programs and other supportive services such as MCCSA or the Salvation Army.

As indicated above, the mentally ill frequent drop-in centers, are housed in emergency shelters and are reached through the Department of Mental Health through referral and release from hospitalization. Persons with a diagnosis of substance abuse are often found in much the same settings. However, this population is more easily identified and often times will seek out services. Those who are dually diagnosed are harder to reach, more difficult to service and treat, and place in permanent or affordable housing.

The Visiting Nurse Association reported that the numbers of persons with HIV/AIDS are increasing. Through outreach efforts of this association, the local health department, and medical services, the HIV/AIDS sub-population is being reached. Of persons referred for case management, 26% identify housing and food as their primary need. Outreach efforts are being intensified to reach this population and to address the growing concern for health and housing for those in this category.

Traditionally homeless persons are known to frequent malls, libraries, parks and the streets. In the warmer months the homeless sleep under bridges, on park benches, in cars and move from friend to friend, and reside temporarily in motels when their money permits. These are the hardest homeless to identify and direct toward services or housing. In the past a van filled with food, clothing, personal items, blankets, etc. drove throughout the county to known "hang-outs" for the homeless. They were then given essentials for daily living and information on supportive systems. Funding for this outreach was inadequate so it was discontinued and is now unavailable.

Increasing support services in the area of case management for the identified sub-populations is critical to strengthening the continuum of services.

The MCES will monitor activity related to 153 acres of federal property being evaluated for local use by HUD officials. Information will be provided by MCES regarding potential use for a portion of the property for single room occupancy units or transitional housing.

The extent to which your strategy will serve homeless persons living in emergency shelters, supportive housing for homeless persons, and in places not designated for, or ordinarily used as, a regular sleeping accommodation for human beings.

As outlined earlier, the safety net to insure all homeless the right to shelter and appropriate services is in place, although it will be strengthened as the Continuum of Care evolves. Liaisons will be established with landlord associations to actively secure units of permanent housing, especially for the sub-populations described within this text. Relationships with housing commissions and subsidized housing will be instrumental in changing or identifying the number of designated units for veterans, mentally ill, substance abuse, or HIV/AIDS populations. Targeted communities for the next year are the cities of Mount Clemens and Warren. Both of these communities have a concentration of rental units and have adequate public transportation available.

The U. S. Housing Act of 1996 (H.R. 2406) gives public housing authorities, now called local housing and management authorities, greater flexibility in their use of federal resources. They will have more latitude to decide who resides in public housing, enter partnerships with and leverage resources from the private sector, develop mixed income communities, and demolish severely depressed public housing.

The bill envisions closer relationships between planning related to public housing and the consolidated plans that jurisdictions prepare to guide their expenditure of funds from Community Development Block Grants (CDBG) and the HOME program.

The segments of the Continuum of Care are coming full circle and are expanding at a fast pace. Transitional housing for single men and women, operated by the Salvation Army, is expected to open within a few weeks. Thirty beds will be made available (24 for men and 6 for women). A structured program and in-house supportive services will be incorporated into the learning process as residents move toward the stability of permanent housing.

Another planned sequence in the continuum will be the expansion of Square One into single unit transitional homes. The expansion will allow for housing for twelve families, a very inadequate number for the current population.

One method identified to establish a safe haven is to build on the existing services operated by the mentally ill. A management agency could provide the administrative and fiscal oversight in a cost efficient manner.

3. Gaps and priorities

The Macomb Coalition for Emergency Shelter Continuum of Care Committee utilized a survey instrument to assess homeless persons' service and housing needs. Survey information, along with the shelter inventory of available resources, was the basis for the identification of gaps in housing and service delivery. It should be noted that the gaps will increase as 250-300 of the mentally ill will lose SSI benefits by January, 1997. According to statistics published by the MCES for 1995, 3,568 people were homeless with an almost equal number (3,234) who were referred to other shelter systems or services - many out of Macomb County. It needs to be noted, however, that these figures do not include street people, those living in motels or with family and friends.

The Continuum of Care Gaps Analysis figures were determined by using statistical data provided by Dr. Paul Torro of Wayne State University. Dr. Torro states, "that 344 people on any given day are homeless in Macomb County." Local shelter providers collect data, but currently data for the sub-populations is not collected in a uniform and consistent manner, to compensate for this, percentages given by Dr. Torro were used as the basis of the calculations for the sub-populations. Historical data from Community Mental Health was applied to set the percent of families placed in permanent housing on a given day. The categories listing the dually-diagnosed are included in the numbers for substance abuse to prevent duplication of need.

SEE PAGE 20 FOR CONTINUUM OF CARE GAPS ANALYSIS CHART

The following strengths and gaps in services were identified as a result of the community assessment:

In Macomb County, one of the apparent strengths is the availability of some of the essential support services. Basic health care screening and emergency food are two examples of support services that are readily available for persons identified as homeless or at serious risk. Glaring gaps in service include a need for additional transitional housing for single men without families and for single men and women

with families.

There exists a great need for additional services and support for persons who have substance abuse problems, for the mentally ill, and for the dually-diagnosed. In particular, these people need a case management approach that follows them from the hospital or shelter through permanent housing arrangements.

Although a need for another warming center exists, it is believed that some of this burden would be alleviated with a stronger case management approach that results in more severe populations being placed in permanent housing with appropriate follow-up services.

The designation of a safe haven is also a need for the seriously mentally ill. A safe haven could offer this population a supportive environment with essential support services and transition to permanent housing.

