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Elizabeth Cabot, Esq.
Tasha Cowen


City of Detroit

CITY COUNCIL

LEGISLATIVE POLICY DIVISION
208 Coleman A. Young Municipal Center
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Theresa Thomas
Kathryn Lynch Underwood, MUP
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TO: COUNCIL MEMBERS

FROM: David Whitaker, Director 
Legislative Policy Division Staff

DATE: June 2, 2021

RE: Selden Innovation Center Brownfield Plan PA 381 of 1996
PUBLIC HEARING

The Brownfield Redevelopment Financing Act 381 of 1996 provides tax incentives (i.e. tax increment financing) to develop brownfields properties in an area at or on which there has been a release (or threat of release) or disposal of a hazardous substance.

Selden Innovation Center Brownfield Plan

Industry Detroit QOZB, LLC,¹ is the project developer and the owner of the eleven parcels in the Selden Innovation Center Brownfield Plan. The developer has planned for rehabilitation of the former Jefferson School, by converting an approximately 110,000 square foot three-story building into an “incubator-style” office space, designed with a flexible configuration of private office suites to be branded as Industry Detroit.

The developer plans to increase the square footage of the building space of the project to approximately 120,000 feet, with the addition of a new mezzanine space. The offices in the newly renovated building will house small emerging and established companies seeking the latest technological infrastructure. The developer plans to foster a sense of community in the building by providing shared spaces such as large kitchens (with a full array of beverage service available to tenants along with café seating), conference rooms, training rooms, small private

¹ The Developer is a qualified opportunity zone business (QOZB), which is a trade or business in that substantially all the tangible property owned by the business is qualified opportunity zone business property. At least 50 percent of the gross income of the QOZB must be derived from the active conduct of a trade or business in qualified opportunity zones. <https://www.occ.gov/publications-and-resources/publications/community-affairs/community-developments-fact-sheets/cd-fact-sheet-opportunity-zones.pdf>

work spaces off of the community areas, and a large event center that will be programmed by the property manager from time to time. Tenant events can be reserved by tenants for their own events. Reduced rental rates will be made available for 20,000 net rentable square feet of the building, targeting local community based & minority owned businesses. The current schematic design includes between approximately 25,000 and 35,000 rentable square feet of common areas and amenities.

An estimated one hundred (100) construction jobs are expected to be created. In addition, approximately five (5) permanent full-time jobs are expected to be created at the property by the developer or affiliates. Approximately two hundred (200) to three hundred (300) permanent full-time jobs are expected to be created at the property by tenants, subject to achieving leasing goals and the accomplishment of mission goals.

It is currently anticipated that construction will begin in the fall of 2021 and that the eligible activities in the plan will be completed within 36 months.

The developer is requesting a **\$2,967,707²** reimbursement, with the overall value of the plan estimated at **\$4,703,711**, which includes local brownfield costs.³ The developer is also seeking the approval of a Commercial Facilities Exemption Act P.A. 255 of 1978 tax abatement. The project is also in a *Federal Opportunity Zone*.⁴ The estimated capital investment for this project is approximately **\$32,397,000**.

Description of the Eligible Property & Legal Description

The property consists of eleven tax parcels, including current and proposed parking areas, a portion of Frank Street (in the process of being vacated) and an adjacent alley. Some or all of these tax parcels may be combined in the future or may be combined prior to the final adoption of this Plan.

1. Parcel 1 is the location of the former Jefferson School. It is functionally obsolete within the meaning of Act 381.
2. Parcels 2-7 are located across Frank Street from Parcel 1 and are used for parking for Parcel 1.
 - a. Parcels 2, 4 and 6 are facilities due to the presence of lead above the generic residential direct contact criterion.
 - b. Parcel 3 is eligible property because of the presence of arsenic in a composite sample above the generic residential drinking water protection criterion and by being adjacent and contiguous to Parcels 1, 2 and 4.
 - c. Parcel 5 is eligible property because of the presence of arsenic in a composite sample above the generic residential drinking water protection criterion and by being adjacent and contiguous to Parcels 1, 4 and 6.
 - d. Parcel 7 is eligible property because of the presence of arsenic in a composite sample above the generic residential drinking water protection criterion and by being adjacent and contiguous to Parcels 1 and 6.

² Tax Increment Financing (TIF) subsidizes an entity by refunding or diverting a portion of their taxes to help finance development in an area or on a project site.

