



NOTICE:

ROMULUS CITY COUNCIL

PUBLIC HEARING

Monday, July 13, 2026

The Romulus City Council will hold a Special Meeting – Public Hearing on **Monday, July 13, 2026, at 7:00 p.m.** in the Romulus City Hall Council Chambers located at 11111 Wayne Road, Romulus, MI 48174 to hear comments on the RFP Process and proposal materials from an applicant as it pertains to the RFP 25/26-10 Van Born Road properties.

The Special Meeting-Public Hearing Agenda is as follows:

1. **Roll Call**
2. **Agenda**
3. **Discussion: RFP Process and RFP 25/26-10 Van Board Properties**
4. **Public Comment**
5. **Adjournment**

Ellen L. Craig-Bragg, City Clerk
City of Romulus

This notice is posted in compliance with PA 228 of 2020 as amended from PA 267 of 1976 (Open Meetings Act), MCL 15.263a et. seq., and the Americans with Disabilities Act. (ADA).

THIS IS A OPEN SESSION MEETING

Instructions for Persons with Disabilities

Persons with disabilities who need accommodations to participate in the meeting effectively should contact the City Clerk or send an email by 12:00 p.m. the day of the meeting to request assistance at:

Ellen L. Craig-Bragg, City Clerk, 11111 Wayne Rd., Romulus, MI 48174, (734) 942-7540,
clerk@romulusgov.com



City Council Special Meeting

Public Hearing Agenda

July 13, 2026

7:00 PM

1. Roll Call
2. Agenda - Motion to accept Public Hearing Agenda
3. Public Hearing Discussion: RFP Process & RFP 25/26-10 Van Board Road Properties
4. Public Comment
5. Adjournment - Motion to adjourn the Public Hearing



MEMORANDUM

To: Honorable City Council
From: Ellen L. Craig-Bragg, City Clerk
Cc: D'Sjonaun Hockenhull, Deputy City Clerk
Date: July 9, 2026
Re: Special Meetings

There is one (1) special meeting scheduled for Monday, July 13, 2026:

- 1. 7:00pm Public Hearing RFP 25/26-10 Van Born Rd Properties**

INTER-OFFICE MEMORANDUM

DATE: Monday, June 8th, 2026
TO: Ellen Craig-Bragg, Clerk
CC: D'Sjonaun Hockenhull, Deputy Clerk
FROM: Jessica Hobbs, Grant Coordinator & Economic Development Liaison
SUBJECT: RFP 25/26-10 Van Born Road Study Session

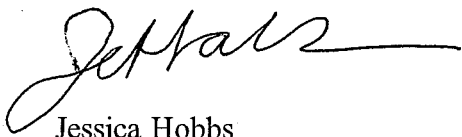
I respectfully request a 30-minute Public Hearing before City Council on Monday, July 13, 2026 at 7:00pm.

The purpose of this Study Session is to review the RFP process and proposal materials from applicant as it pertains to the RFP 25/26-10 Van Born Road properties.

I will provide RFP materials to Council for inclusion in the June 22nd packet, to allow for further review prior to the study session.

If you have any questions or require additional information, please do not hesitate to contact me.

Thank you,



Jessica Hobbs



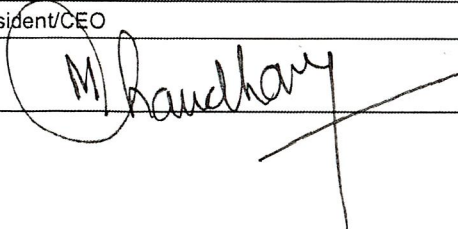
ACKNOWLEDGMENT OF RECEIPT OF ADDENDA FORM

The Bidder is responsible for acknowledging the receipt of any posted addenda in the space provided below. By signing and dating on the line below the undersigned has read, understands the Addendum/addenda posted by the City of Romulus, should there be any, as a clarification or addition to this RFP document. A copy of any addenda posted by the City should be placed immediately behind the bids Table of Contents and need not be numbered.

SIGN AND DATE (write "None" if none):

Addendum 1: 03/10/2026
Addendum 2: _____
Addendum 3: _____
Addendum 4: _____

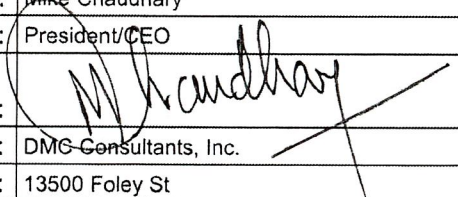
The undersigned hereby acknowledges receipt of the following addendum

*Name:	Mike Chaudhary
*Title:	President/CEO
Signature:	

Enter the pages for each proposal section and attachment in the area provided below. A completed copy of this page must be placed in the front of all documents submitted for consideration.

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PROPOSAL REVIEW AND SELECTION	14-16
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ATTACHMENT I - PROPOSAL CERTIFICATION, STATEMENT OF NON-COLLUSION AND CONFLICT OF INTEREST	3
ATTACHMENT II. DEVELOPER'S GENERAL QUESTIONNAIRE	4
ATTACHMENT III- DEVELOPER'S REFERENCES	5
Developer's Proposal Submittal Documents	PAGE #
EXECUTIVE SUMMARY (NO MORE THAN 3 PAGES)	6-7
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DEVELOPMENT TEAM PROFILE – TEAM SUMMARY AND ONE PAGE RESUMES OF LEAD TEAM MEMBERS	9-16
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FINANCIAL ASSUMPTIONS AND FINANCIAL PROPOSAL	45-48
BANK REFERENCE	49
Additional Documents Submitted by Developer	PAGE #
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By signing below, the individual signing affirms that he has read and understand the terms, conditions and intent of these Request for Proposal documents and that they are an authorized agent to sign on behalf of the Developer and that the Developer has the experience and wherewithal to enter into a contract for the project in conformity with the desires of the City of Romulus.

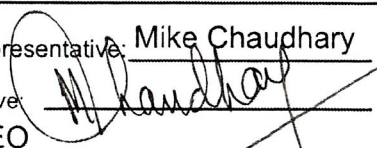
*Name:	Mike Chaudhary
*Title:	President/CEO
Signature:	
*Name of Company/Developer:	DMC Consultants, Inc.
Address:	13500 Foley St
*City/State/Zip:	Detroit, MI 48227
*Phone Number:	(313) 491-1815
*Fax Number:	(313) 491-1820
*Email Address:	mike@dmcgroupusa.com

- (2) Any changes to the specifications and its impact on the final cost will be discussed and mutually agreed upon before the delivery of the services. Unless specified to the contrary, by the submission of a response to this Request for Proposals, it will be interpreted as agreement to all provisions and requirements of this document and addendums thereto.
- (3) The Responder understands that it is the intention of the City to award the proposal to the Responder determined in the sole discretion of the City as being the lowest qualified Responder, having regard for fitness and capacity to furnish the services which will best meet the requirement of the City and **in accordance with the required time constraints of the project**, provided however, that the right to reject any or all proposals is expressly reserved by the City. The City may exercise its right at its sole discretion to weight proposals based on factors deemed, in the City's sole discretion, to be in the City's best interests.
- (4) The Responder affirms that he/she is duly authorized to execute this proposal, that this company, corporation, firm, partnership or individual has not prepared this proposal in collusion with any other proposer and that the contents of this proposal as to prices, terms or conditions have not been communicated by the undersigned, nor by any employee or agent, to any competitor, and will not be, prior to the award and the Responder has full authority to execute any resulting contract awarded as the result of, or on the basis of the proposal.
- (5) The prices quoted herein constitute the gross total cost to the City of Romulus for all units or work involved in the respective work, and that these costs includes all taxes, insurances, royalties, transportation charges, use of all tools and equipment, supervision, bond and overhead expense, all profits, and all other work, services and conditions necessarily involved in the work done and materials furnished, in accordance with the requirements of the contract documents considered severally and collectively. It is understood that all proposed prices shall remain in effect for at least ninety (90) days from the date of the proposal opening to allow for the award and that, if chosen the successful vendor, the prices will remain firm for the duration of the project.
- (6) *Unit prices contained in the Proposal are neither directly or indirectly the result of any agreement with anyone, and that the Responder has not by himself or through others had any secret understanding with anyone with respect to any provisions contained in this Invitation to Proposal.*
- (7) The Responder represents that it has not:
- Provided an illegal gift or payoff to a city officer or employee or former city officer or employee, or his or her relative or business entity
 - Retained any person to solicit or secure this contract upon an agreement or understanding for a commission, percentage, brokerage or contingent fee, other than bona fide employees or bona fide commercial selling agencies for the purpose of securing business
- (8) By submission of a response, the Proposer agrees that at the time of submittal, he/she:
- has no interest (including financial benefit, commission, finder's fee, or any other remuneration) and shall not acquire any interest, either direct or indirect, that would conflict in any manner or degree with the performance of Responder's services, or
 - will not benefit from an award resulting in a "Conflict of Interest." A "Conflict of Interest" shall include holding or retaining membership, or employment, on a board, elected office, department, division or bureau, or committee sanctioned by and/or governed by the City of Romulus.
- (9) Proposers shall identify any interests, and the individuals involved, on separate paper with the response and shall understand that the City, at its discretion, may reject their proposal.
- (10) NO CONTACT HAS BEEN MADE WITH ANY CITY EMPLOYEE, FOR THE PURPOSE OF EXPLANATION OF ANY OF THE RFP DOCUMENTS, WITH THE EXCEPTION OF CHRISTINA PARKER, CITY PURCHASING DIRECTOR.

Date: 3/17/2026

Name of Company: DMC Consultants, Inc.

Name of Company Representative: Mike Chaudhary

Signature of Representative: 

Title: President/CEO

Company Address: 13500 Foley St, Detroit, MI 48227

TELEPHONE NUMBER: () / () / ()
DUNS# AND/OR CCR (if applicable) # 010691437

FORM OF OWNERSHIP (Check One)

Corporation ☒ LLC () Joint Venture ()

State of Incorporation/Registration Michigan

Date of Incorporation/Registration 11/10/2005

Partnership () If Partnership, select one of the following: Limited () or General ()

Individual ()

YEARS IN OPERATION: 20 Years

HAS YOUR COMPANY OPERATED UNDER ANY DIFFERENT NAMES IN THE PAST FIVE (5) YEARS?

YES / NO (CIRCLE ONE)

IF YES, PLEASE IDENTIFY THE NAME(S) UNDER WHICH YOUR COMPANY PREVIOUSLY OPERATED:

FINANCIAL DISCLOSURE/CONFLICTS OF INTEREST: Identify any contract(s), including any contract involving a personal, familial, employment or consulting relationship, which the firm, or its partners, principals, corporate officers or owners currently has with the City of Romulus, or with any of its council members or officers.

N/A

Claims and suits (If the answers to any of the questions is yes, please attach details.) Answer "YES" or "NO" to each.

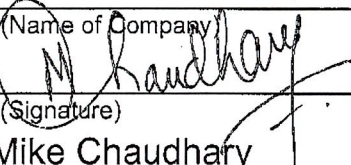
- Has your company ever failed to complete any contract awarded to it?
- Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your company or its officers?
- Within the last five years, has any officer or principal of the company ever been an officer or principal of another organization when it failed to complete a construction project?