Permanent affordable housing resources remain a gap including the need for Single Room Occupancy units. In Macomb County it is a fact that a family needs to earn over \$22,000 a year to afford a typical two bedroom apartment. The total section 8 housing units (650), public housing and HUD units including senior citizen units (8,609) offer affordable housing but waiting lists average three years. In addition, people need assistance to locate and access units already in existence.

Transportation to work sites and medical appointments remains a serious gap. Locating people where they can access public transportation does not always correspond to the availability of housing. Limited transportation is provided to medical appointments by private providers.

The Continuum of Care Committee also identified that gaps exist in data collection that is consistent with population classifications identified in grant opportunities. Data gathering does not always permit an unduplicated count of the homeless by the local shelter providers. Hence, for purposes of the Continuum of Care Strategy the number of homeless on an average day in Macomb County have been provided by Dr. Paul Torro of Wayne State University. The local community Consolidated Plans clearly identifies current housing availability, the need for additional affordable housing, and current homeless shelters. The Plans are more vague when identifying needs of the homeless. A process is being put in place by MCES to correct the above mentioned data problems. With an evolving Continuum of Care strategy the drafters of Consolidated Plans will benefit and over time the entire system will become more responsive and better able to plan efficient use of resources.

3. Describe how each project will fill a gap in your community's Continuum of Care system and how each project priority was determined through a fair process.

The Continuum of Care Review Committee was a diverse knowledgeable group. In addition to MCES members the committee included representation from the Macomb County Planning and Economic Development Department, the City of Warren and the Human Services Coordinating Body Vice-Chair. No applicant organizations sat on the Committee. The Committee utilized the MCES Continuum of Care priorities to determine each project priority. Projects targeting homeless sub-populations were ranked higher than those targeting the general population. Capacity of the applicant organization was also considered carefully by the Committee. Originally three (3) projects were submitted, however one project was withdrawn.

Project 1. Supportive Services for Homeless Individuals with Serious Mental Illness and Substance Abuse Diagnosis.

This project is a high priority since it addresses the housing needs of targeted homeless sub-populations. The strength of the project is the ability of Community Mental Health to work directly with all shelters, soup kitchens and hospitals. Assigned case managers will assist the homeless from initial contact through placement in permanent housing with follow-up services for one year. It is believed that if the gap in support services for chronic populations can be alleviated, that additional emergency shelter beds will be available for the general population. Another important aspect of this project is that it will help to meet the Continuum of Care strategy to work with public housing entities to give preference to these special populations.

Project 2. Square One/Housing Opportunities of Macomb (HOM) Transitional Shelter

This project fills a high priority gap in services for homeless families. The innovative approach of individual housing units will provide a positive environment and support services for families ready for a transitional setting. Turning Point has an excellent history of serving homeless women and children. HOM has the capacity to leverage home rehabilitation funds and provide affordable permanent housing opportunities.

4. Supplemental resources.

Please refer to the attached Project Leveraging Chart.

Project 1. Community Mental Health/Supportive Services for

Homeless Individuals with Serious Mental Illness and Substance Abuse Diagnosis. Describe how the leveraged resource will be used in the proposed project and describe any written agreements.

Community Mental Health assumes that 80% of the 120 clients each year will require psychiatric services to prescribe and maintain a medication regime. The value of this contribution to the project over a three year period is \$279,000 and is based on an individual receiving one psychiatric evaluation and eleven monthly medication reviews. In addition, some clients may need therapy or day program services. At this time there is no way of estimating the volume and type of other professional mental health services this population may need. The above funds and services are leveraged through the Full Management Contract between the Community Mental Health Board and the Michigan Department of Community Health (formally Mental Health).

Substance Abuse Services are provided through written agreement with the Macomb County Office of Substance Abuse. It is projected that over the three year funding period 50% of the 120 clients each year will use three months of weekly substance abuse treatment at \$60 per session. The leveraged total for this service is \$129,600.

Project 2. Square One. Describe how the leveraged resource will be used in the proposed project and describe any written agreements.

Michigan State Housing Development Authority (MSHDA) has guaranteed \$100,000 match toward the purchase and rehabilitation of a four unit structure. The building will be used to develop scattered site transitional housing and will increase Square One's capacity from eight families to twelve families.

Federal Home Loan Bank (FHLB) will be providing additional matching funds in the amount of \$32,000 for acquisition and rehabilitation of the scattered site facility. This brings the total cash of acquisition and rehabilitation including HUD dollars to \$232,000.

Macomb County Community Services Agency will provide two (2) sources of match. First, its Weatherization Department will weatherize each unit with appropriate energy saving measures, including health and safety measures. The value of this in-kind match is \$7,600. Secondly, the Macomb Food Program will provide monthly donations of food items from its warehouse at a value of \$7,200.

Macomb Intermediate School District (MISD) enables homeless children to receive a fair and equitable education through the Homeless Education Project. The Homeless Education Project can also provide free pre-school, latch key, summer education, tutoring, supplies and transportation. The value of this contribution is \$18,900.

Housing Opportunities of Macomb (HOM), will provide office space, telephone, staff mileage, and staff technical support valued at \$6,000.

Turning Point, Inc. will provide office space, staff mileage, telephone, technical support, domestic violence individual and support group counseling. This in-kind value is \$11,760.

Written agreements are in place for each of the described leveraged contributions.

Describe how other resources will be used to address homeless needs in your system.