³ The TIF plan is 29 years (after two years with the plan deferred with *no capture in years 2022-2023*).

⁴ An Opportunity Zone is an economically-distressed community where private investments, under certain conditions, may be eligible for capital gain tax incentives. Opportunity Zones were created under the 2017 Tax Cuts and Jobs Act, to stimulate economic development and job creation, by incentivizing long-term investments in low-income neighborhoods.

3. Parcel 8, which is the expected location of additional surface parking for the project, is eligible property due to three of its four tax parcels being a facility and the fourth being adjacent and contiguous to a facility with planned improvements that will increase the taxable value of the other eligible property.

Survey Parcel No.	Address	Tax ID	Basis of Eligibility	Developer
1	950 Selden	04000760-9	Functionally obsolete	Industry Detroit QOZB, LLC
2	924 Frank	04000788.001	Facility	Industry Detroit QOZB, LLC
3	940 Frank	04000787	Facility	Industry Detroit QOZB, LLC
4	946 Frank	04000786	Facility	Industry Detroit QOZB, LLC
5	960 Frank	04000784-5	Facility	Industry Detroit QOZB, LLC
6	968 Frank	04000780-3	Facility	Industry Detroit QOZB, LLC
7	974 Frank	04000779	Facility	Industry Detroit QOZB, LLC
8	925 W. Willis	04000837-9	Facility	Industry Detroit QOZB, LLC
8	945 W. Alexandrine	04000800	Facility	Industry Detroit QOZB, LLC
8	953 W. Alexandrine	04000801	Facility	Industry Detroit QOZB, LLC
8	955 W. Alexandrine	04000802-8	Adjacent and Contiguous	Industry Detroit QOZB, LLC

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2, because (a) the Property was previously utilized for public and charter school purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels comprising the Property are either “functionally obsolete”, a facility, or is adjacent and contiguous to such eligible property and the development of these parcels is estimated to increase the captured taxable valuable of that property.

Tax increments are projected to be captured and applied to (i) reimbursement of eligible activity costs and payment of DBRA administrative and operating expenses, (ii) make deposits into the State Brownfield Redevelopment Fund, and (iii) make deposits into the DBRA’s Local Brownfield Revolving Fund, as follows:

School Capture	Totals	Reimbursement of Costs and Interest	DBRA Admin. Costs	State Revol. Fund	Local Brownfield Revolving Fund
State Education Tax (SET)	\$ 536,865	\$ 357,910	\$ -	\$ 178,955	\$ -
School Operating Tax	\$ 1,375,250	\$ 1,296,400	\$ -	\$ -	\$ 78,850
School Total	\$ 1,912,115	\$ 1,654,310	\$ -	\$ 178,955	\$ 78,850
Local (non-school) Capture					
City Operating	\$ 1,661,050	\$ 947,325	\$ 340,667	\$ -	\$ 373,058
Library	\$ 385,517	\$ 219,867	\$ 79,066	\$ -	\$ 86,584
Wayne County Operating	\$ 651,200	\$ 371,390	\$ 133,555	\$ -	\$ 146,254
Huron Clinton Metropolitan Authority	\$ 17,724	\$ 10,109	\$ 3,635	\$ -	\$ 3,981
Wayne County ISD	\$ 288,411	\$ 164,486	\$ 59,151	\$ -	\$ 64,775
Wayne County ENH	\$ 166,505	\$ 94,960	\$ 34,149	\$ -	\$ 37,396
Wayne County Community College	\$ 269,804	\$ 153,874	\$ 55,334	\$ -	\$ 60,596
Local Total	\$ 3,440,210	\$ 1,962,011	\$ 705,557	\$ -	\$ 772,643
Total Captured School and Local (non-school) Taxes:	\$ 4,703,711	\$ 2,967,707	\$ 705,557	\$ 178,955	\$ 851,493

In addition, the following taxes are projected to be generated but shall not be captured during the life of this Plan:

City Debt	\$ 755,126
School Debt	\$ 1,090,737
Wayne County DIA	\$ 16,781
Wayne County Zoo	\$ 8,390
Total Non-Capturable Taxes	\$ 1,871,034



Rendering of the completed project⁵

Feasibility of the Brownfield Approval

The “eligible activities” that have been carried out or are intended to be carried out at the property are considered “eligible activities” as defined by Section 2 of Act 381 because they consist of department specific activities (including baseline environmental assessments, due care

⁵ Source: DBRA Selden Innovation Center CC Public Hearing Flyer

activities and response activities), asbestos abatement, demolition, site preparation, infrastructure improvements, brownfield plan preparation and implementation, and interest.