N/A

BUSINESS OR MUNICIPALITY NAME	YEAR work performed & Cost of Project	CONTACT PERSON	PHONE #	EMAIL ADDRESS
Wayne Metropolitan Community Action Agency	8/27/2019 - 8/27/2020 \$1,2 Million	John Carmody	(313) 463-5468	jcarmody@waynemetrol.org
City of Wyandotte	9/2011- 02/2013 \$1,3 Million	Jesus R. Plasencia	(734) 324-4558	jplasencia@wyandotte.mi.gov
Develop Detroit, Inc.	8/2021-8/2022 \$ 444,140.00	Lindsey Roland	(313) 960-7711	lindsey@developdetroit.org
City of Madison Heights	9/2025-4/2026 \$500,000.00	Melissa R. Marsh	(248) 583-0829	melissamarsh@madison-heights.org
The Gerald	4/2024 - 7/2025 \$8 Million	Iftequar Fazal	(248) 390-5807	iftequarfaza1786@gmail.com
DMC Group - 70 Clairmount	10/2023-2/2024 \$1.2 Million	Darshita Chaudhary	3134911815 X23	Darshita@dmcpropmgmt.com

I hereby certify that the foregoing business information provided in the Developer's General Questionnaire, Developer's Statement of Qualifications and Developer Reference Forms is true, correct and complete to the best of (my/our) knowledge and belief:

DMC Consultants, Inc.

(Name of Company)		
By 	3/17/2026	President/CEO
(Signature)	(Date)	(Title)
By Mike Chaudhary		
NAME		

Failure to complete this form shall result in your Proposal being deemed nonresponsive and rejected without any further evaluation.

DMC Group (DMC) appreciates this opportunity to submit a proposal for this Development Partner for Site Description and Vision – Van Born Rd project. DMC was incorporated as on November 10, 2005, by Mike Chaudhary, the current President and CEO. DMC is certified as a Detroit Headquartered, Detroit Based, and Detroit Resident Business, as well as a Small and Minority Owned Business Enterprise (DHQ/SBE/MBE). DMC is also a certified HUD Section 3, US SBA HUB Zone, and US SBA 8(a) Disadvantaged Business Enterprise company.

Over the past 20 years, DMC Group has successfully grown from a business that focused primarily on demolition and smaller construction projects as a General Contractor to a multi-departmental company with several rehab and development projects on our resume. DMC’s philosophy and methodology for approaching a project of this nature is to incorporate mature project controls, experienced developer leadership, and strong financial and operational stability into every part of our operation.

General Information:

Authorized Negotiator for the Project	Mike Chaudhary, President/CEO
Year of Incorporation	2005
Business Address	13500 Foley Street, Detroit, MI 48227
# of Years Incorporated	20 Years
Type of Corporation	S-Corporation, For Profit
State Incorporated	Michigan
Federal Employer Identification Number	20-3761128
Average # of Employees for the Past 3 Years	40

DMC’s vision for the Van Born MissingMiddle Housing Development is to structure it as a phased, marketresponsive, financially efficient project delivering 34 new singlefamily homes over a fouryear period. The main objectives we plan to focus on are the following:

- Maximizing Michigan Missing Middle Housing Program (MMHP) funding
- Delivering 8–10 homes per year consistent with local absorption
- Sequencing construction to reduce risk and interest carry
- Leveraging Brownfield TIF, MCRP, and Employer-Assisted Housing incentives
- Ensuring high quality design and neighborhood integration

With this vision and approach to the development project, we are confident that the city will receive community-aligned, high-quality and financially feasible missing-middle housing with a clear path to full build-out and stabilization.

DMC has Provided Similar Services to the Following Clients:

5117 Berkshire, Detroit	Vinewood Village, Wyandotte	Vinewood Village, Wyandotte	Diggs Homes Phase I & II
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*completed 06/25/26
renovation of 32 units*

completed 02/2023

Residential Builder	Wrecking Contractor	US EPA RRP Contractor
Lead Abatement Contractor	Asbestos Abatement Contractor	

DMC is Certified as:

Detroit Headquartered Business (DHQ)	Detroit Based Business (DBB)	Detroit Resident Business (DRB)
Detroit Small Business (DSB)	Minority Business Enterprise (MBE)	MDOT Certified Disadvantaged Business Enterprise (DBE)
HUD Section 3 Company for Tri-County	US SBA HUBZone US SBA Certified 8(a) DBE	Wayne County Business Certification: County Based Enterprise
Wayne County Business Certification: Fair Employment Practice	Wayne County Business Certification: Small Business Enterprise	Wayne County Business Certification: Targeted Growth Community Enterprise

DMC has thoroughly reviewed the scope of services set forth in this RFP and has a clear understanding of the goals for the project. Furthermore, we feel that we are a good fit for performing the outlined work for the following reasons:

- ***DMC Team has successfully finished similar projects as Developer/Investor/Property Manager and GC/CM.***
- ***DMC is teaming up with experienced Development and Finance Advisors to strengthen our Development Team for this project.***
- ***DMC will be self-performing a lot of work to keep the project on budget and on schedule.***
- ***DMC owns all equipment and tools that would be utilized throughout the project.***
- ***DMC has an office and large warehousing facility in the vicinity of the project.***
- ***We understand the Scope of Services and take no exceptions to the outlined Scope.***
- ***DMC has no legal proceedings for any contracts or awards of similar programs.***
- ***To date, DMC does not have any contract terminations on any program.***

Phone:
(313) 491-1815

Business Structure:

DMC Consultants, Inc. operates as a corporation registered in the State of Michigan. Founded in 2005, the company has been successfully operating for 20 years. DMC provides a full range of development, construction management, and general contracting services across residential, commercial, municipal, and government sectors. In addition to construction services, DMC has experience participating in the planning, coordination, and delivery of development projects, working closely with architects, engineers, public agencies, and financial partners throughout the development process. Over the past two decades, DMC has successfully completed projects of varying size and complexity while maintaining strong financial management, operational capacity, and a commitment to high-quality project delivery.

Authorization to Conduct Business in Michigan:

DMC Consultants, Inc. is authorized to conduct business in the State of Michigan and complies with all applicable state and local regulations required to perform construction and development services. The company maintains all required registrations and licenses necessary to operate within the state.

Supporting documentation confirming the company's legal status and authorization to operate in Michigan is included with this proposal and is provided in **Appendix A**.

Other Business Names:

DMC Consultants, Inc. has not conducted business under any other name.

Financial Capacity:

DMC Consultants, Inc. maintains the financial capacity and organizational resources necessary to undertake development projects similar in scope to the proposed Romulus development. The company has established relationships with commercial lenders, financial institutions, and bonding providers, and has successfully managed projects involving both private and public funding sources.

A bank reference letter and bonding capacity letter demonstrating the financial capability of the firm are included in the proposal submission and provided in **Appendix A**.

The development team assembled for this proposal brings together a multidisciplinary group of professionals with extensive experience in real estate development, housing finance, public-private partnerships, urban redevelopment, and construction management. The team’s collective expertise spans the full development lifecycle, including site planning, capital structuring, public funding strategies, design coordination, project management, and construction delivery.

Through this integrated approach, the development team will work closely with the City of Romulus to plan and deliver a high-quality residential development that supports the City’s goals for “missing-middle” housing, strong site design, and neighborhood-serving development along the Van Born Road corridor.

The team includes experienced professionals with backgrounds in housing development, municipal redevelopment programs, federal housing finance programs, and large-scale construction project management. Together, the team has participated in the planning, financing, and delivery of billions of dollars in housing and community development projects across Michigan and nationally.

This combination of development, financing, and construction expertise positions the team to successfully guide the Romulus project from initial planning and financing through construction and completion.

Development Team Structure

Team Member	Role
Mike Chaudhary	Project Executive / Development Lead
Ketankumar Bhatt	Project Coordination & Scheduling
Albert A. Bogdan	Development Strategy & Public Financing Advisor
Elterro Trent Carroll	Capital Structuring & Development Finance
Robert K. Hunt	Real Estate Development Advisor & Housing Specialist

Roles and Responsibilities

DMC Consultants, Inc. – Development Partner / Construction Management

DMC Consultants, Inc. will serve as the lead development partner responsible for overall project coordination, construction management, and project delivery. The firm will oversee project planning, contractor coordination, schedule management, cost control, and compliance with municipal development requirements.

Mike Chaudhary – President / Project Executive

Mike Chaudhary will serve as the Project Executive overseeing all phases of the development. With more than 28 years of experience in construction and construction management, Mr. Chaudhary has led numerous public and private construction projects, ensuring projects are delivered on schedule and within budget.

As President and CEO of DMC Consultants, he oversees resource management, project execution, and quality control across the firm’s projects. His responsibilities include strategic oversight, coordination with develop-

his background includes engineering and project management experience, along with technical expertise in project scheduling and construction coordination.

Development & Finance Advisors

The development team—Elterro Carroll, Robert Hunt, and Al Bogdan—brings the full technical, financial, and operational capacity required to deliver a successful public private partnership with the City of Romulus.

Elterro Carroll – Development Management & Construction Delivery

- Oversees day to day development management
- Directs construction sequencing, contractor coordination, and delivery
- Manages schedule, budget, and quality control
- Ensures alignment with City expectations and RFP objectives

Robert Hunt – Real Estate Brokerage, Sales, Valuations, Government Inspections & Approvals

- Leads sales strategy, pricing, and absorption management
- Provides valuation expertise and market positioning
- Coordinates government inspections, approvals, and compliance
- Ensures smooth buyer experience and timely closings

Al Bogdan – Project Financing, Funding Incentives, Financial Reporting & Closeout

- Structures and manages the full capital stack
- Leads MMHP, MCRP, Brownfield TIF, and Employer-Assisted Housing applications
- Oversees financial reporting, draw requests, and compliance
- Manages project closeout and final financial reconciliation

This leadership structure ensures full lifecycle control from financing to construction to sales.

Email: kpetru@PVM.org

Time Capital Reference (Procured Developer)

Orza Roberson

Detroit Economic Growth Corporation (DEGC)

Mobile: 313 541 2926

Email: orobertson@DEGC.org

AABD Reference (Project Financial Consultant)

Eric Musum

Wellspring Lutheran Services

Mobile: 989 737 8114

Email: seniorliving@wellspringlutheran.com

Pastor Miles (Project Financial Consultant)

C.O. Miles Nonprofit CDC

Affiliated with International Gospel Center

Mobile: 586 808 9617

Robert Dewalashe

Gloryland Neighborhood Development Corporation (NDC)

Mobile: 313 580 8672



YEARS OF EXPERIENCE

28+ Years

PROFILE

Mr. Chaudhary has over 28 years of experience in the Construction and Construction Management fields. He directly oversees the running of all short-term and long-term projects. He establishes and maintains guidelines and strategies to guarantee that all project targets are met within the specified time frame. As President/CEO of DMC Consultants, Inc. he is responsible for resource management and overseeing the success of all projects. He has served as Project Executive on all completed projects under DMC. Mike's expertise extends to Management/ Analytics/ Legal Documentation/ Human Resource/ and QA/QC plans.