Exhibit I. responses 1 and 2 demonstrate how a wealth of resources will be brought to implement the Continuum of Care strategy. Additional emergency assistance is available through the Veterans Affairs and Community Services Departments. Several banks work with Housing Opportunities of Macomb to waive closing fees, provide Comprehensive Housing Improvement Loans and cash donations. The Community Services Weatherization Program installs energy saving measures in rental and owner occupied housing units. These funds are leveraged with Community Development Block Grant resources to extend the available resources. The county's Consolidated Plans address the issues of maintaining housing stock and the provision of affordable housing units. Public housing entities work with shelter providers to place housing ready homeless families and individuals in public housing units. As noted in the Continuum of Care strategy, more emphasis must be placed on working with landlords and public housing staff to give preference to homeless sub-populations. The Michigan State Housing Development Authority (MSHDA) has provided HOME program resources to the Housing Opportunities for Macomb agency and has approved match for the Turning Point/HOM Transitional Housing application. Relationships with the state, the county and local providers are strong and it is expected they will continue to flourish as the Continuum of Care strategies evolve and are implemented.

Attachments:

- Attachment A: Macomb County Statistical Report on Shelters
for Year 1995
- Attachment B: Continuum of Care Services Providers and
Coordinating Agencies

Continuum Of Care: Gaps Analysis

Homeless Populations	Per Day Estimated Need	Per Day Current Inventory	Per Day Unmet Need/ Gap	Per Day Relative Priority
----------------------	------------------------------	---------------------------------	-------------------------------	---------------------------------

INDIVIDUALS Beds

Category	Population	Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Emergency Shelter	General Population	272	86	186	M
	Chronic Substance Abusers	171	0	171	H
Transitional Housing	Seriously Mentally Ill	67	0	67	H
	Dually-Diagnosed	56	0	NA*	H
	Persons with HIV/AIDS	3	0	3	L
	Victims of Domestic Violence	4	0	4	H
	General Population	8	0	8	M
	Chronic Substance Abusers	227	76	151	H
Permanent Housing	Seriously Mentally Ill	89	31	58	H
	Dually-Diagnosed	72	NA	NA	H*
	Persons with HIV/AIDS	10	**	**	M
	Persons with Other Disabilities	11	**	**	H
	General Population *	11	3	8	M

PERSONS IN FAMILIES W/CHILDREN

Category	Population	Estimated Need	Current Inventory	Unmet Need/Gap	Relative Priority
Emergency Shelter	General Population	72	48	24	M
Transitional Housing	Chronic Substance Abusers	23	2	21	H
	Seriously Mentally Ill	3	0	3	H
	Dually-Diagnosed	3	0	NA*	H
	Persons with HIV/AIDS	1	0	1	L
	Victims of Domestic Violence	32	16	16	H
	General Population	9	6	3	M
Permanent Housing	Chronic Substance Abusers	31	10	21	H
	Seriously Mentally Ill	4	1	3	H
	Dually-Diagnosed	5	NA	NA	H
	Persons with HIV/AIDS	5	**	**	M
	Persons with Other Disabilities	6	**	**	H
	General Population *	6	2	4	M

* Note that families are not eligible for the Section 8 SRO program and persons without disabilities are not eligible for permanent housing under S+C or SHP.

* Gaps included with Chronic Substance Abusers
 ** Unable to determine with current information

Continuum Of Care: Project Priorities

Project Name/ Project Sponsor	Numeric Priority	Requested Project Amount	Program (Check Only one) SHPIS+CSRO	
Example St. Claire's House, AB, Nonprofit				
Macomb County Community Mental Health/Supportive Services for Homeless Individuals With Serious Mental Illness and Substance Abuse Diagnosis.	1	\$ 1,014,390.	X	
Square One Transitional Housing	2	\$ 399,126.	X	
	3			
	4			
	5			
	6			
	7			
	8			
	9			
	10			
	11			
	12			
	13			
	14			
	15			
	16			
	17			
	18			
	19			
	20			
	21			
	22			
	23			

STATISTICAL REPORT ON SHELTERS FOR YEAR OF 1995			
MACOMB COUNTY, MICHIGAN			Prepared: 02/09/96
SHELTERS	NO. OF INDIVIDUALS	NO. OF NIGHTS	REFERRALS
S.A. MATTS	1,218	9,682	2,727
M.C. CARES	396	6,120	N/A
TURNING POINT	1,061	13,691	106
ROTATING			
MACREST	896	9,494	402
TOTAL	3,568	38,987	3,234
DROP-IN SERVICES	Individuals Served	Services Provided	
ODYSSEY Inc. - Utopia	3,362	N/A	483
TOTAL	3,362	N/A	483
TRANSITIONAL HOUSING			
SQUARE ONE	211	6,412	46
TOTAL	211	6,412	46

These totals represent statistics provided by the participating shelters and drop-in centers.

CONTINUUM OF CARE SERVICE PROVIDERS AND COORDINATING AGENCIES

Federal Departments

U.S. Department of H.U.D.
U.S. Department of Social Security
U.S. Department of Veterans Affairs

State Offices

Governor's Housing/Homeless Policy Office
MI Dept. of Community (Mental) Health
MI Department of F.L.A.
MI State Housing Development Auth.
Michigan Department of Public Health

Human Services Coordinating Body/Designated Multi Purpose Collaborative Body

Macomb County Community Mental Health
Michigan Works! Macomb/St. Clair Private Industry Council
Department of Senior Citizen Services
Macomb County Community Services Agency
Macomb County Health Department
Macomb County Prosecuting Attorney's Office
Macomb County Probate Court - Juvenile Division
Family Independence Agency
Michigan Rehabilitation Services - South
Michigan State University - Extension Service
Macomb Intermediate School District
Michigan Rehabilitation Services - North

Creating a Healthier Macomb

Macomb County Departments

Macomb County Board of Commissioners
Macomb County Department of Public Health
Macomb County Department of Community Mental Health
Macomb County Senior Citizens Services Department
Macomb County Community Services Agency
Michigan State University Extension - Macomb
Macomb County Planning and Economic Development
Macomb County Department of Veterans Affairs
Macomb County Sheriff Department
Macomb County Public Library
Macomb County Crisis Center
Macomb County Office of Substance Abuse