A summary of the eligible activities and the estimated cost of each eligible activity intended to be reimbursed with Tax Incremental Revenues from the Property are shown in the following table:

SUMMARY OF ELIGIBLE ACTIVITIES

MSF Eligible Activities	Estimated Costs
1. Asbestos Abatement	\$203,369
2. Infrastructure Improvements	\$20,918
3. Site and Building Demolition	\$1,731,011
4. MSF Activities Contingency (10%)	\$195,530
5. Brownfield Plan and Work Plan Preparation	\$15,000
6. Brownfield Plan Implementation	\$15,000
Subtotal MSF Eligible Activities	\$2,180,828
Interest on MSF Eligible Activities	\$683,323
Total MSF Eligible Activities	\$2,864,151
EGLE Eligible Activities	
1. Phase I, Phase II and BEA Activities	\$18,850
2. Due care (contaminated soil removal and disposal)	\$30,000
3. Brownfield Plan and Work Plan Preparation	\$15,000
4. Brownfield Plan Implementation	\$15,000
Subtotal EGLE Eligible Activities	\$78,850
Interest on EGLE Eligible Activities	\$24,706
Total EGLE Eligible Activities	\$103,556
Estimated Total Payments to Developer	\$2,967,707
DBRA Administrative Fees	\$676,532
Local Brownfield Revolving Fund	\$687,021
State Brownfield Redevelopment Fund	\$178,955
Estimated Total Use of TIF Funds	\$4,510,215

6

Please contact us if we can be of any further assistance.

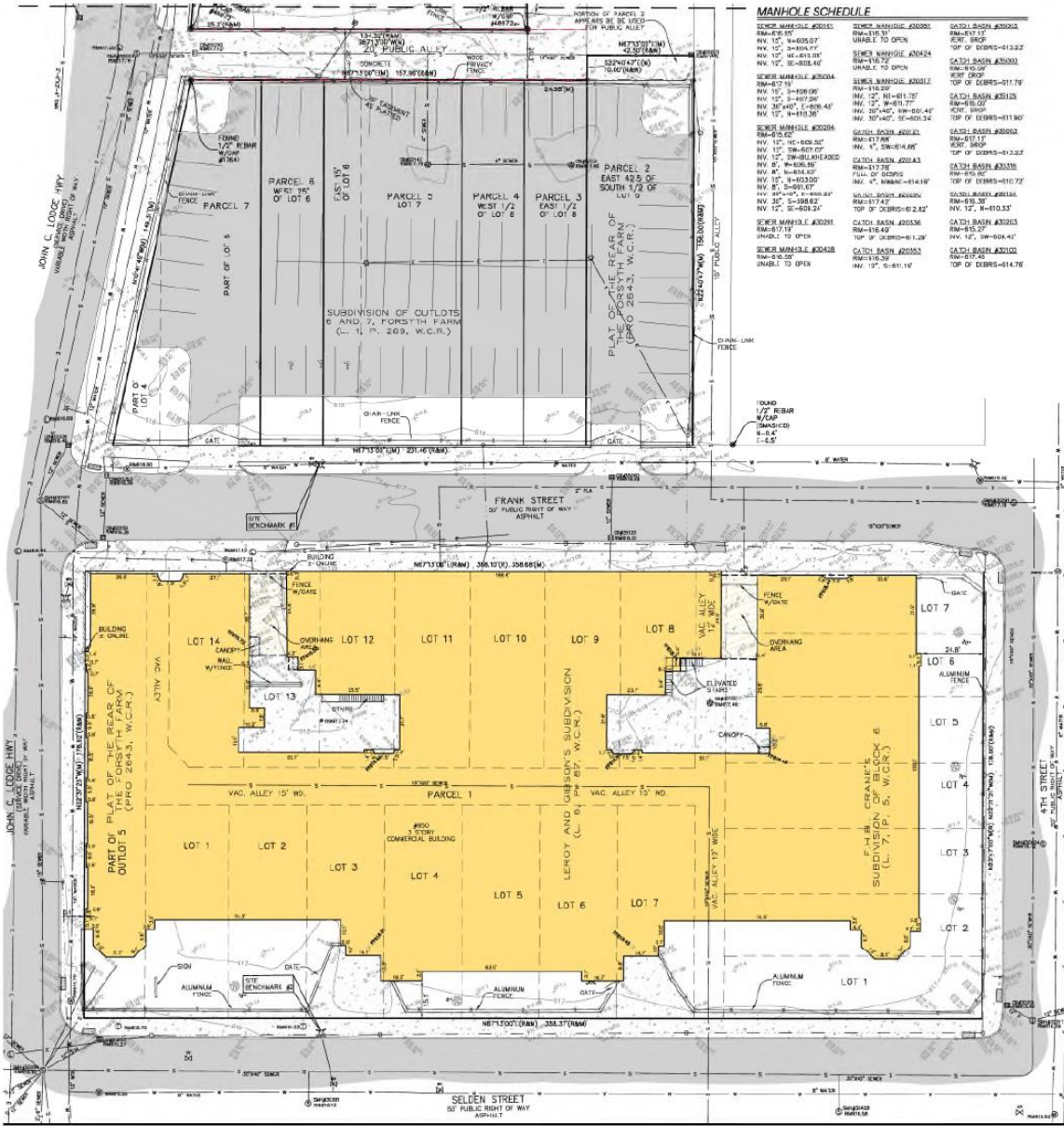
cc: Auditor General's Office
 Donald Rencher, Chief of Services and Infrastructure
 Katy Trudeau, Planning and Development Department
 Julie Schneider, HRD
 Veronica Farley, HRD
 Stephanie Grimes Washington, Mayor's Office
 Avery Peeples, Mayor's Office
 Malinda Jensen, DEGC
 Kenyetta Bridges, DEGC