CONTACT

PHONE:

(313)491-1815 Ext. 22

EMAIL:

mike@dmcgroupusa.com

WEBSITE:

www.dmcgroupusa.com

ACTIVE REGISTRATIONS

Project Management Institute:
Project Mgmt. Professional (PMP)
2007

U.S. Green Building Council:
LEED-AP (BD+C) 2011

Project Executive

EDUCATION

Adam Smith University, India

1998: MS in Business Administration & Management

Gujarat University, India

1996: Diploma in International Trade & Marketing

1994: BS in Law

1990: BS in Commerce

WORK EXPERIENCE

PROJECT EXPERIENCE WITH DMC

Project: Historic Hamtramck Baseball Stadium

Project Size: \$2.5 Million

Duration: 07/29/2021—6/2022

Role on Past Project: Project Executive

Project: Freedom Village

Project Size: \$1,229,963.00

Duration: 08/27/2019—10/30/2020

Role on Project: Project Executive

Project: Sri Shirdi Saibaba Temple Renovations, Phase I & II

Project Size: Phase I—\$131,065.00 // Phase II—\$279,901.00

Duration: June 2008—November 2016

Role on Project: Project Executive

Project: Wayne State University, 4th Floor Renovation

Project Size: \$2,291,061.00

Duration: 04/27/2012—03/14/2013

Role on Project: Senior Project Manager

Project: ARPA DBA Commercial Corridor Parking Lots Bid Package 2

Project Size: \$3,043,344.00

Duration: 07/31/2023—10/1/2024

Role on Project: Project Executive

Project: ARPA DPD Training Academy Buildout

Project Size: \$6.9 Million

Duration: 05/2023—11/2024

Role on Project: Project Executive

CERTIFICATIONS

- Niton Radiation Safety & Monitoring
- Asbestos Abatement Supervisor-since 2006
- OSHA 2 hours training
- Builders License – since 2006
- Biological Waste Hazardous Training
- Lead Abatement Supervisor – since 2006
- Construction Quality Management for Contractors (since 2020)



YEARS OF EXPERIENCE

28+ Years

PROFILE

As a Project Coordinator, Mr. Bhatt is responsible for managing the logistics and scheduling of his assigned projects. This includes working with the different members of the team, both in the office and on the site, to maintain project organization and communication. Mr. Bhatt is also proficient in Rally, JIRA, MS Project, PlanSwift, Outlook, Dynatrace, Oracle DB, MS Office, along with several other programs and interfaces.

CONTACT

PHONE:

(313) 491-1815 Ext. 38

EMAIL:

ketanb@dmcgroupusa.com

WEBSITE:

www.dmcgroupusa.com

EDUCATION

University of Detroit Mercy

Master of Science Computer Information System, December 2003

Baroda, Gujarat, India

Bachelor of Civil Engineering, June 1996

WORK EXPERIENCE

PROJECT EXPERIENCE WITH DMC

Project: Saibaba Temple Phase II

Project Size: \$279,901.00

Duration: 11/2013 – 11/2016

Role on Project: Project Manager

Project: Madison Heights – 2-unit ground-up construction

Project Size: \$500,000.00

Duration: 9/2025 – 4/2026

Role on Project: Project Manager

WORK EXPERIENCE OUTSIDE DMC

Company: Zak Welding LLC

Role: Project Estimator

Duration: 03/2025 – 07/2025

Responsibilities:

- Timely estimated bids for various structural steel projects, ensuring 100% adherence to deadlines for bid submission and project deadlines, resulting in a 95% on-time proposal success rate.

Company: Ford Motor Company

Role: Product Manager, Operation Lead

Duration: 06/2014 – 01/2025

Responsibilities:

- Managed a team of 14 developers and provided support to team as needed.

Company: Northlander Inc.

Role: Chief Operation Officer (COO), Engineer

Duration: 06/2000 – 01/2009

Responsibilities:

- Responsible for Construction of hotel project as a project Engineer, including coordinating with architects, contractors, subcontractors, and municipalities.

Entero, is a real estate developer, capital strategist, and chief executive with 25+ years of experience structuring, financing, and delivering complex housing and mixed-use investments nationwide. As Founder & CEO of **Time Capital**, he leads acquisition, development, construction oversight, and capital deployment strategies focused on disciplined execution, risk-adjusted returns, and long-term asset value creation. His background blends entrepreneurial development leadership with institutional portfolio oversight, enabling him to operate across private equity, debt markets, public incentives, and mission-aligned investment platforms.

CORE COMPETENCIES & LEADERSHIP

Core Competencies	Leadership Roles
Capital Structuring & Underwriting	Branch Chief, U.S. HUD
Mixed-Use & Housing Development	Regional Senior Business Manager, Fannie Mae
Public-Private Partnerships	Deputy Director, City of Detroit PDD
Portfolio Risk Management	Chief Development Officer, Detroit Housing Commission
Asset Preservation & Repositioning	Housing Director, Wayne County
Construction Oversight	U.S. Air Force Reserve Veteran

SELECTED IMPACT

- Led or oversaw **\$5B+** in multifamily and single-family housing initiatives
- Managed **1,400+ HUD multifamily assets** totaling **100,000+ units** and **\$4.6B** in FHA-insured debt
- Directed REO repositioning strategies for **10,000+ residential assets** at Fannie Mae
- Managed **\$200M+** in municipal and housing authority capital programs
- Structured multi-layered capital stacks including private equity, LIHTC, senior/subordinate debt, and public incentives

Robert K. Hunt is a Detroit-based real estate broker, public-sector housing executive (retired), and development advisor with **40+ years of experience** in housing, economic development, and public-private redevelopment. His career spans major HUD programs—from Urban Renewal to HOPE VI and Choice Neighborhoods—and includes leadership roles that shaped Detroit’s modern housing landscape, including early planning and redevelopment efforts at **Forest Park/Diggs**. As a broker and consultant, he supports residential development, scattered-site revitalization, and community-based housing initiatives across Detroit and Southeast Michigan.

CORE COMPETENCIES & LEADERSHIP

Core Competencies	Leadership Roles
HUD Program Management	Director, Commercial & Redevelopment, DHC
Scattered-Site Revitalization	Board Chair & Trustee, Opportunity Resource Fund (CDFI)
Residential Brokerage & Sales	Associate Broker, Anchor Team Inc.
Neighborhood Redevelopment	Wayne County Jobs & Economic Development
New Construction Advisory	Founder, Hunt & Associates

SELECTED IMPACT

- Oversaw **960+ units** and **\$221M+** in new construction & rehab at Detroit Housing Commission
- Led major demolition of **661 units** at Frederick Douglass Homes
- Directed early planning & redevelopment efforts for **Forest Park/Diggs**
- Secured and managed millions in HUD, HOME, and CDBG resources for Detroit & Wayne County
- Restarted and completed the **Jefferson Village, Detroit PUD** new-construction phase

community development, real estate finance, and public-private partnerships. Recognized statewide as an expert in federal and state housing programs, he has structured and financed transformative projects across Michigan, securing major grants, LIHTC awards, HOME funds, and New Markets Tax Credits for nonprofit, municipal, and private clients.

CORE COMPETENCIES & LEADERSHIP

Core Competencies

Leadership Roles

LIHTC & HUD 202 Financing Chief Business Development Officer, Michigan Magnet Fund

Public-Private Partnerships Wayne County Housing Director

Brownfield & TIF Structuring Director, MI Office of Economic Development

NMTC Deployment Executive Director, Bridgeport EDA

Community Revitalization Executive Director, Pittsfield Urban Coalition

SELECTED IMPACT

- Secured **\$7.45M HUD 202** + **\$3.8M LIHTC** for PVM projects in Flint & Westland
 - Managed **\$145M** in NMTC investments across ten Michigan communities
 - Led financing resolving a **35-year discrimination lawsuit** through 200 new homes in Hamtramck
 - Obtained **\$950K** and **\$2M+** in grants for Detroit neighborhood revitalization
 - Structured LIHTC, HUD 108, HOME, CDBG, NSP, and foundation-funded developments statewide
-

Location: Detroit, Michigan

Project Type: For-Sale Single-Family Residential Infill

Phase I Completion: December 2023

Units Delivered: 12 Homes

Total Planned Buildout: 20–50+ Homes

Total Development Cost (Phase I): ~\$3.5 Million

ask about plan for phases

what indicators are they watching

1. Project Overview

Jefferson Village is a **single-family residential infill development** that transformed vacant, underutilized parcels within an established Detroit neighborhood into a modern, high-quality homeownership community. The project was created in response to a **regional shortage of new construction homes** and the need to stabilize and strengthen existing residential corridors.

Phase I delivered **12 newly constructed homes** ranging from **1,350 to 2,200 square feet**, establishing a strong market foundation and validating demand for additional phases. The broader development plan supports **20–50+ future homes**, demonstrating the team's ability to scale production responsibly.

The project's objectives closely mirror the goals of the **City of Romulus Van Born Road RFP**, including:

- Activation of underutilized land
- Delivery of attainable, high-quality housing
- Phased development aligned with market absorption
- Strengthening neighborhood stability and long-term value

2. Project Conditions & Development Strategy

Prior to development, the Jefferson Village area contained numerous **vacant infill parcels** embedded within a stable, predominantly owner-occupied neighborhood. Although the

2. **Design homes compatible with existing neighborhood architecture**

3. **Introduce modern, energy-efficient housing** at attainable price points

4. **Phase construction** to align with real-time absorption and reduce financial exposure

This approach allowed the team to **minimize risk**, validate pricing, and build a scalable model for future phases—directly relevant to the Romulus Van Born Road site.

3. Development Program

Phase I (Completed)

- 12 Single-Family Homes
- 1,350–2,200 SF
- 3–4 bedroom layouts
- Modern energy-efficient construction
- Attached/detached garage options

Future Phases (Planned)

- 20–50+ additional homes
- Continued infill development across remaining parcels
- Market-aligned product mix and pricing

This program demonstrates the team’s ability to deliver **missing-middle housing** at scale—precisely the focus of the Romulus RFP.

4. Site Planning & Design Approach

Jefferson Village was designed to **integrate seamlessly into the existing neighborhood fabric** while elevating housing quality.

materials

- **Incremental Development:** Phased construction to match absorption and reduce carrying costs

This design approach is directly transferable to the **Van Born Road site**, where context-sensitive design and phased delivery are essential.

5. Financing Structure & Capital Stack

The project utilized a **layered, institutional-grade capital structure** typical of residential infill development.

Capital Sources

- **Developer Equity:** Land control, predevelopment, and initial construction
- **Construction Financing:** Short-term debt for vertical development
- **End-User Mortgage Financing:** Permanent financing for homebuyers

Financial Partners

- Fifth Third Bank
- Rocket Mortgage
- National Faith Homebuyers (buyer readiness & counseling)

Phase I Development Budget



Category	Cost
Land & Site Preparation	~\$450,000
Vertical Construction	~\$2,700,000

6. Project Timeline

Phase	Timeline
Predevelopment	2021
Site Preparation	Early 2022
Construction	Mid-2022 – 2023
Sales & Absorption	2023
Completion	December 2023

The team successfully delivered the project **on schedule and within budget**, demonstrating strong project management capacity.

7. Project Outcomes & Performance

Jefferson Village delivered measurable community and market benefits:

- **12 new construction homes** delivered in an underserved market
- **Stabilized neighborhood property values**
- **Expanded attainable homeownership opportunities**
- **Created new market comparables** supporting future phases
- **Demonstrated strong absorption** for new construction in a legacy neighborhood

These outcomes reflect the team's ability to deliver **high-impact, community-aligned housing**—a core requirement of the Romulus RFP.