Human Services Providers

Aids Wellness Network
Comprehensive Youth Services
Community Human Services
Legal Aid
Macomb County Community Placement Program
Macomb County Life Consultation Center
Macomb Family Services
Catholic Services of Macomb
Macomb County Child Care Center
Macomb County Community Services Transportation
Focus HOPE
Child Care Coordination Council (4-C)
Michigan Protection and Advocacy
Head Start Parenting Plus Program

Service Providers: Food

Gleaners Community Food Bank
Macomb Food Program Network
Society of St. Vincent De Paul (clothing)
Salvation Army Soup Kitchen

Housing Assistance

Community Development Block Grant Urban County and Entitlement Communities
Housing Opportunities of Macomb
New Haven Non-Profit Housing Corp. - Perry Acres
Macomb County Habitat for Humanity
Community Services Energy/Weatherization Department

Parish Affiliates

St. Vincent DePaul Conference (Eastpointe)
St. Rene Groupil Catholic Church (Sterling Hts.)
St. Michael Catholic Community (Sterling Hts.)
St. Athanasius Parish (Roseville)
St. Lucy Church (St. Clair Shores)
St. Ephrem Parish (Sterling Hts.)
St. Gertrude Christian Service Commission (St. Clair Shores)
St. Clement Church (Center Line)

Information and Referral

United Way Community Services - Macomb Division
Detroit Public Library - TIP Database
Macomb County Community Services Agency
Macomb County Library

Financial Assistance

Comerica Bank
Old Kent Bank
Macomb Credit Adjusters

Coalitions and Alliances

Macomb County Emergency Shelter Coalition
Good Shepherd Coalition
North Macomb County Coalition
Michigan Coalition Against Homelessness
Hunger Action Coalition
Alliance for the Mentally Ill of Macomb County
ARC Service Inc.

Educational Organizations

Macomb Intermediate School District Homeless Children & Youth Project
Macomb Community College - Displaced Homemakers
Mount Clemens Community Schools Right to Learn
Macomb Literacy Project
Michigan State University Extension
U. of M. School of Social Work
Wayne State University
Michigan Rehabilitation Services

Shelter and Transitional Housing

Salvation Army MATTS (Emergency Shelter)
Macomb County Youth Interim Care Facility
Odyssey Inc./Utopia (Drop In Shelter)
Turning Point Inc.
Liberties/MCCARES (Drop In Shelter)
Square One Transitional Housing
The Salvation Army - Harbor Light
MCREST - Macomb County Rotating Emergency Shelter Team
Haven Community Mission

Health Care Organizations

Downriver Community Services Homeless Health Care Project
Mount Clemens General Hospital Mobil Medical Unit
St. John Hospital - Macomb Center
Macomb County Public Health Department
St. Josephs' Mercy Hospital of Macomb
Harbor Oaks Hospital

Author: Paul Thorne at AMSTAE5POST
Date: 11/6/96 8:16 AM
Priority: Normal
TO: Paul Thorne
Subject: Building 4 - Area Dimensions
----- Message Contents -----

Dimensions for Bldg. 4: These are averages and some Bays may be
different.

Width: 602 ft. Bays: A-B 60 ft. (offices)
B-C to J-K 45 ft. each of 8 bays.
K-L 80 ft (high bay)
L-M 100 ft (high bay)

Length: 1832 ft Bays: 1 to 31 60 ft. each
31 to 32 32 ft.

Height: Bays: A-B 29 ft 4 inches (offices)
B-C to J-K 21 ft. each of 8 bays.
K-L 39 ft (high bay) (Top of crane rail
L-M 40 ft (high bay) 30 ft.)

Paul Thorne
Base Transition Coordinator

Client: **CITY OF WARREN**
 Location: **Warren, Michigan**
 Title: **DATP Comprehensive Reuse Plan
 Reuse Concept**

Project: **961611001**
 By: **DSV, CHS, DJP**
 Trade: **All Trades**
 Disk: **A270...File 96161A01**



Giffels® Associates
 Architects Engineers Planners

**CONSTRUCTION COST APPROXIMATION FOR ARCHITECTURAL,
 STRUCTURAL, MECHANICAL & ELECTRICAL TRADES :**

	Strategy_One	Strategy_Two
ARCHITECTURAL / STRUCTURAL :	\$13,283,600	\$11,878,000
MECHANICAL :	\$3,102,100	\$1,972,600
ELECTRICAL :	\$0	\$0
SUB-TOTAL :		
	\$16,385,700	\$13,850,600
GENERAL CONTRACTOR ALLOWANCE :		
	\$1,638,600	\$1,385,100
TOTAL CONSTRUCTION COST APPROXIMATION :		
	\$18,024,300	\$15,235,700
CONSTRUCTION CONTINGENCIES :		
	\$1,810,400	\$1,533,700
PERMITS :		
	\$204,300	\$172,700
CONSULTANT & SERVICES ALLOWANCE :		
	\$0	\$0
FIELD REPRESENTATION :		
	\$0	\$0
TOTAL :		
	\$20,039,000	\$16,942,100
LAND ACQUISITION ALLOWANCE :		
	\$160,000	\$160,000
TOTAL :		
	\$20,199,000	\$17,102,100