⁶ The amount of the DBRA Administrative Fees in the plan is \$705,557, which is in excess of the \$676,532 in DBRA Administrative Fees in the list of eligible activities and the amount of the Local Brownfield Revolving Funds is \$851,493, which is also in excess of the \$687,021 in Local Brownfield Revolving Funds in the list of eligible activities.

Jennifer Kanalos, DEGC
Brian Vosburg, DEGC
Cora Capler, DEGC

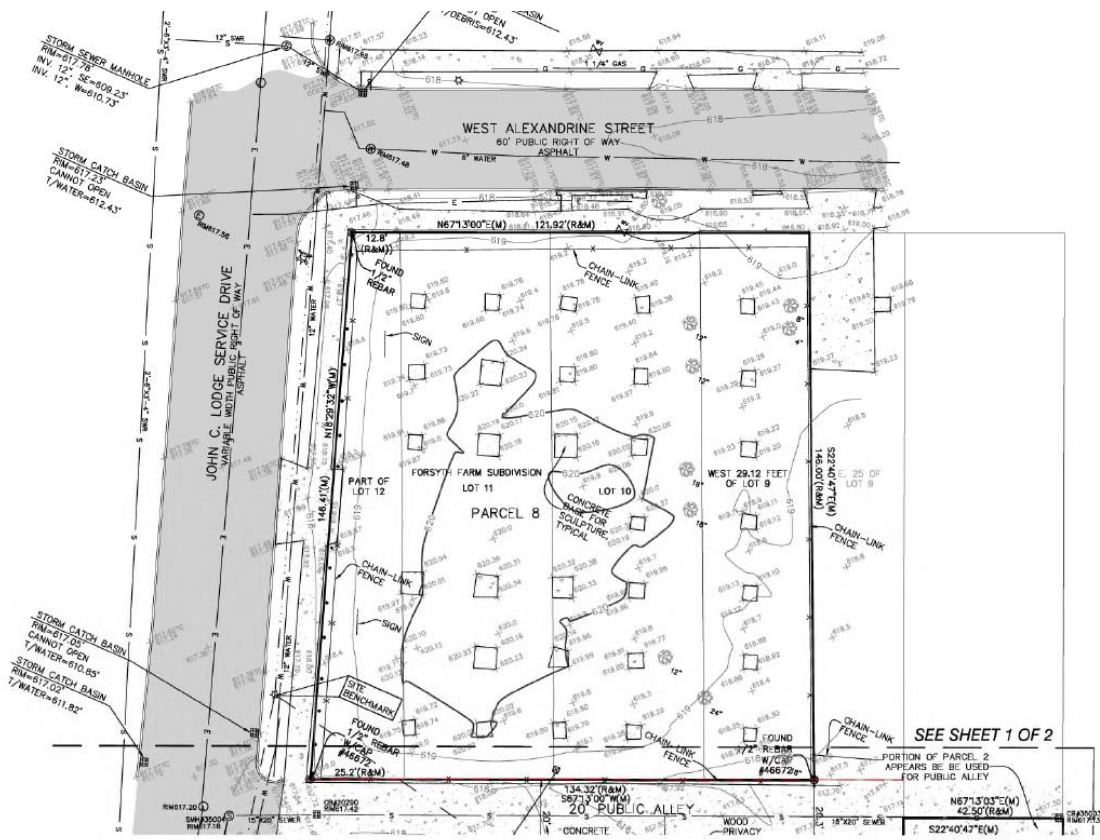
ATTACHMENT A

Site Maps

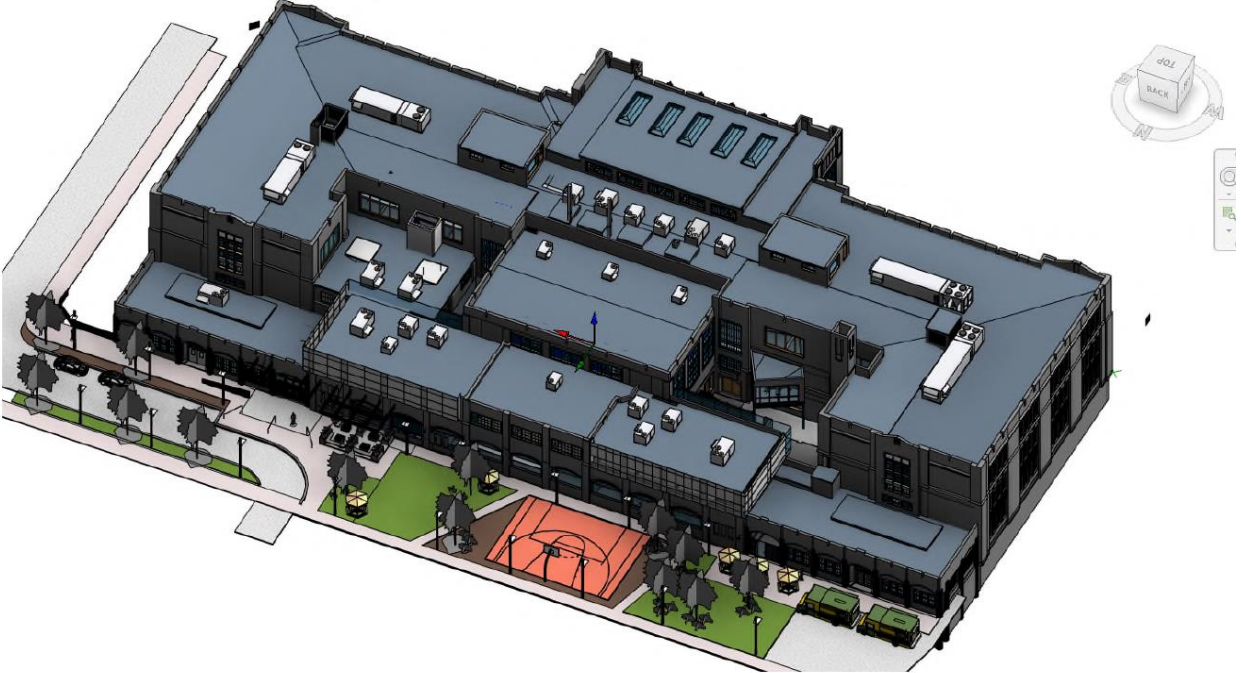


Parcel 1 consists of the entire area south of Frank Street.

A-1



Parcel 8 consists of the entire area in the above map.



C-2

38957871.1

INCENTIVE INFORMATION CHART:

Project Type		Incentive Type		Investment Amount	District		
Commercial Rehabilitation		P.A. 255 & Brownfield TIF		\$32,397,000	6		
Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
7	0	80	13	2	1	2	0

1. What is the plan for hiring Detroiters?

Hiring Goal

As part of the project, the Developer has set a goal to locally source and hire 30% of the overall project workforce including construction and operations. To ensure the Developer’s success in achieving this goal, the goal will be measured by taking the locally sourced contract value and dividing it by the entire project hard cost value.