- Ground-up residential development on underutilized land
- Phased delivery aligned with absorption
- Market-responsive design and pricing

Public-Private Coordination

- Collaboration with lenders, nonprofits, and community partners
- Experience navigating municipal approvals and inspections

Scalable Development Model

- Ability to deliver 8–10 homes per year
- Proven capacity to expand from initial phases to larger buildouts

Financial & Technical Competence

- Layered financing
- Construction management
- Sales and absorption strategy

This project provides a **direct, relevant precedent** for the team's ability to deliver the Romulus Van Born Road development successfully.

9. Project Contact

Time Capital Development Group

Contact: Elterro Trent Carroll

Phone: 313-443-4220

Email: ecarr011@outlook.com

Project Type: Mixed-Use / Multifamily Residential Development
Project Scale: ~30,000–35,000 SF (approx.)
Program: Residential + Ground Floor Activation (where applicable)
Delivery Method: Developer-led, GC/CM at-risk
Financing Structure: Traditional Debt + Equity

2. Relevance to Romulus Project

The Gerald is highly comparable to the **Van Born Road development opportunity** in Romulus based on the following:

Direct Alignment with Romulus Objectives

- **Missing-middle housing typology** (townhome / stacked residential scale)
- **Urban infill / underutilized parcel redevelopment**
- **Balance of residential density + community integration**
- **Market-rate housing serving workforce demand**
- **Private-led development with potential public coordination**

Key Similarities

Category	The Gerald	Romulus Van Born Site
Site Condition	Underutilized urban parcel	Vacant city-owned land
Housing Type	Missing-middle / multifamily	Missing-middle priority
Financing	Private debt + equity	Expected private-led financing
Goal	Activate neighborhood + add housing supply	Increase housing stock + activate frontage

The Gerald site consisted of:

- Underutilized land within an established urban corridor
- Limited activation and inefficient land use
- Strong surrounding demand but constrained supply

Development Challenge:

- Deliver new housing product **without overbuilding or misaligning with neighborhood scale**
- Maintain **financial feasibility without heavy reliance on incentives**

3.2 Predevelopment Process

Key steps included:

1. Market Feasibility Analysis

- a. Targeted workforce housing segment
- b. Identified demand gap for modern, mid-density housing

2. Zoning + Entitlement Coordination

- a. Alignment with local zoning framework
- b. Minor variances (if required) addressed through municipal coordination

3. Design Optimization

- a. Density balanced with parking, access, and livability
- b. Focus on **efficient unit layouts + cost control**

4. Budgeting & Value Engineering

- a. Early GMP-style budgeting

Phase	Timeline
Site Control / Acquisition	Month 0
Predevelopment	Months 1–6
Financing Close	Months 5–7
Construction Start	Month 7–8
Substantial Completion	Month 18–20
Stabilization	Month 24

4. Financing Structure

4.1 Capital Stack

The Gerald utilized a **traditional private capital structure**, demonstrating financial capability without reliance on public subsidy:

Equity

- **Gerald Real Estate LLC**
 - Lead developer
 - Primary equity contributor
 - Also participated as **debt holder (sponsor-backed financing layer)**

Debt

- **Senior Construction Loan:** Genisys Credit Union
- Structure:
 - Standard construction-to-permanent loan structure
 - Draw-based disbursement

- Demonstrated ability to:
 - **Execute without incentives**
 - Deliver within conventional underwriting constraints
- Strong alignment with Romulus' expectation that:

incentives are negotiable but not guaranteed

5. Site Plan & Design Approach

5.1 Site Planning Principles

The Gerald site plan was driven by:

1. Density Optimization

- Maximized unit count while maintaining:
 - Adequate setbacks
 - Parking efficiency
 - Circulation clarity

2. Circulation Strategy

- Clear vehicular entry points
- Pedestrian-friendly internal layout
- Separation of parking and living zones

3. Parking Design

- Surface parking integrated efficiently
- Balanced cost vs. density (no structured parking)

4. Building Orientation

5.2 Key Site Design Decisions

Decision	Rationale
Surface parking vs. structured	Cost control, feasibility
Mid-density footprint	Align with neighborhood scale
Compact unit layouts	Improve affordability
Simple building massing	Reduce construction complexity

6. Construction & Delivery

6.1 Delivery Method

- GC/CM (DMC Group)
- Early contractor involvement ensured:
 - Cost certainty
 - Schedule reliability
 - Constructability optimization

6.2 Construction Scope

- Wood-frame multifamily construction
- Slab-on-grade / shallow foundation
- Standardized unit types for efficiency

6.3 Cost Overview

(Adjust if you want tighter numbers for submission)

7. Project Outcomes & Success Metrics

7.1 Financial Performance

- Achieved stabilized occupancy within projected timeframe
- Met or exceeded underwriting assumptions
- Strong rent absorption

7.2 Community Impact

- Added high-quality housing stock
- Improved neighborhood activation
- Increased local property values

7.3 Developer Takeaways

- Proven ability to:
 - Deliver **missing-middle housing**
 - Execute **without subsidy reliance**
 - Align design with **market demand**

8. Lessons Applied to Romulus Project

8.1 What We Will Replicate

- Efficient site planning
- Cost-controlled design

Based on RFP priorities:

1. Open Space Integration

Romulus emphasizes:

- Neighborhood-scale open space

→ We will:

- Incorporate shared green spaces
- Add walkability features

2. Road Frontage Activation

Romulus goal:

- Activate Van Born frontage

→ We will:

- Introduce:
 - Townhome-style frontage
 - Potential small commercial nodes

3. Flexible Incentive Structuring

Romulus:

- Open to incentives but not guaranteed

→ We will:

- Structure deal to work:
 - With or without incentives

- Construction cost escalation
- Financing constraints
- Market absorption risk

Mitigation Strategies

- Early GMP modeling
- Strong lender relationship (Genisys CU)
- Phased leasing strategy

10. Conclusion

The Gerald demonstrates DMC Group and its development partners' ability to:

- Deliver **missing-middle housing aligned with market demand**
- Execute **privately financed residential projects**
- Navigate **design, financing, and construction seamlessly**
- Produce **high-quality, financially viable developments**

This experience directly positions the team to successfully deliver the **City of Romulus Van Born Road development**, particularly given:

- Similar scale and housing typology
- Comparable infrastructure conditions
- Flexible financing requirements
- Emphasis on community-oriented design



SERVICES: DESIGN-BUILD, GENERAL CONSTRUCTION
COMPLETION DATE: JULY 2025
CONTRACT COST: \$8 MILLION

PROJECT INFORMATION

DMC Group is the proud builder and developer of The Gerald, a mixed-use residential and commercial building set to be completed in the summer of 2025. This is a ground-up construction project and spans roughly 32,000SF of space.



ESTATES AT EDMUND

CLIENT: 84 EDMUND LLC
SERVICES: DESIGN-BUILD, GENERAL CONSTRUCTION
COMPLETION DATE: ON-GOING
CONTRACT COST: \$ 8 MILLION

PROJECT INFORMATION

DMC is the general contractor responsible for constructing the luxury residences at The Estates at Edmund, located in Brush Park.



WOODBIDGE DEVELOPMENT

CLIENT: WOODBRIDGE REALTY INVESTMENT LLC
SERVICES: DESIGN-BUILD, GENERAL CONSTRUCTION
COMPLETION DATE: ON-GOING
CONTRACT COST: \$ 9.5 MILLION

PROJECT INFORMATION

Mixed-use development consisting of 21 condominium units and 3 retail spaces.



PROJECT INFORMATION

DMC Group purchased, renovated, and sold the property located at 5117 Berkshire, Detroit, MI. The Scope of Services included New MEP, Drywall, Painting, Flooring, Rough & Finish Carpentry, Masonry & Concrete, Roofing, Siding, and Landscaping.



JOHN R TOWNHOMES

CLIENT: DEVELOP DETROIT, INC.

SERVICES: GENERAL CONSTRUCTION

COMPLETION DATE: AUGUST 2022

CONTRACT COST: \$444,140.00

PROJECT INFORMATION

DMC renovated 3 existing townhomes located in 8034, 8038 & 8042 John R Street, Detroit, MI. The scope included Demolition, Masonry, Site Utilities, Drywall & Painting, Flooring, Rough and Finish Carpentry, Electrical, Mechanical, Plumbing, Insulation, Appliances and Site Improvements.



70 CLAIRMOUNT RENOVATION

CLIENT: DMC GROUP

SERVICES: DESIGN-BUILD, GENERAL CONSTRUCTION

COMPLETION DATE: FEBRUARY 2024

CONTRACT COST: \$1.2 MILLION

PROJECT INFORMATION

The 70 Clairmount project was the 7000SF renovation of an existing fire damaged apartment building. The scope involved full MEP and architectural upgrades within all (6) units, along with appropriate facade upgrades. The finished units will be rented out and maintained/managed by DMC Group.



PROJECT INFORMATION

DMC is leading the ground-up construction of two new residential homes in Madison Heights, overseeing all phases from site preparation to completion.



FREEDOM VILLAGE

CLIENT: WMCAA

SERVICES: GENERAL CONSTRUCTION

COMPLETION DATE: OCTOBER 2020

CONTRACT COST: \$1.3 MILLION

PROJECT INFORMATION

DMC Group was contracted by Wayne Metropolitan Community Action Agency (WMCAA) to provide General Construction services to construct new 6 duplex units (each approximately 1,400SF) in 3 buildings for Freedom Village.



VINEWOOD VILLAGE

CLIENT: CITY OF WYANDOTTE

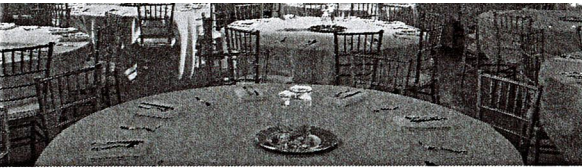
SERVICES: GENERAL CONSTRUCTION

COMPLETION DATE: MARCH 2013

CONTRACT COST: \$1.3 MILLION

PROJECT INFORMATION

Construction of 14 residential condominium units approximately 1,500 SF each with attached two-car garages, including site work, utilities, full building construction, parking areas, landscaping, and installation of a geothermal heating and cooling system.



COMPLETION DATE: DECEMBER 2024

CONTRACT COST: \$300,000.00

PROJECT INFORMATION

Interior and exterior renovation of a 2,200 SF banquet hall on Woodward Avenue, including a new bar counter, lighting fixtures, acoustic panels, masonry work, installation of a rooftop HVAC unit, and exterior painting, delivered within six weeks.



THE HIGHLAND ROOM CAFE'

CLIENT: HIGHLAND ROOM LLC

SERVICES: GENERAL CONSTRUCTION

COMPLETION DATE: AUGUST 2026

CONTRACT COST: \$750,000.00

PROJECT INFORMATION

A 2,200 SF high-end café and bar located on busy Woodward Avenue. The bar and venue is one of the newest and finest attractions in the City of Highland Park and the Metro Detroit area.