- NOTE ♦ ESTIMATE IS BASED ON COMPETITIVE BIDS, CURRENT ECONOMICS, AND A 40 HOUR WORK WEEK
- ♦ REMOVAL OF ASBESTOS, LEAD PAINT, MERCURY, PCB'S, CONTAMINATED SOIL AND/OR WATER AND THE DISPOSAL THEREOF, IS NOT INCLUDED.
 - ♦ BUILDING DEMOLITION IS TO 2' BELOW FLOOR SLAB,
 - ♦ ADMINISTRATION BUILDING RENOVATION INCLUDES ADA UPGRADE, NEW INTERIOR PARTITIONS AND FINISHES, LIGHTING AND MECHANICAL SYSTEM UPGRADES.
 - ♦ ASSEMBLY BUILDING RENOVATION INCLUDES ADA UPGRADE AND MINIMAL ELECTRICAL AND MECHANICAL SYSTEM UPGRADES.
 - ♦ SALVAGE VALUE IS NOT INCLUDED.
 - ♦ **PRIMARY ELECTRICAL DISTRIBUTION WILL BE BY UTILITY COMPANY**

Client: **CITY OF WARREN**
 Location: **Warren, Michigan**
 Title: **DATP Comprehensive Reuse Plan
 Reuse Concept**

Project: **961611001**
 By: **David S. Van Tassel**
 Trade: **Architectural Trades**
 Disk: **A270...File 96161A01**



Giffels® Associates
 Architects Engineers Planners

Item	Description	Quantity	Unit Cost	Sub-Totals	Totals
<u>ARCHITECTURAL/STRUCTURAL SUMMARY SHEET :</u>					
101	SITE PREPARATION :			\$11,623,600	
102	FOUNDATIONS :			\$0	
103	STRUCTURAL FRAME, SLABS AND DECKS :			\$0	
104	SLABS ON GROUND :			\$0	
105	ROOF :			\$0	
106	EXTERIOR WALLS :			\$0	
107	VERTICAL CIRCULATION :			\$0	
108	INTERIOR WALLS :			\$0	
109	FLOOR FINISHES :			\$0	
110	CEILING FINISHES :			\$0	
111	WALL AND COLUMN FINISHES :			\$0	
112	MISCELLANEOUS FINISHING ITEMS :			\$0	
113	SITE PAVING :			\$1,035,000	
114	WALKS, CURBS AND RETAINING WALLS :			\$175,000	
115	FENCING :			\$0	
116	RAILROAD WORK :			\$0	
117	MISCELLANEOUS SITE STRUCTURES :			\$0	
118	SEEDING AND PLANTING :			\$450,000	
119	MISCELLANEOUS SITE ITEMS :			\$0	
TOTAL ARCHITECTURAL/STRUCTURAL TRADES :				\$13,283,600	

CITY OF WARREN

Client: Warren, Michigan
 Location: DATP Comprehensive Reuse Plan
 Title: Reuse Concept

Project: 961611001
 By: David S. Van Tassel
 Trade: Architectural Trades
 Disk: A270...File 96161A01



Giffels® Associates
 Architects Engineers Planners

Item	Description	Quantity	Unit Cost	Sub-Totals	Totals
101	<u>SITE PREPARATION :</u>				
	Demolish Building 1 - Administration	53,710 SF @	5.20 =	279,292	
	Demolish Building 2 - Administration	8,000 SF @	3.70 =	29,600	
	Demolish Building 3 - Administration	7,052 SF @	3.70 =	26,092	
	Demolish Building 4 - Assembly Plant	1,107,109 SF @	6.50 =	7,196,200	
	Demolish Building 5 - Power Plant	29,600 SF @	10.6 =	313,760	
	Demolish Building 9 - Vehicle Maintenance Shop	16,662 SF @	5.75 =	95,807	
	Demolish Building 12 - Administration	30,730 SF @	5.75 =	176,698	
	Demolish Building 14 - Community Club	4,320 SF @	3.45 =	14,904	
	Demolish Building 15 - Barracks	4,478 SF @	6.90 =	30,898	
	Demolish Building 18 - Barracks	4,800 SF @	6.90 =	33,120	
	Demolish Building 19 - Barracks	4,500 SF @	6.90 =	31,050	
	Demolish Building 21 - Office	5,000 SF @	6.90 =	34,500	
	Demolish Building 22 - Office	4,800 SF @	6.90 =	33,120	
	Demolish Building 23 - Waste Treatment Plant	10,800 SF @	5.65 =	61,020	
	Demolish Building 41 - Water Tower	1 LS @	17,000 =	17,000	
	Demolish Building 42 - Water Tank	1 LS @	15,000 =	15,000	
	Demolish Building 54 - FE Carpentry Shop	3,280 SF @	3.40 =	11,152	
	Demolish Building 55 - FE Plumbing Shop	3,920 SF @	3.40 =	13,328	
	Demolish Building 56 - FE HVAC Shop	5,777 SF @	3.40 =	19,642	
	Demolish Building 57 - Wash Rack	1,600 SF @	3.40 =	5,440	
	Demolish Building 58 - Shop/Storage	50,287 SF @	2.65 =	133,261	
	Demolish Building 59 - Warehousing	50,958 SF @	2.65 =	135,039	
	Demolish Building 61 - FE Shop	2,914 SF @	2.65 =	7,722	
	Demolish Building 63 - Storage	4,044 SF @	2.65 =	10,717	
	Remove Railroad Track and Ties	13,500 LF @	22.9 =	309,200	
	Demolish Parking Lot	1 LS @	1,170,000 =	1,170,000	
	Demolish Abandoned Tunnels (Inplace)	3,500 LF @	113 =	400,000	
	Demolish Bridge	1 LS @	70,000 =	70,000	
	Demolish Test Track	1 LS @	950,000 =	950,000	
	TOTAL SITE PREPARATION :			\$11,623,600	
113	<u>SITE PAVING :</u>				
	Road System	25,870 SY @	40.0 =	1,035,000	
	TOTAL SITE PAVING :			\$1,035,000	