Workforce Goals

By utilizing local data bases and other resources the Developer has already invited many local Detroit & minority owned subcontractors and vendors to bid on various project scopes. To ensure qualified local groups are utilized the Developer has established the below baseline hierarchy for hiring:

1. Business is qualified and capable of handling the assigned scope with a history of delivering successful projects in the past.
2. Business is local to Detroit and/or minority owned
3. Business has a reputation for giving back to the community and engaging with stakeholders to do so.
4. Business has a strong understanding and is in agreement with the employment values of the Partnership.

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

- a. Surveying
- b. Selective Demolition
- c. Concrete
 - i. Concrete Polishing
- d. Masonry
- e. Misc. Metals/Structural Steel
- f. Rough Carpentry
- g. Roofing
- h. Doors/Frames/Hardware
- i. Glass & Glazing
- j. Metal Stud Framing & Drywall
- k. Flooring
- l. Building Insulation
- m. Painting
- n. Specialties
- o. Cabinets/Casework/Countertops
- p. Elevator
- q. Fire Sprinkler
- r. Plumbing
- s. Electrical
- t. Mechanical
- u. Fire Alarm
- v. Asphalt Paving
- w. Stainless Steel
- x. Fencing
- y. Landscaping

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

- a. No.

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

- a. The developer has met with and has the support of community groups, including Cass Community Development Corporation and Fourth Street Eco-Homes Condo Association and has held or participated in at least five meetings and public hearings.

5. When is construction slated to begin?

- a. Fall 2021

6. What is the expected completion date of construction?

- a. Construction is estimated to be completed in 2022.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.



CITY OF DETROIT
BUILDINGS, SAFETY ENGINEERING
& ENVIRONMENTAL DEPARTMENT
ENVIRONMENTAL AFFAIRS

401 COLEMAN A. YOUNG
MUNICIPAL CENTER
DETROIT, MICHIGAN 48226
Phone 313 • 628 • 2459
Fax 313 • 224 • 2745

Attachment B

TO: THE DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
FROM: DETROIT, BUILDINGS, SAFETY ENGINEERING, AND
ENVIRONMENTAL DEPARTMENT
PROJECT: Seldon Innovation Center
DATE: 05/17/2021

The undersigned, from the City of Detroit, Buildings, Safety Engineering, and Environmental Department acknowledges the receipt of the environmental documents listed below, which have been submitted by INDUSTRY Detroit QOZB, LLC, as developer, as part of its Brownfield Plan submittal to the Detroit Brownfield Redevelopment Authority (DBRA), for the Seldon Innovation Center Project.

- Phase I Environmental Site Assessment, pursuant to USEPA's. All Appropriate Inquiry using American Society of Testing Materials (ASTM) Standard E 1527-13
- Phase II Environmental Site Assessment, pursuant to ASTM Standard 1903 (if appropriate)
- Baseline Environmental Assessment, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate)
- Due Care Plan, pursuant to Part 201 of Michigan's Natural Resources and Environmental Protection Act, MCL 324.20101 *et seq.* (if appropriate)

Based upon its review of the above environmental documents and the representations of the developer, the City of Detroit, Buildings, Safety Engineering, and Environmental Department agrees with the environmental consultant that the site is a facility and has determined that the documents received for this project satisfy the DBRA Guidelines.

City of Detroit, Buildings, Safety
Engineering, and Environmental Department

By: *Debra Harrison*
Its: Environmental Specialist III

Michael E. Duggan, MAYOR



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVE., SUITE 824
DETROIT, MI 48226
PHONE: 313•224•3011
FAX: 313•224•9400

April 27, 2021

Ms. Jennifer Kanalos, Authorized Agent
City of Detroit Brownfield Redevelopment Authority
500 Griswold Street, 22 Floor
Detroit, Michigan 48226

RE: 950 Selden Street, Detroit, Michigan

Dear Ms. Kanalos:

The Office of the Assessor, Office of the Chief Financial Officer, has reviewed the proposed project for the property located at 950 Selden Street, Detroit, Michigan (the "Property") in anticipation of the Property being included in a brownfield plan.

The Brownfield Redevelopment Financing Act ("Act 381") requires that a level III or IV assessor make a finding that the Property is "functionally obsolete", as defined by Act 381, and provide an underlying basis for that opinion.