While the primary focus of the Van Born Road development is the delivery of high-quality missing middle housing, the development team recognizes the **strategic opportunity to incorporate a smallscale, neighborhood-serving retail pad** along the Van Born frontage. The site's visibility, traffic volume, and adjacency to existing commercial uses create a plausible environment for a **modest retail or service-oriented use** that complements the residential program.

At this stage, the retail component is **conceptual only** and would require targeted due diligence to determine feasibility. The intent is not to overcommercialize the site, but rather to explore whether a **single retail pad**—such as a café, small-format convenience retailer, or neighborhood service provider—could enhance the resident experience and activate the corridor in a manner consistent with the City's vision.

Rationale for Exploring a Retail Pad

- **Van Born Road frontage** offers strong visibility and access.
- The corridor already includes **mixed commercial and residential uses**, making a small retail node contextually appropriate.
- A retail pad could provide **amenities for new residents** and support walkability.
- The City's RFP encourages development that **"activates road frontage and brings amenities to residents."**

Due Diligence Required Before Final Determination

To responsibly evaluate the inclusion of a retail pad, the development team would undertake a structured due diligence process, including:

- **Market Feasibility Analysis:** Assessing demand for neighborhood-scale retail and identifying viable tenant types.
- **Traffic & Access Review:** Evaluating ingress/egress, parking requirements, and compatibility with residential circulation.
- **Zoning & Regulatory Review:** Confirming allowable uses under C2 zoning and identifying any special approvals needed.
- **Infrastructure & Site Layout Testing:** Ensuring a retail pad can be integrated without compromising residential density, safety, or design quality.
- **Financial Feasibility:** Determining whether a retail pad enhances or detracts from overall project economics.

Preliminary Position

Based on initial review, a **single, modest retail pad** appears **plausible** and potentially beneficial, but the development team will only advance this component if due diligence confirms:

- Market support

maintaining a cohesive neighborhood character while activating the corridor.

Commitment to Collaboration

The development team will work closely with the **City of Romulus**, planning staff, and community stakeholders to determine whether a retail component should be incorporated into the final site plan. No commitments are being made at this stage; instead, the team is signaling a **willingness to explore** a retail option that could enhance the overall development.

Option 2:

Consideration of Increased Residential Density (Subject to City Review & Due Diligence)

While the current development concept is based on the City's stated guideline of **6 units per acre**, the development team recognizes that the **size, configuration, and frontage characteristics** of the Van Born Road site may support a **modest increase in residential density** without compromising neighborhood compatibility, traffic flow, or infrastructure capacity.

Given the site's **5.66 acres**, its **dual frontage on Van Born and Henry Ruff**, and its adjacency to both **residential and commercial zoning districts**, there is a plausible opportunity to explore a **slightly higher-density residential program** that remains consistent with the City's goals for missing middle housing.

Potential Residential Typologies for Consideration

If supported by the City and validated through due diligence, the following housing types could be evaluated:

- **Small lot singlefamily homes** (reduced lot widths while maintaining detached character)
- **Duplexes or paired homes** that maintain a singlefamily appearance
- **Cottage court clusters** with shared green space
- **Townhomestyle units** positioned away from the Van Born frontage
- **Accessory dwelling units (ADUs)** integrated into select lots

These typologies are commonly used in communities seeking to expand **attainable homeownership options** while preserving neighborhood scale and character.

Rationale for Exploring Increased Density

- The site's **frontage and depth** allow for flexible lot configurations.
- The surrounding area includes a **mix of residential and commercial uses**, supporting a broader range of

Any consideration of increased density would be subject to a structured due diligence process, including:

- **Zoning and Master Plan review** to determine allowable pathways (rezoning, PUD, or special approvals)
- **Traffic and access analysis** to ensure safe circulation
- **Utility and infrastructure capacity review**
- **Market feasibility testing** to confirm demand for alternative unit types
- **Neighborhood compatibility analysis** to maintain appropriate scale and character
- **Financial modeling** to ensure the revised program enhances feasibility

Preliminary Position

At this stage, the development team is **not proposing a specific density increase**, but rather expressing a **willingness to explore** whether a modest expansion of residential unit count—or a mix of missing middle housing types—could:

- Strengthen project feasibility
- Expand attainable homeownership opportunities
- Activate the site more effectively
- Align with the City’s longterm housing goals

Any such adjustment would be advanced **only with City support** and after completing the necessary due diligence.

Commitment to Collaboration

The development team will work closely with the **City of Romulus Planning Department**, engineering staff, and community stakeholders to determine whether an increased residential density is appropriate and beneficial. No commitments are being made at this stage; instead, the team is signaling a **flexible, collaborative approach** that prioritizes City goals, neighborhood context, and responsible development practices.

Option 3:

Consideration of Retail Activation and Residential Density Flexibility

Subject to City Review, Market Feasibility, and Further Due Diligence

1. Potential Neighborhood Serving Retail Pad Along Van Born Road

Given the site's **visibility, traffic volume, and proximity to existing commercial uses**, there is a plausible opportunity to incorporate a **smallscale retail pad** along the Van Born frontage. This would not be a large commercial center, but rather a **single, neighborhood-serving use** such as:

- A small café or coffee shop
- A convenience-oriented retailer
- A service-based tenant (e.g., salon, dry cleaner, insurance office)

The intent is to **activate the corridor**, provide **amenities for new residents**, and support the City's stated goal of **bringing amenities to northern Romulus**.

Retail Feasibility Will Require Due Diligence

Before advancing any retail component, the development team would complete:

- Market feasibility analysis
- Traffic and access review
- Zoning and regulatory assessment
- Infrastructure and site layout testing
- Financial feasibility modeling

Only if these analyses confirm viability—and the City supports the concept—would a retail pad be incorporated into the final plan.

2. Potential Increase in Residential Density (Subject to City Approval)

While the base plan reflects **6 units per acre**, the site's **5.66-acre size, depth, and frontage on two public roads** may allow for a **modest increase in residential density** without compromising neighborhood compatibility.

If supported by the City, the team is open to evaluating alternative **missing-middle housing types**, such as:

- **Smalllot singlefamily homes**
- **Duplexes or paired homes**
- **Cottage court clusters**
- **Townhomestyle units** positioned away from Van Born

- Zoning and Master Plan review
- Traffic and circulation analysis
- Utility and infrastructure capacity assessment
- Market demand testing
- Neighborhood compatibility analysis
- Financial feasibility modeling

The development team will only pursue density adjustments **with City support** and after confirming that such changes enhance feasibility, affordability, and community benefit.

3. Preliminary Position

At this stage, the development team is **not committing** to either a retail pad or a density increase. Instead, the team is signaling a **flexible, collaborative approach** that:

- Responds to City priorities
- Respects neighborhood context
- Enhances project feasibility
- Supports longterm corridor activation
- Aligns with missingmiddle housing goals

Both concepts remain **exploratory** and would be advanced **only after City review and formal due diligence**.

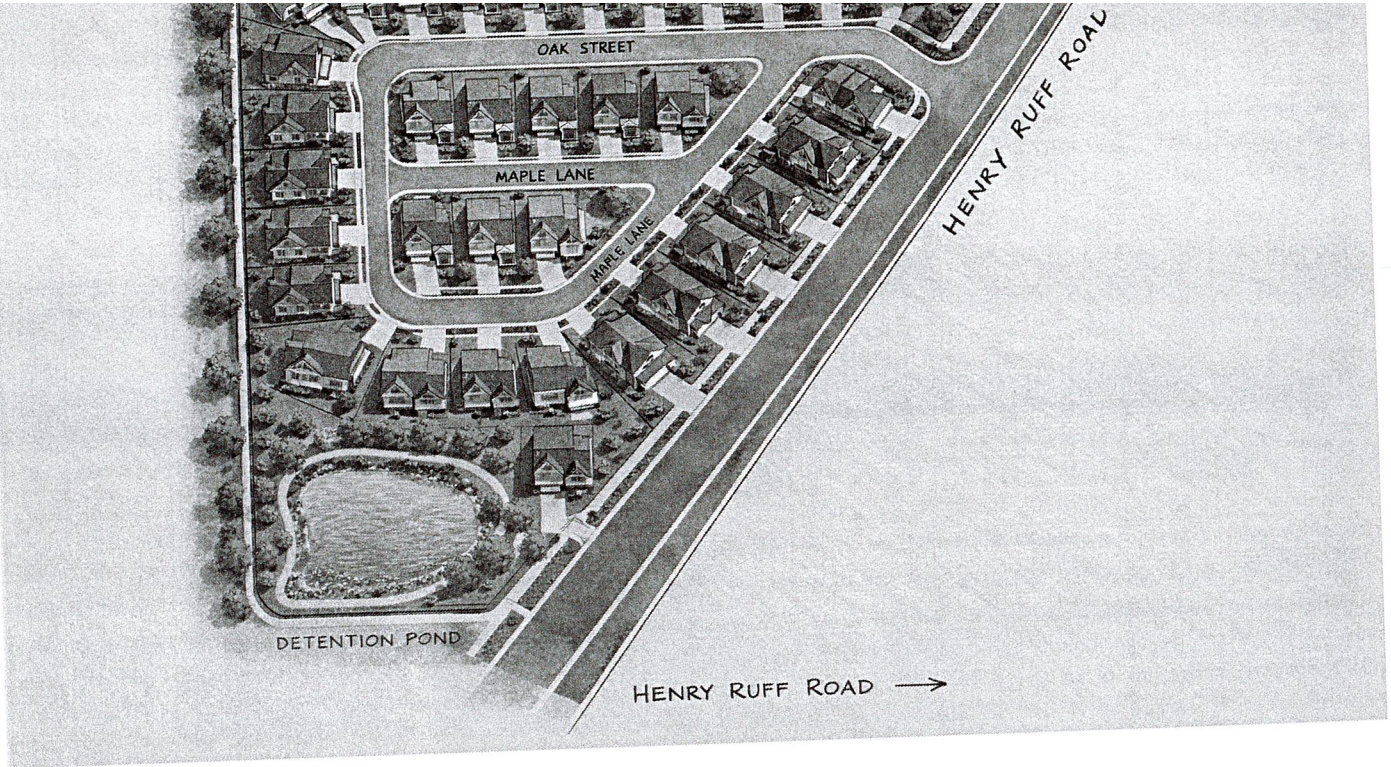
4. Commitment to Partnership

The development team will work closely with the **City of Romulus**, planning staff, and community stakeholders to determine whether:

- A **small retail pad**,
- A **modest density increase**, or
- A **combination of both**,

...would best support the City's vision for the Van Born Road corridor.

The team's goal is to remain **responsive, flexible, and aligned** with the City's longterm development objectives.



This development approach and phasing strategy is based on option 2: Consideration of Increased Residential Density (Subject to City Review & Due Diligence) While the current development concept is based on the City's stated guideline of 6 units per acre.