CITY OF WARREN

Client:
Location:
Title:

Warren, Michigan
DATP Comprehensive Reuse Plan
Reuse Concept

Project: **961611001**

By: David S. Van Tassel
Trade: Architectural Trades
Disk: A270...File 96161A01



Giffels® Associates
Architects Engineers Planners

Item	Description	Quantity	Unit Cost	Sub-Totals	Totals
114	<u>WALKS, CURBS AND RETAINING WALLS :</u> Curb and Gutter	19,400 LF @	9.00 =	175,000	\$175,000
	TOTAL WALKS, CURBS AND RETAINING WALLS :				
118	<u>SEEDING AND PLANTING :</u> Hydro Seeding, W/Wood Fiber Mulch	870,300 SY @	0.52 =	450,000	\$450,000
	TOTAL SEEDING AND PLANTING :				

CITY OF WARREN

Client: Warren, Michigan
Location: DATP Comprehensive Reuse Plan
Title: Reuse Concept

Project: 961611001

By: David S. Van Tassel
Trade: Architectural Trades
Disk: A270...File 96161A01



Giffels[®] Associates
Architects Engineers Planners

Item	Description	Quantity	Unit Cost	Sub-Totals	Totals
<u>ARCHITECTURAL/STRUCTURAL SUMMARY SHEET :</u>					
101	SITE PREPARATION :			\$2,704,800	
102	FOUNDATIONS :			\$0	
103	STRUCTURAL FRAME, SLABS AND DECKS :			\$0	
104	SLABS ON GROUND :			\$0	
105	ROOF :			\$0	
106	EXTERIOR WALLS :			\$0	
107	VERTICAL CIRCULATION :			\$200,000	
108	INTERIOR WALLS :			\$0	
109	FLOOR FINISHES :			\$0	
110	CEILING FINISHES :			\$0	
111	WALL AND COLUMN FINISHES :			\$0	
112	MISCELLANEOUS FINISHING ITEMS :			\$7,942,200	
113	SITE PAVING :			\$608,000	
114	WALKS, CURBS AND RETAINING WALLS :			\$103,000	
115	FENCING :			\$0	
116	RAILROAD WORK :			\$0	
117	MISCELLANEOUS SITE STRUCTURES :			\$0	
118	SEEDING AND PLANTING :			\$320,000	
119	MISCELLANEOUS SITE ITEMS :			\$0	
TOTAL ARCHITECTURAL/STRUCTURAL TRADES :				\$11,878,000	

CITY OF WARREN

Warren, Michigan
DATP Comprehensive Reuse Plan
Reuse Concept

Project: 961611001

By: David S. Van Tassel
Trade: Architectural Trades
Disk: A270...File 96161A01



Giffels® Associates
Architects Engineers Planners

Item	Description	Quantity	Unit Cost	Sub-Totals	Totals
101	SITE PREPARATION :				
	Demolish Building 5 - Power Plant	29,600 SF @	10.6 =	313,760	
	Demolish Building 9 - Vehicle Maintenance Shop	16,662 SF @	5.75 =	95,807	
	Demolish Building 12 - Administration	30,730 SF @	5.75 =	176,698	
	Demolish Building 14 - Community Club	4,320 SF @	3.45 =	14,904	
	Demolish Building 15 - Barracks	4,478 SF @	6.90 =	30,898	
	Demolish Building 18 - Barracks	4,800 SF @	6.90 =	33,120	
	Demolish Building 19 - Barracks	4,500 SF @	6.90 =	31,050	
	Demolish Building 21 - Office	5,000 SF @	6.90 =	34,500	
	Demolish Building 22 - Office	4,800 SF @	6.90 =	33,120	
	Demolish Building 23 - Waste Treatment Plant	10,800 SF @	5.65 =	61,020	
	Demolish Building 41 - Water Tower	1 LS @	17,000 =	17,000	
	Demolish Building 42 - Water Tank	1 LS @	15,000 =	15,000	
	Demolish Building 54 - FE Carpentry Shop	3,280 SF @	3.40 =	11,152	
	Demolish Building 55 - FE Plumbing Shop	3,920 SF @	3.40 =	13,328	
	Demolish Building 56 - FE HVAC Shop	5,777 SF @	3.40 =	19,642	
	Demolish Building 57 - Wash Rack	1,600 SF @	3.40 =	5,440	
	Demolish Building 58 - Shop/Storage	50,287 SF @	2.65 =	133,261	
	Demolish Building 59 - Warehousing	50,958 SF @	2.65 =	135,039	
	Demolish Building 61 - FE Shop	2,914 SF @	2.65 =	7,722	
	Demolish Building 63 - Storage	4,044 SF @	2.65 =	10,717	
	Remove Railroad Track and Ties	4,000 LF @	22.9 =	91,600	
	Demolish Abandoned Tunnels (Inplace)	3,500 LF @	113 =	400,000	
	Demolish Bridge	1 LS @	70,000 =	70,000	
	Demolish Test Track	1 LS @	950,000 =	950,000	
	TOTAL SITE PREPARATION :			\$2,704,800	
107	VERTICAL CIRCULATION :				
	Building 1 Elevators, elevator shafts, pits, elevator room	2 EA @	100,000 =	200,000	
	TOTAL VERTICAL CIRCULATION :			\$200,000	