Section 2(s) of Act 381 defines "functionally obsolete" as property that is "unable to be used to adequately perform the function for which it was intended due to substantial loss in value from factors such as overcapacity, changes in technology, deficiencies or super adequacies in design, or other similar factors that affect the property itself of the property's relationship with other surrounding property." MCL 12.2652(s).

The Assessors Manual defines functional obsolescence as "a loss in value occurring in a structure caused by changes in design, overcapacity, or inadequacy." Michigan Assessors Manual, Vol. I Glossary, p.239.

The Property was originally intended for commercial educational use, however without substantial updates and renovations, the Property is no longer able to meet market demand for commercial use for several reasons, including, but not limited to: repairs needed to the building structure, the replacement or rehabilitation of window and doors, layout reconfiguration, ceiling height and hallway design obsolescence, contamination abatement, and the antiquation of the roofing, electrical, plumbing and HVAC systems.

The Office of the Chief Financial Officer, Office of the Assessor, finds the Property to be functionally obsolete within the definition of the Assessors Manual and the Brownfield Redevelopment Financing Act.

Sincerely,

Charles Ericson, MMAO (IV)
Assessor, Board of Assessors



**PLANNING AND
DEVELOPMENT DEPARTMENT**

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 808
Detroit, Michigan 48226

Phone 313-224-1339
www.detroitmi.gov

April 13, 2021

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

RE: Selden Innovation Center Brownfield Redevelopment Plan

Dear Ms. Kanalos,

The Detroit Brownfield Redevelopment Authority (DBRA) has asked that the Planning and Development Department to review and comment on the Selden Innovation Center Brownfield Redevelopment Plan (the "Plan").

Industry Detroit QOZB, LLC is the project developer ("Developer"). The property in the Plan is the former Jefferson School located at 950 Selden, as well as 10 other parcels for a total of 11 parcels bounded roughly by Selden Street, the John C Lodge Freeway, the alley north of Frank Street, and 4th Street.

The former 110,000 square foot Jefferson School will be renovated into a 120,000 square foot business incubator-style office space for small, emerging companies as well as established companies looking for a collaborative, community-style environment. The 25,000-35,000 square feet of common area space inside the building will include a large shared kitchen, beverage service, conference and training space, and an event center. The existing parking lot will be rehabilitated as part of the redevelopment as well. The project includes the following Brownfield eligible activities: asbestos abatement, infrastructure improvements, selective site & building demolition, environmental studies, and due care of contaminated soils.

The development will redevelop a vacant, school building in the Midtown neighborhood of Detroit. 150 construction jobs are anticipated to be created. Total investment is estimated at \$6.25 million.

The review for this brownfield plan is complete and all comments have been forwarded to the developer. No adverse comments were received. The Planning and Development Department recommends approval of the brownfield plan as submitted.

Sincerely,

Russell Baltimore
Assistant Director Design Review
Planning and Development Department

c: B. Vosburg
C. Capler

G-2

February 10, 2021

Re: Industry Detroit Project at Historic Jefferson School

To the Honorable Members of Detroit City Council,

I'm writing this letter in support of the Industry Detroit project, which is planned to be located in the vacant Jefferson School on Selden Street. As a local resident who lives right nearby the school, I am looking forward to seeing this historic structure renovated and activated with new uses and businesses. It is a beautiful building, but it has been vacant for years and doesn't feel safe in its current state.

I've learned through community presentations that the project will transform the former school into creative offices and collaborative workspaces for local businesses and entrepreneurs. More importantly, there will be community programming that offers career training and education. This focus on social impact and building community will create new opportunities that will greatly benefit City of Detroit residents.

I appreciate the thoughtfulness that has been going into the planning process. The project team is taking steps to limit the potential negative impacts on neighborhood residents. A professional traffic study is being conducted on the area, and the team is also working with the City of Detroit to develop a parking solution that will direct visitors and traffic away from the smaller residential streets. I also support the idea of closing Frank Street to vehicles and turning it into a pedestrian plaza with public access. I believe that these considerations really have the best interests of the neighborhood in mind.

I have truly enjoyed my time living here. I love visiting the local businesses and exploring everything the area has to offer. Having the school active again will add to the energy of our neighborhood by bringing a 100-year-old building back to life and making a positive contribution to our community.

Sincerely,

A handwritten signature in black ink that reads "Joycelyn Crawford". The signature is written in a cursive, flowing style.