Development Vision & Approach

The Van Born Missing Middle Housing Development is structured as a phased, market responsive, financially efficient project delivering 34 new single family homes over a four year period. The approach is grounded in:

- Maximizing Michigan Missing Middle Housing Program (MMHP) funding
- Delivering 8–10 homes per year consistent with local absorption
- Sequencing construction to reduce risk and interest carry
- Leveraging Brownfield TIF, MCRP, and Employer-Assisted Housing incentives
- Ensuring high quality design and neighborhood integration

Phasing Plan and Timetable

Phasing Plan (Aligned to 8-10 Units/Year Absorption)

Phase 1 – 18 Homes (Years 1-2)

Timeline: Months 1-24

Absorption: 8-10 homes per year

Scope

- Environmental review, ESA, survey, engineering

- Full-site infrastructure installation

- Construction of the first 18 homes

- Launch of pre-sales and marketing

Funding Activated

- MMHP Tranche 1 (approx. \$2.0M)

- Brownfield TIF reimbursement

- MCRP support (\$1.0M)

- Employer-Assisted Housing (\$1.0M)

- Phase 1 Construction Loan (~\$6.0M)

Leadership

- Carroll: Construction delivery & development management

- Hunt: Sales, valuations, inspections, approvals

- Bogdan: Funding activation & financial oversight

Phase 2 – 16 Homes (Years 3-4)

Timeline: Months 24-48

Absorption: 8-10 homes per year

Trigger

- Begin Phase 2 after 40-50% absorption of Phase 1 (12-14 homes sold)

Scope

- Construction of remaining 16 homes

- Continued sales and marketing

Funding Activated

- MMHP Tranche 2 (\$1.5M-\$2.0M)
- Phase 2 Construction Loan (~\$4.5M)
- Remaining Brownfield TIF reimbursements

Leadership

- Carroll: Phase 2 construction delivery
- Hunt: Sales, inspections, approvals
- Bogdan: Final funding drawdowns & project closeout

Development Timeline (8-10 Units/Year Absorption)

Units Delivered Cumulative Units

Year	Activity	Units Delivered Cumulative Units
Year 1	Infrastructure + Begin Phase 1 Vertical 8-10	8-10
Year 2	Complete Phase 1	16-20
Year 3	Begin Phase 2 Vertical	24-30
Year 4	Complete Phase 2	34

This pacing ensures predictable sales velocity and financial stability.

Capital Stack (Maximized Incentives)

Source	Amount	% of TDC
MMHP Grant (Maximized)	\$3,500,000	23%
Brownfield TIF	\$1,500,000	10%

TOTAL SOURCES **\$15,524,000 100%**

Sources & Uses Statement

USES OF FUNDS

Category	Amount
Vertical Construction (34 homes)	\$11,424,000
Sitework & Infrastructure	\$1,250,000
Water/Sewer Extensions	\$350,000
Contingency (7%)	\$875,000
Subtotal Hard Costs	\$13,899,000
Architecture & Engineering	\$420,000
Environmental, Survey, Geotech	\$95,000
Legal, Accounting, Admin	\$180,000
Insurance & Permits	\$110,000
Marketing & Sales	\$170,000
Subtotal Soft Costs	\$975,000
Construction Loan Interest	\$540,000
Loan Fees	\$110,000

This development approach delivers:

- A **phased, financially sound plan** aligned with Romulus's housing goals
- A **market-responsive absorption strategy** (8–10 units/year)
- A **maximized incentive package** leveraging MMHP, TIF, MCRP, and employer partnerships
- A **strong, experienced development team** with clearly defined roles
- A **clear path to full build-out and stabilization** within four years

This structure ensures the City receives a **high-quality, feasible, and community-aligned** missing-middle housing development.

development, public-private partnerships, and complex financing structures.

Essential Development Personnel

Elterro Carroll – Time Capital Development & Construction

- Lead Developer & Project Executive
- \$5B+ in housing initiatives, federal asset management, and multi-phase redevelopment
- Expertise in construction management, financial modeling, and public-private partnerships

Robert K. Hunt – Hunt & Associates

- Detroit's foremost public housing redevelopment expert
- 40+ years of HUD, LIHTC, and municipal redevelopment leadership
- Deep experience with relocation, compliance, and multi-agency coordination

Albert (Al) Bogdan – AAB Development Strategies

- 50+ years of housing finance, HUD 202, LIHTC, HOME, and MSHDA funding
- Specialist in layered capital stacks and maximizing state incentive programs

Together, this team provides the **full financial, technical, and operational capacity** required to deliver a multi-phase, incentive-driven missing-middle housing development aligned with the City of Romulus's goals.

2. Financial Estimate of Project Impact

The project will deliver **34 new for-sale homes** on 5.66 acres, generating:

- **\$13.6M in new taxable residential value**
- **\$15.5M in construction activity** supporting local trades
- **New infrastructure and utility upgrades** along Van Born & Henry Ruff
- **Stabilization of the northern Romulus corridor**
- **Middle-income housing supply** aligned with the City's 2025 Housing Assessment

This project directly advances the RFP's goals of:

- Expanding missing-middle housing
- Activating road frontage
- Delivering high-quality design and neighborhood amenities

A. Michigan Missing Middle Housing Program (MMHP) – Maximized Request

The MMHP provides **gap funding** for for-sale or rental housing serving 185% AMI and below.

Eligible uses include:

- Vertical construction
- Infrastructure
- Site development
- Soft costs
- Interest carry

Given the project's scale and affordability alignment, the development team will pursue **the maximum allowable MMHP award**, estimated at:

MMHP Request: \$3,000,000 – \$4,000,000

This significantly reduces the capital burden and strengthens feasibility.

B. Brownfield Tax Increment Financing (TIF)

The RFP explicitly states:

"The Brownfield Program uses tax increment financing (TIF) to reimburse brownfield related costs... including certain housing development activities."

Eligible reimbursable items include:

- Sitework
- Environmental due care
- Infrastructure
- Interest during construction

Estimated TIF Reimbursement: \$1,500,000

C. Michigan Community Revitalization Program (MCRP)

The RFP notes:

"Designed to promote community revitalization... grants, loans, or other economic assistance."

Estimated MCRP Support: \$1,000,000

D. Employer-Assisted Housing Fund (MSHDA)

The RFP states:

"This program incentivizes employers... through cash investments, land donation, or below-market loans."

Potential partners:

Have you coordinated/made contact with any of these agencies?

E. Construction Loan (Phased)

A senior construction loan will be structured in **two phases** to match absorption:

Phase 1 (18 homes)

- Loan: ~\$6.0M
- MMHP + TIF reduce leverage

Source of loan?

Phase 2 (16 homes)

- Loan: ~\$4.5M
- Funded after 40–50% presales of Phase 1

This reduces interest carry and aligns with market absorption.

F. Developer Equity (Supported Statement)

The developer will contribute **\$1,524,000** in initial equity (10% of TDC).

This equity is supported by:

- Time Capital Development & Construction's balance sheet
- Hunt & Associates' long-standing financial capacity
- AAB Development Strategies' financing expertise
- Strong projected returns and phased risk management

4. Phasing Strategy to Maximize Absorption & MMHP Funding

Phase 1 – 18 Homes (Months 1–18)

- Prioritize MMHP-eligible units
- Deliver infrastructure for entire site
- Begin sales during construction
- Target 12–14 presales before Phase 2 financing

Phase 2 – 16 Homes (Months 18–30)

- Activated only after 40–50% absorption of Phase 1
- Leverages remaining MMHP funds
- Reduces interest carry and risk exposure

SOURCES OF FUNDS (Revised)

Source	Amount	% of TDC
MMHP Grant (Maximized)	\$3,500,000	23%
Brownfield TIF	\$1,500,000	10%
MCRP Grant/Loan	\$1,000,000	6%
Employer-Assisted Housing	\$1,000,000	6%
Construction Loan (Phased)	\$8,000,000	52%
Developer Equity	\$524,000	3%
TOTAL SOURCES	\$15,524,000	100%

March 16, 2026

To Whom It May Concern,

This letter is to confirm that DMC Consultants Inc. has funds up to \$4,000,000.00 available.

If further information is required or you have any questions, please contact me at 248-895-8872.

Sincerely,

Clayton E. Smith

Clayton E. Smith

Vice President
Relationship Manager III
Middle Market Banking
35975 Woodward Ave } Birmingham, MI } 48009
MOBILE 248.895.8872
cesmith@firstmerchants.com

Appendix A: Licenses & Certifications

Department of Licensing and Regulatory Affairs
Lansing, Michigan

This is to certify:

Entity Name: DMC CONSULTANTS, INC.
Entity ID#: 800663546
Entity Type: Domestic Profit Corporation
Initial Filing Date: 11/10/2005
Delayed Effective Date:
Formation Jurisdiction: Michigan
Act Formed Under: 284-1972 Business Corporation Act

That the above referenced entity was validly incorporated and said corporation is validly in existence under the laws of this state.

This certificate is issued in conformity with the Act it is formed under, to attest to the fact that the company is in good standing in Michigan as of this date and is duly authorized to transact business and for no other purpose.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.



In testimony whereof, I have hereunto set my hand, in the City of Lansing, on November 10, 2025.

Linda Clegg, Director
Corporations, Securities & Commercial Licensing Bureau

Certificate Number: 35899

Verify this certificate at: www.michigan.gov/corpverifycertificate

DMC CONSULTANTS INC
DBA - DMC CONSTRUCTION INC
13500 FOLEY
DETROIT, MI 48227

License No:
2102181340

Expiration Date:
05/31/2026

DMC CONSULTANTS INC
DBA - DMC CONSTRUCTION INC
13500 FOLEY
DETROIT, MI 48227

GRETCHEN WHITMER
Governor

Michigan Department of Licensing and Regulatory Affairs
Bureau of Construction Codes
Company Builder License

DMC CONSULTANTS INC
DBA - DMC CONSTRUCTION INC
13500 FOLEY
DETROIT, MI 48227

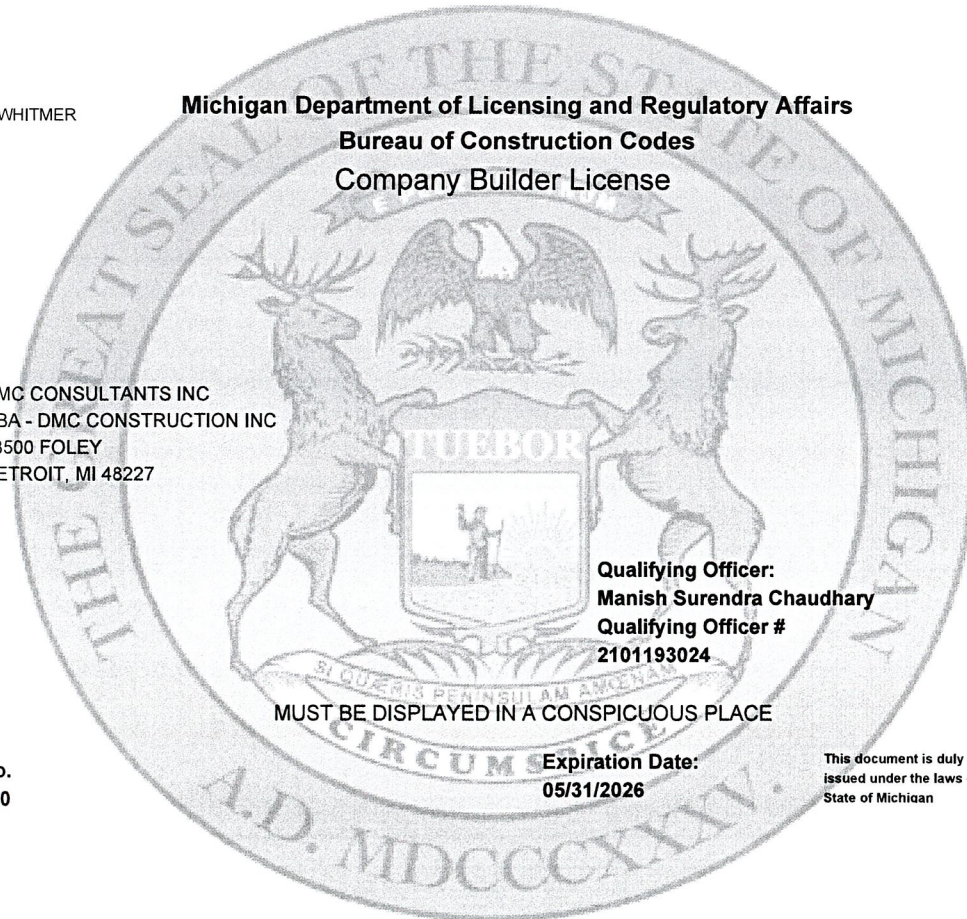
Qualifying Officer:
Manish Surendra Chaudhary
Qualifying Officer #
2101193024

MUST BE DISPLAYED IN A CONSPICUOUS PLACE

License No.
2102181340

Expiration Date:
05/31/2026

This document is duly
issued under the laws of the
State of Michigan



RE: DMC Consultants Inc
13500 Foley
Detroit, MI 48227

To Whom It May Concern,

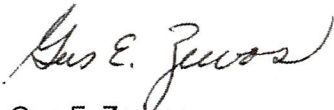
We are very proud to be the bonding agent for DMC Consultants, Inc., and consider them to be very capable and reliable contractors. They are without question one of the premier contractors in the city.