CITY OF WARREN

Warren, Michigan
 DATP Comprehensive Reuse Plan
 Reuse Concept

Project: **961611001**

By: David S. Van Tassel
 Trade: Architectural Trades
 Disk: A270...File 96161A01



Giffels
 Architects Engineers Planners

Item	Description	Quantity	Unit Cost	Sub-Totals	Totals
112	<u>MISCELLANEOUS FINISHING ITEMS :</u> Renovate Building 1 - Administration Renovate Building 2 - Administration Renovate Building 3 - Administration Renovate Building 4 - Assembly Plant <u>TOTAL MISCELLANEOUS FINISHING ITEMS :</u>	53,710 SF @ 8,000 SF @ 7,052 SF @ 1,107,109 SF @	35.0 = 35.0 = 35.0 = 5.0 =	1,879,900 280,000 246,800 5,535,500	\$7,942,200
113	<u>SITE PAVING :</u> Road System <u>TOTAL SITE PAVING :</u>	15,200 SY @	40.0 =	608,000	\$608,000
114	<u>WALKS, CURBS AND RETAINING WALLS :</u> Curb and Gutter <u>TOTAL WALKS, CURBS AND RETAINING WALLS :</u>	11,400 LF @	9.00 =	103,000	\$103,000
118	<u>SEEDING AND PLANTING :</u> Hydro Seeding, W/Wood Fiber Mulch <u>TOTAL SEEDING AND PLANTING :</u>	612,500 SY @	0.52 =	320,000	\$320,000

CITY OF WARREN

Client:
Location:
Title:

Warren, Michigan
DATP Comprehensive Reuse Plan
Reuse Concept

Project: **961611001**

By: C.H. Schmitt
Trade: Mechanical Trades
Disk: M-179 File: 96161M9D.XLS



Giffels® Associates
Architects Engineers Planners

Sub-Totals Totals

MECHANICAL TRADES SUMMARY SHEET

Item	Description	Sub-Totals	Totals
1. STRATEGY ONE			
	SITWORK - DEMOLITION	\$ 1,328,600	
	SITE WORK - NEW UTILITIES	1,773,500	
	TOTAL STRATEGY ONE - MECHANICAL TRADES :		\$3,102,100
2. STRATEGY TWO - REUSE BUILDINGS NO. 1, 2, 3 & 4			
	SITE WORK - DEMOLITION	\$ 906,900	
	SITE WORK - NEW UTILITIES	1,065,700	
	TOTAL STRATEGY TWO - MECHANICAL TRADES :		\$ 1,972,600

CITY OF WARREN

Client:

Warren, Michigan

Location:

DATP Comprehensive Reuse Plan
Reuse Concept

Trade: Mechanical Trades

Project: 961611001

By: C.H. Schmitt

Disk: M-179 File: 96161M9D.XLS



Giffels
Architects Engineers Planners

Item	Description	Quantities	Unit Cost	Sub-Totals	Totals
1.	STRATEGY ONE				
	SITework - DEMOLITION				
	STORM SEWER				
	REMOVE EXISTING STORM SEWER	36,700 L.F. @	8.25 =	302,775	
	REMOVE EXISTING CATCH BASIN	330 EA. @	231.74 =	76,473	
	REMOVE EXISTING MANHOLE	50 EA. @	297.95 =	14,897	
	EXCAVATION & BACKFILL	16,515 C.Y. @	13.24 =	218,692	
	SANITARY SEWER				
	REMOVE EXISTING SANITARY SEWER	8,100 L.F. @	6.62 =	53,630	
	REMOVE EXISTING MANHOLE	25 EA. @	297.95 =	7,449	
	EXCAVATION & BACKFILL	4,212 C.Y. @	13.24 =	55,775	
	DOMESTIC WATER				
	REMOVE EXISTING PIPING	13,000 L.F. @	7.61 =	98,984	
	REMOVE EXISTING ELEVATED STORAGE TANK, 150,000 GAL.	1 EA. @	33,000 =	33,000	
	REMOVE EXISTING GROUND STORAGE TANK, 300,000 GAL.	1 EA. @	33,000 =	33,000	
	EXCAVATION & BACKFILL	5,850 C.Y. @	13.24 =	77,466	
	FIRE WATER				
	REMOVE EXISTING PIPING	14,000 L.F. @	7.61 =	106,598	
	REMOVE EXISTING PIV'S & HYDRANTS	72 EA. @	165.53 =	11,918	
	EXCAVATION & BACKFILL	6,300 C.Y. @	13.24 =	83,425	
	STEAM & CONDENSATE				
	REMOVE EXISTING PIPING 4" AND LESS	6,600 L.F. @	6.62 =	43,699	
	REMOVE EXISTING PIPING 5" TO 10"	2,100 L.F. @	9.93 =	20,856	
	EXCAVATION & BACKFILL	315 C.Y. @	13.24 =	4,171	
	NATURAL GAS & PROPANE				
	REMOVE EXISTING PIPING	8,100 L.F. @	6.62 =	53,630	
	EXCAVATION & BACKFILL	2,430 C.Y. @	13.24 =	32,178	
	TOTAL SITE WORK - DEMOLITION :				\$1,328,600

CITY OF WARREN

Client: Warren, Michigan
Location: DATP Comprehensive Reuse Plan
Title: Reuse Concept