Joycelyn Crawford
Fourth Street Resident

D-2

April 2nd, 2021

Re: Industry Detroit Project at Historic Jefferson School

To the Honorable Members of Detroit City Council:

I'm writing this letter in support of the Industry Detroit project, which is planned to be located in the vacant Jefferson School on Selden Street. I have lived and worked in midtown over 25 years. I am looking forward to seeing the above-mentioned historic structure renovated and activated with new uses and businesses. It is a beautiful building, but it has been vacant for years and doesn't feel safe in its current state.

I've learned through that the project will transform the former school into creative offices and collaborative workspaces for local businesses and entrepreneurs. More importantly, there will be community programming that offers career training and education. This focus on social impact and building community will create new opportunities that will greatly benefit City of Detroit residents.

I believe that having the school active again will add to the energy of our neighborhood by bringing a 100-year-old building back to life and making a positive contribution to our community.

Sincerely,

Erik Nordin, Partner

Detroit Design Center

Detroit Design Center 4225 Third Street Detroit Michigan 48201

D-3

38957871.1

4/11/2021

To: Honorable Members of The Detroit City Council,

I am writing you today to share my support for the proposed redevelopment of the Jefferson School on Selden St. in Midtown. I have been a resident, and business owner in the neighborhood for the last 18 years.

As a historic architect, we have lost far too many historic and architecturally significant buildings in the neighborhood. In re-purposing this irreplaceable school, a bookend of the Selden corridor if you will; will not only save a historic resource but create a catalyst for the development of new in-fill support spaces and residences in the surrounding area.

As a real estate professional, I can personally attest to the need for spaces for local business to start/grow in the neighborhood. Places for residents to grow and be part of the development of the neighborhood.

As a resident with young children, I can attest to the need for more small businesses and programmable public and semi-public indoor and outdoor spaces.

The activation of this property into a dynamic hub of activity is more than overdue.

I fully-support the development team, their vision, their hard work, and their engagement in the community to realize this ambitious project for the betterment of our neighborhood and enrichment of ours and its' tenants lives.

Respectfully,



David Knapp, Architect, Owner 643-655 W. Alexandrine

D-4

Elise Fields

From: Elliott Broom <EBroom@dia.org>
Sent: Wednesday, April 7, 2021 3:59 PM
To: Elise Fields
Subject: Letter to the Detroit City Council

Dear Honorable members of the Detroit City Council,

I write this letter in enthusiastic support of the Jefferson School project! I not only work in Midtown, but it is where I decided to buy a home in 2009. Over the past 12 years, I have definitely witnessed growth in the neighborhood, which is great. But, while there has been growth, we are still a long way away from being a truly vibrant community with expanded options to work, shop, access to services and entertainment options. I view the Jefferson School project as one more "piece of the puzzle" as it relates to making the Midtown neighborhood more dense, which is vitally important to any healthy neighborhood, in any city. This project has the potential to be positively transformational by bringing jobs, vocational training, and a creative outlet to a section of the neighborhood that is currently underserved. I am confident the heightened activity will serve as a catalyst for greater interest and development to come. As the old saying goes; "A rising tide lifts all boats", and this is a visionary step forward.

Sincerely,

Elliott Broom

Elliott W. Broom
Detroit Institute of Arts
Vice President Museum Operations
Direct: (313) 833-2328

D-5

April 20, 2021

Re: Support - Industry Detroit Project at Historic Jefferson School

To the Honorable Members of Detroit City Council,

I am writing this letter in support of the Industry Detroit project, which is planned to be located in the vacant Jefferson School at 950 Selden. As a resident on Fourth St. and a long-time Midtown resident, I am encouraged to see vacant and inactive buildings be brought back to life. As the neighborhood continues to develop around us, it is important to see a landmark building find new use.

The development team has made efforts in making sure the interests and concerns of local residents are addressed. Being located on the western edge of Midtown, this school will provide a connection to the Woodbridge community located just across the Lodge expressway. Developments such as these will help us bridge the neighborhoods back together.

I applaud the development team for dedicating 20,000 square feet of space to companies and organizations led by women, minority, and immigrants. Additionally, their emphasis on tenants whose mission, culture, products and services are focused on making a positive social impact, will provide a diverse mix of opportunities for community.

I express my full support and look forward to seeing this project unfold and become a part of my neighborhood.

Sincerely,

Michael Martorelli

Michael Martorelli

D-6