We have established them with an A+ rated A.M. Best surety company (NGM Insurance Company - Financial Size Category XV) DMC Consultants, Inc. has performed millions of dollars in bonded projects, all of which were completed within time and budget parameters, and all without any claim issues. We have written and/or have them approved for single bonds in the amount of \$18,000,000 with an aggregate of \$55,000,000 program. These aren't meant to serve as limits but amounts that handle their routine needs.

We are prepared to consider bonds for any project, subject to review and approval of the contract documents, terms, financing and current underwriting at the time of the request. We highly recommend them for any project you are considering for them. Of course, no liability is assumed by the contents of this letter.

Please let us know if you have any questions. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gus E. Zervos".

Gus E. Zervos
Attorney In Fact

shall have the power and authority to appoint attorneys-in-fact and to authorize them to execute on behalf of the company and affix the seal of the company thereto, bonds, recognizances, contracts of indemnity or writings obligatory in the nature of a bond, recognizance or conditional undertaking and to remove any such attorneys-in-fact at any time and revoke the power and authority given to them. "

does hereby make, constitute and appoint Gus E. Zervos, Karen Guthrie, Michael G. Zervos, Stephanie A. Dinco, Stephen M. Zervos

its true and lawful Attorneys-in-fact, to make, execute, seal and deliver for and on its behalf, and as its act and deed, bonds, undertakings, recognizances, contracts of indemnity, or other writings obligatory in nature of a bond subject to the following limitation:

1. **No one bond to exceed** Five Million Dollars (\$5,000,000)

and to bind NGM Insurance Company thereby as fully and to the same extent as if such instruments were signed by the duly authorized officers of NGM Insurance Company; the acts of said Attorney are hereby ratified and confirmed.

This power of attorney is signed and sealed by facsimile under and by the authority of the following resolution adopted by the Directors of NGM Insurance Company at a meeting duly called and held on the 2nd day of December 1977.

Voted: That the signature of any officer authorized by the By-Laws and the company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the company as the original signature of such office and the original seal of the company, to be valid and binding upon the company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, NGM Insurance Company has caused these presents to be signed by its Secretary and its corporate seal to be hereto affixed this 9th day of October, 2024.

NGM INSURANCE COMPANY By:

L. K. R.



State of Wisconsin,
County of Dane.

Lauren K. Powell
Vice President, Corporate Secretary

On this 9th day of October, 2024, before the subscriber a Notary Public of State of Wisconsin in and for the County of Dane duly commissioned and qualified, came Lauren K. Powell of NGM Insurance Company, to me personally known to be the officer described herein, and who executed the preceding instrument, and she acknowledged the execution of same, and being by me fully sworn, depose and said that she is an officer of said Company, aforesaid: that the seal affixed to the preceding instrument is the corporate seal of said Company, and the said corporate seal and her signature as officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Company; that Article IV, Section 2 of the By-Laws of said Company is now in force.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Madison, Wisconsin this 9th day of October, 2024.

Mary J. Ripp

My Commission Expires May 21, 2027



I, Nathan Hoyt, Assistant Vice President of NGM Insurance Company, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said Company which is still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company at Madison, Wisconsin this
4th _____ day of _____, 2025.

Nathan Hoyt

Nathan Hoyt Assistant Vice President



WARNING: Any unauthorized reproduction or alteration of this document is prohibited.

TO CONFIRM VALIDITY of the attached bond please call 1-603-354-5281.

TO SUBMIT A CLAIM: Send all correspondence to 55 West Street, Keene, NH 03431

Attn: Bond Claim Dept. or call our Bond Claim Dept. at 1-603-358-1437

March 16, 2026

To Whom It May Concern,

This letter is to confirm that DMC Consultants Inc. has funds up to \$4,000,000.00 available.

If further information is required or you have any questions, please contact me at 248-895-8872.

Sincerely,

Clayton E. Smith

Clayton E. Smith

Vice President

Relationship Manager III

Middle Market Banking

35975 Woodward Ave } Birmingham, MI } 48009

MOBILE 248.895.8872

cesmith@firstmerchants.com

DESIGN-BUILD
DEMOLITION



BUILDING A BETTER TOMORROW, TODAY

CAPABILITY STATEMENT

DMC Group (DMC) is a Construction Management and General Contracting Firm that provides professional, cost-effective services to our clients. Our services extend to residential, commercial, non-profit, industrial, and government organizations.

CORE CAPABILITIES

- Design-Build Services
- General Construction Services
- New Construction
- Construction Management
- Excavations & Site Work
- Trucking
- Demolition
- Environmental Clean Up/Disposal
- Asbestos/Lead/PCB Removal & Disposal
- Customized Software

WORK HISTORY

- City of Detroit
- Dearborn Public Schools
- Detroit Land Bank
- Genessee County Land Bank
- Henry Ford Health System
- State of Michigan
- University of Michigan, Ann Arbor
- Washtenaw County
- Wayne County
- Wayne State University

GENERAL INFORMATION

- ✓ 50+ Employees
- ✓ Single Bond Capability: \$18 Million
- ✓ For-Profit S Corporation
- ✓ Aggregate Bond Capability: \$55 Million

COMPANY NAME:

DMC Group

DBA:

DMC Construction, Inc.

YEAR INCORPORATED:

2005

STATE INCORPORATED:

MI

CERTIFICATIONS:

- SBA - HUBZone
- SBA - 8(a)
- MDOT DBE
- Wayne Metro Airport Authority - SBE

NAICS CODES:

236220 (Primary)

236115	238160	518210	561730
236116	238210	541330	562910
236117	238220	541511	611420
236118	238320	541512	722310
236210	238330	541513	722513
237110	238350	541519	811310
237310	238910	541611	
237990	238990	541620	

DUNS NUMBER:

010691437

CAGE CODE:

4YWC7



13500 FOLEY STREET
DETROIT, MICHIGAN 48227
313.491.1815
INFO@DMCGROUPUSA.COM
WWW.DMCGROUPUSA.COM



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed 12/09/2024 11:27 AM

Parcel:	80 006 99 0003 002	Current Class:	202.COMMERCIAL-VACANT
Owner's Name:	UNITED METHODIST UNION OF	Previous Class:	202.COMMERCIAL-VACANT
Property Address:	VAN BORN	Taxable Status	TAXABLE
	ROMULUS, MI 48174	Prev. Taxable Statu:	TAXABLE
Liber/Page:		Gov. Unit:	80 CITY OF ROMULUS
Split:	/ /	MAP #	
Public Impr.:	Paved Road, Water, Sewer, Electric, Gas	School:	82130 ROMULUS COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	COM01 COM - COMMERCIAL
Mailing Address:	Description:		
UNITED METHODIST UNION OF	02C2		
GREATER DETROIT	PT OF NW 1/4 SEC 2 T3S R9E DESC AS BEG S89DEG 35M 30S W 785.06FT AND S42DEG 12M 20S W 312.52FT FROM N 1/4		
REV CAROL J JOHNS	COR SEC 2 TH S42DEG 12M 20S W 449.58FT TH N00DEG 00M 45S E 500.87FT TH N89DEG 35M 30S E 180.60FT TH S00DEG		
8000 WOODWARD AVE	00M 45S W 170FT TH N89DEG 35M 30S E 121.35 FT TO POB		
DETROIT MI 48202-2528	1.85 AC		

Most Recent Sale Information

Sold on 01/29/2008 for 155,000 by WOODARD, JAMES L.

Terms of Sale:	03-ARM'S LENGTH	Liber/Page:	
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Most Recent Permit Information

None Found

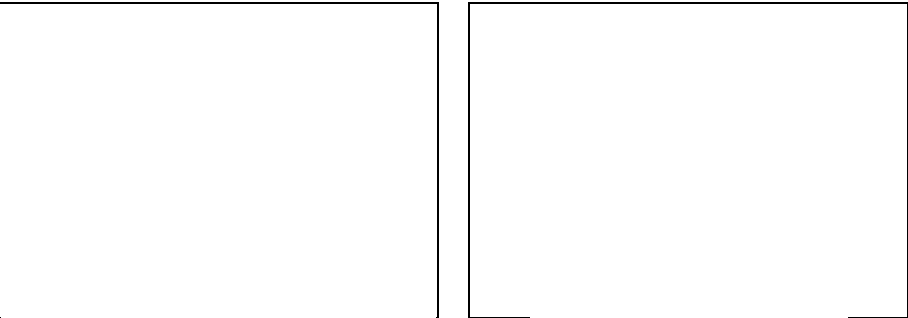
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	76,800	2024 Taxable:	42,768	Acreage:	1.54
Zoning:	C2-GEN	Land Value:	Tentative	Frontage:	561.0
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	119.2

Improvement Data

None

Image/Sketch



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed 12/09/2024 11:27 AM

Parcel:	80 006 99 0014 001	Current Class:	202.COMMERCIAL-VACANT
Owner's Name:	UNITED METHODIST UNION OF	Previous Class:	202.COMMERCIAL-VACANT
Property Address:	VAN BORN	Taxable Status	TAXABLE
	ROMULUS, MI 48174	Prev. Taxable Statu:	TAXABLE
Liber/Page:		Gov. Unit:	80 CITY OF ROMULUS
Split:	/ /	MAP #	
Public Impr.:	None	School:	82130 ROMULUS COMMUNITY SCHOOLS
Topography:	None	Neighborhood:	COM01 COM - COMMERCIAL
Mailing Address:			
UNITED METHODIST UNION OF			
GREATER DETROIT			
REV CAROL J JOHNS			
8000 WOODWARD AVE			
DETROIT MI 48202-2520			
Description:			
02G1A1			
PT OF NW 1/4 SEC 2 T3S R9E BEG DUE S 59.68FT AND N89DEG 37M 36S E 977.33FT FROM NW 1/4 COR SEC 2 TH N89DEG			
37M 36S E 324.10FT TH S0DEG 02M 14S E 500.86FT TH S43DEG 59M 56S W 114.23FT TH S89DEG 52M 20S W 241.28FT TH			
N0DEG 22M 24S W 581.48FT POB			
4.23 AC			

Most Recent Sale Information

Sold on 11/29/2007 for 275,000 by DAKMAK, GEORGE-MARY ELLEN.