Project: 961611001

By: C.H. Schmitt
Trade: Mechanical Trades
Disk: M-179 File: 96161M9D.XLS



Giffels[®] Associates
Architects Engineers Planners

Item	Description	Quantities	Unit Cost	Sub-Totals	Totals
1.	STRATEGY ONE				
	SITE WORK - NEW UTILITIES				
	SANITARY SEWER				
	NEW SANITARY SEWER COLLECTION SYSTEM	8,500 L.F. @	22.66 =	192,610	
	MANHOLE	20 EA. @	1,128.50 =	22,570	
	EXCAVATION & BACKFILL	7,735 C.Y. @	19.07 =	147,522	
	STORM SEWER				
	NEW STORM SEWER COLLECTION SYSTEM	8,500 L.F. @	33.30 =	283,044	
	MANHOLE	20 EA. @	1,128.50 =	22,570	
	EXCAVATION & BACKFILL	7,565 C.Y. @	19.07 =	144,280	
	WATER LINE				
	NEW CITY WATER PIPING	8,500 L.F. @	50.00 =	424,999	
	EXCAVATION & BACKFILL	5,695 C.Y. @	19.07 =	108,615	
	NATURAL GAS				
	NEW NATURAL GAS PIPING	8,500 L.F. @	41.69 =	354,325	
	EXCAVATION & BACKFILL	3,825 C.Y. @	19.07 =	72,950	
	TOTAL NEW UTILITIES :				\$1,773,500

CITY OF WARREN

Client: Warren, Michigan
 Location: DATP Comprehensive Reuse Plan
 Title: Reuse Concept

Project: 961611001
 By: C.H. Schmitt
 Trade: Mechanical Trades
 Disk: M-179 File: 96161M9D.XLS



Giffels Associates
 Architects Engineers Planners

Item	Description	Quantities	Unit Cost	Sub-Totals	Totals
2.	STRATEGY TWO - REUSE BUILDINGS NO. 1, 2, 3 & 4				
	SITE WORK - DEMOLITION				
	STORM SEWER				
	REMOVE EXISTING STORM SEWER	22,700 L.F. @	8.25 =	187,275	
	REMOVE EXISTING CATCH BASIN	130 EA. @	231.74 =	30,126	
	REMOVE EXISTING MANHOLE	30 EA. @	297.95 =	8,938	
	EXCAVATION & BACKFILL	10,215 C.Y. @	13.24 =	135,267	
	SANITARY SEWER				
	REMOVE EXISTING SANITARY SEWER	6,300 L.F. @	6.62 =	41,712	
	REMOVE EXISTING MANHOLE	15 EA. @	297.95 =	4,469	
	EXCAVATION & BACKFILL	3,276 C.Y. @	13.24 =	43,381	
	DOMESTIC WATER				
	REMOVE EXISTING PIPING	10,600 L.F. @	7.61 =	80,710	
	REMOVE EXISTING ELEVATED STORAGE TANK, 150,000 GAL.	1 EA. @	33,000 =	33,000	
	REMOVE EXISTING GROUND STORAGE TANK, 300,000 GAL.	1 EA. @	33,000 =	33,000	
	EXCAVATION & BACKFILL	4,770 C.Y. @	13.24 =	63,164	
	FIRE WATER				
	REMOVE EXISTING PIPING	6,400 L.F. @	7.61 =	48,731	
	REMOVE EXISTING PIV'S & HYDRANTS	72 EA. @	165.53 =	11,918	
	EXCAVATION & BACKFILL	2,880 C.Y. @	13.24 =	38,137	
	STEAM & CONDENSATE				
	REMOVE EXISTING PIPING 4" AND LESS	6,600 L.F. @	6.62 =	43,699	
	REMOVE EXISTING PIPING 5" TO 10"	2,100 L.F. @	9.93 =	20,856	
	EXCAVATION & BACKFILL	315 C.Y. @	13.24 =	4,171	
	NATURAL GAS & PROPANE				
	REMOVE EXISTING PIPING	7,400 L.F. @	6.62 =	48,995	
	EXCAVATION & BACKFILL	2,220 C.Y. @	13.24 =	29,397	
	TOTAL SITE WORK - DEMOLITION :				\$906,900

CITY OF WARREN

Warren, Michigan
 DATP Comprehensive Reuse Plan
 Reuse Concept

Project: **961611001**

By: C.H. Schmitt
 Trade: Mechanical Trades
 Disk: M-179 File: 96161M9D.XLS



Giffels° Associates
 Architects Engineers Planners

Item	Description	Quantities	Unit Cost	Sub-Totals	Totals
2.	STRATEGY TWO - REUSE BUILDINGS NO. 1, 2, 3 & 4				
	SITE WORK - NEW UTILITIES				
	STEAM & CONDENSATE				
	ROUTE NEW STEAM & CONDENSATE TO BLDG. 4	700 L.F. @	135.96 =	95,172	
	EXCAVATION & BACKFILL	469 C.Y. @	19.07 =	8,945	
	SANITARY SEWER				
	RECONNECT SANITARY LINE TO EXISTING	600 L.F. @	22.66 =	13,596	
	NEW SANITARY SEWER COLLECTION SYSTEM	4,500 L.F. @	22.66 =	101,970	
	MANHOLE	10 EA. @	1,128.50 =	11,285	
	EXCAVATION & BACKFILL	4,641 C.Y. @	19.07 =	88,513	
	STORM SEWER				
	NEW STORM SEWER COLLECTION SYSTEM	4,500 L.F. @	33.30 =	149,847	
	MANHOLE	10 EA. @	1,128.50 =	11,285	
	EXCAVATION & BACKFILL	4,005 C.Y. @	19.07 =	76,383	
	WATER LINE				
	NEW CITY WATER PIPING	4,500 L.F. @	50.00 =	225,000	
	EXCAVATION & BACKFILL	3,015 C.Y. @	19.07 =	57,502	
	NATURAL GAS				
	NEW NATURAL GAS PIPING	4,500 L.F. @	41.69 =	187,584	
	EXCAVATION & BACKFILL	2,025 C.Y. @	19.07 =	38,621	
	TOTAL NEW UTILITIES :				\$1,065,700