

ENVIRONMENTAL CASE STUDIES

FBI Building in Detroit, MI—Federally Funded

THE PROPERTY

The contiguous property is approximately 11.29 acres in size and is located on the western edge of Detroit's Central Business District and the eastern edge of the Corktown District and is divided into four (4) areas: a high-rise office building located at 1200 Sixth Street, and three vacant adjacent parking lots located to the south and west. Historical information identifies that the various parcels of the subject property have been developed since at least 1884 and have been used for a variety of purposes including: a high school, a furniture warehouse, a Detroit public works garage, repair shops, delivery truck garage, a laundry facility, and finally an office building and associated parking garage and parking lots.

THE PROJECT

The Property was redeveloped into new state-of-the-art FBI buildings and consolidates functions to a central field office location. The buildings were designed pursuant to the Federal Design Excellence Program, which requires an extremely high emphasis on unique and creative design standards. The investment for this redevelopment was **\$80-\$100 million** and was privately owned and leased to the federal government on a long-term lease. This Project will continue the revitalization and economic investment made in recent years within this area of Detroit, as well as increase the income tax base for the City of Detroit, by providing cutting edge commercial/office space within a blighted area of downtown Detroit.

AKT PEERLESS' ROLE

AKT Peerless Environmental & Energy Services was selected to support the project team and identify Brownfield incentive programs necessary to offset the massive costs to redevelop the property. Due to the sensitive nature of this project, innovative and creative planning was necessary to allow AKT Peerless to provide the following services to a Federal Government Agency:

Brownfield Redevelopment Plan - included a Tax Increment Financing (TIF) Plan.

Act 381 Work Plans for State Tax Capture - approval of approximately \$19.5 million dollars in Eligible Activities for this Project.

Pre-demolition Hazardous Materials Surveys and Disposal, Due Care, Additional Response Activity – conducted during redevelopment activities.

THE RESULT

In total, Brownfield and other financial incentives secured for this project are estimated to be \$19.5 million dollars or nearly 20-percent of the overall project costs.