Terms of Sale: 03-ARM'S LENGTH Liber/Page:

Most Recent Permit Information

None Found

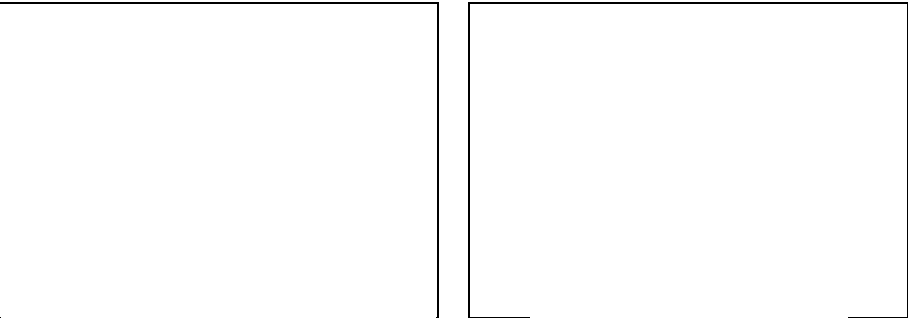
Physical Property Characteristics

2025 S.E.V.:	Tentative	2025 Taxable:	Tentative	Lot Dimensions:	
2024 S.E.V.:	205,800	2024 Taxable:	130,949	Acreage:	4.12
Zoning:	C2-GEN	Land Value:	Tentative	Frontage:	704.1
PRE:	0.000	Land Impr. Value:	Tentative	Average Depth:	294.4

Improvement Data

None

Image/Sketch





RFP 25/26-10

Development Partner for Site Description & Vision -Van Born Rd.

Prepared By:
DMC Group



DMC Group

Who We Are

- Founded in 2005
- 20 years of experience
- Detroit-based development and construction company
- Developer, Construction Manager, General Contractor
- 50+ employees
- MBE, HUBZone, SBA 8(a), HUD Section 3 Certified

Key Experience

- Residential Development
- Mixed-Use Development
- Municipal Construction
- Community Revitalization

Development Team



Mike Chaudhary | President & CEO, DMC Group, Project Executive & Development Lead

- Oversees overall project execution, strategy, and delivery



Ketan Bhatt | Project Coordinator

- Supports day-to-day project management and communication



Elterro Trent Carroll | Development Finance & Capital Strategy Advisor

- Oversees capital structuring, financing strategy, and project feasibility
- 30+ Years at HUD Asset Management (85,000+ units), former Director at City of Detroit PDD & Detroit Housing Commission



Robert K. Hunt | Real Estate Development & Housing Advisor

- Leads market positioning, sales strategy, valuations, and development advisory services
- Former Director of DHC Commercial & Redevelopment Activities

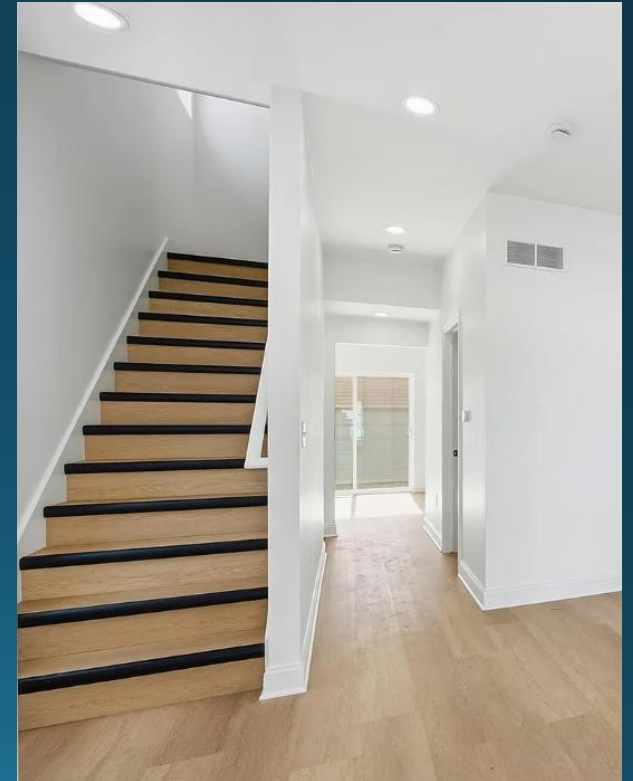


Albert A. Bogdan | Public Financing & Development Strategy Advisor

- Leads funding applications, incentive strategy, and financial compliance

Relevant Development Experience

- Madison Heights Single Family
 - Development Partner with Oakland County/Madison Heights
 - Single-Family New Construction 2,000SF EA
 - Completion Date: June 2026



Relevant Development Experience

- The Gerald – Rochester Hills
 - Mixed-Use Development
 - 32,000 SF
 - Completion Date: December 2025



Relevant Development Experience

- 70 Clairmount – Detroit
 - Multifamily Rehab
 - 8,500 SF
 - Completion Date: December 2023



Romulus-Van Born Vision



Development Program

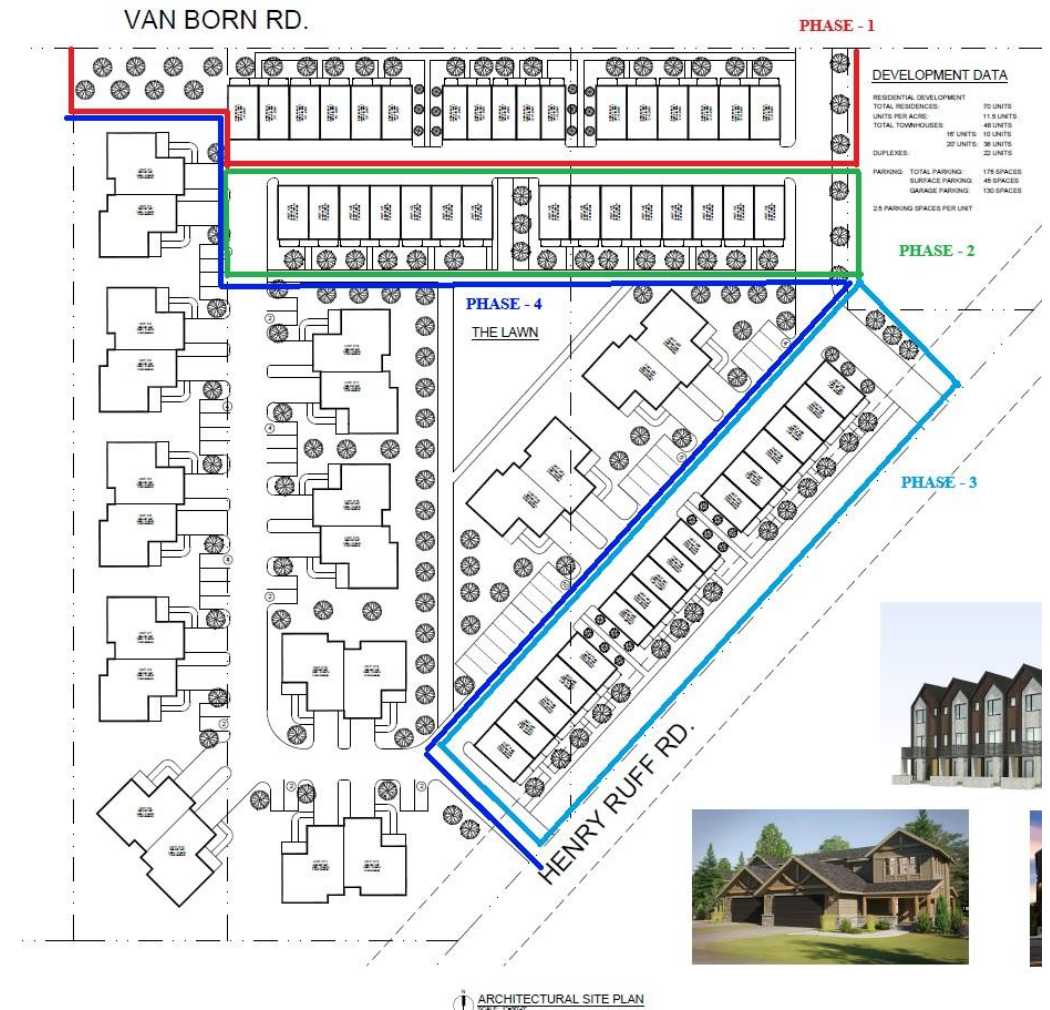
70 total for-sale units

- 48 Townhomes (1,250–1,600 GSF)
- 22 Duplex Units (1,900 GSF)
- Phased delivery across four construction cycles
- 8–10 units/year absorption, consistent with regional demand

Phasing Strategy

- A four-phase structure ensures predictable delivery, controlled risk, and alignment with market absorption:
- **Phase 1:** 17 Townhomes (Months 1–18)
- **Phase 2:** 15 Townhomes (Months 18–36)
- **Phase 3:** 16 Townhomes (Months 37–54)
- **Phase 4:** 22 Duplex Units (Months 55–78)

Phased development aligns construction with market demand, reducing risk and supporting long-term project success.



Project Benefits to Romulus

Why This Development?

- 70 New Housing Units
- Expands Homeownership Opportunities
- Supports Missing Middle Housing
- Optimizes the 5.66-Acre Site
- Activates Van Born & Henry Ruff

Benefits to Romulus

- \$20M+ Private Investment
- \$13.6M+ New Taxable Value
- \$15.5M+ Construction Activity
- Long-Term Neighborhood Growth

Financial Projections

Total Projected Sales Revenue: \$30,721,466

- 1,250 GSF Townhomes \$333,635
- 1,600 GSF Townhomes \$427,053
- 1,900 GSF Duplex Units \$507,142

Capital Stack & Financing Strategy

Anticipated Funding Sources

- MMHP - \$5 Million
- Brownfield TIF - \$1.5 Million
- MCRP - \$1 Million
- Employer-Assisted Housing - \$1 Million
- Construction Financing - \$18 Million+
- Developer Equity - \$1.22 Million

Financing Approach

- Phase-Specific Construction Loans
- Rolling Loan Structure
- Equity Recycled Across Phases
- Predictable Cash Flow
- Strong Lender Confidence

Economic Impact for Romulus

Project Benefits

- 70 New Homes
- \$20 Million+ Private Investment
- \$15.5+ Million Construction Activity
- \$13.6 Million New Taxable Residential Value

Long-Term Benefits

- Increased Property Tax Revenue
- 5.66 acre site activation
- Missing Middle Housing
- Corridor Revitalization
- Stable Owner-Occupied Community

Summary



This development delivers a **high-quality, attainable, and financially feasible** missing-middle housing community.



The combination of **phased construction, incentive maximization, and market-aligned pricing** ensures a stable, scalable project that advances the City of Romulus's strategic housing and corridor revitalization goals.