

KRONOS

CONCRETE, LLC





What is Hercules?

- Formed in 2020 to provide ready mix concrete services in Metro Detroit and beyond.
- We have grown into one of the largest ready mix concrete suppliers in Metro Detroit.
- One of the fastest growing start up companies in Michigan.
- We currently employ over 180 people at our six facilities.
- Our drivers are union members and can earn over \$33 per hour.
- We operate concrete production facilities in Detroit, Center Line, Pontiac, Ypsilanti, and Marshall, Michigan.

What is Kronos?

- The Kronos facility is located in Detroit's Cadillac Heights area
- The entire Kronos facility is zoned M4 (Intensive Industrial).
- The facility area will cover approximately 29 acres.
- The Kronos facility is similar in technology, size and scope to our plants in Center Line, Ypsilanti, and Pontiac.
- It represents a \$10,000,000 investment in the Cadillac Heights area.
- To our knowledge, this is the largest single private investment in Cadillac Heights in over 20 years.

What about neighbors?


- The Kronos Plant will include streetscape improvements, tree plantings, a 30' green buffer, and a 6' tall green berm that meets or exceeds City buffering requirements.
- The facility complies with the City of Detroit noise ordinance and has a fugitive dust plan

What about Jobs?

- We are excited to invest and create jobs in Cadillac Heights.

Permit# BLD2022-00244 issued by BSEED



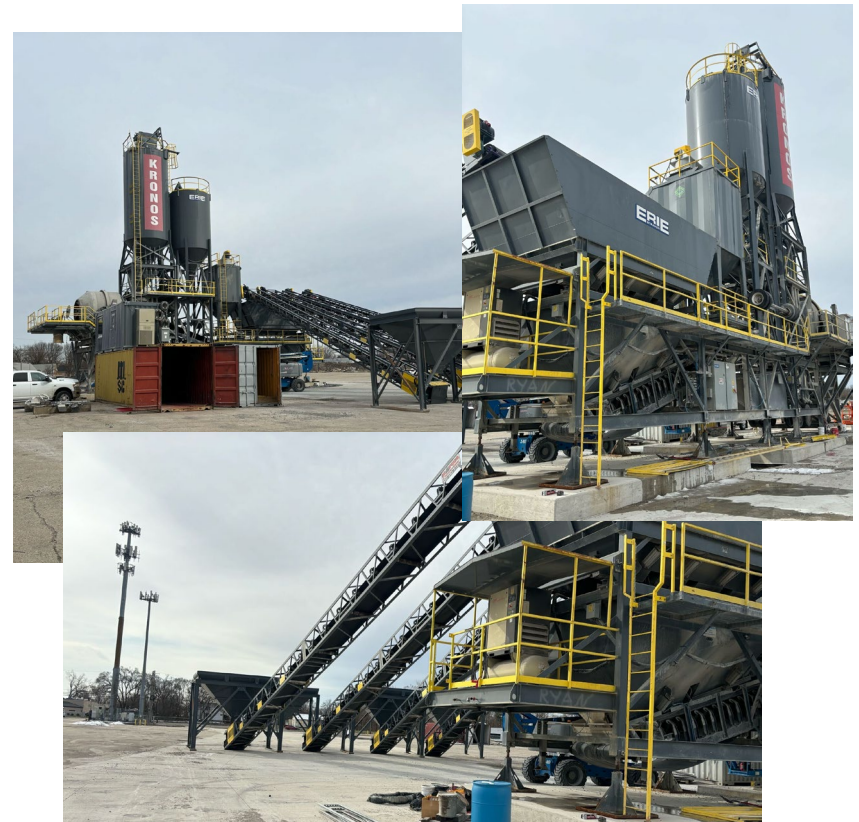
		City of Detroit Buildings, Safety Engineering and Environmental Department Building Division Coleman A. Young Municipal Center 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226 (313) 224-3202	
BUILDING PERMIT			
SITE ADDRESS:	3405 GAYLORD	PERMIT NO.:	BLD2022-00244
PARCEL NUMBER:	09009490-2	SECTOR:	APPLIED: 01/18/2022
TYPE OF WORK:	Change of Occupancy/Use	ISSUED:	08/12/2022
ESTIMATED COST :	\$50,000.00	EXPIRES:	02/08/2023
USE:	High-Impact Manufacturing/Processing (Concrete Batch Plant)	PMR No.:	PMR2022-00253
PERMIT DESCRIPTION: Change of Occupancy/Use to High-Impact Manufacturing/Processing (Concrete Batch Plant) and Alterations as per plans. (Subject to all applicable Federal, State and Local Executive Orders.)			
ZONING DISTRICT:	M4-Intensive Industrial	USE GRP:	F-1 306.2
BLDG TYPE CODE:		STORES:	1
BETWEEN:	Between and	GROUND AREA:	
LOT NO.:		SIZE:	294087.00
SUBDIVISION: 09009490-2			
Owner	Applicant	Contractor	
CROWN ENTERPRISES INC PO BOX 869 WARREN, MI 48090 086	daniel Onifer 12225 Stephens Warren, MI 48089		

115a	PERMIT LOCATION: 3405 GAYLORD		
Type	Project No. :	Legal Occupancy :	High-Impact Manufacturing/Processing (Concrete Batch Plant)
Building Perm	Permit No. :	Bldg Type Code :	
Electrical Plan	Issue Date :	Use Group :	F-1 306.2
Plumbing Plan	Expiration Date :	Zoning Dist. :	M4-Intensive Industrial
Fire Plan Rev		Stories :	1
		Between Streets :	
	Applicant:		
	daniel Onifer 12225 Stephens Warren, MI 48089		
	Change of Occupancy/Use to High-Impact Manufacturing/Processing (Concrete Batch Plant) and Alterations as per plans. (Subject to all applicable Federal, State and Local Executive Orders.)		

Please be advised that the permit or if reinstated if the current requirements


		City of Detroit Buildings, Safety Engineering and Environmental Department Building Division Coleman A. Young Municipal Center 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226 (313) 224-3202	
TEMPORARY CERTIFICATE OF OCCUPANCY AND COMPLIANCE			
Issued To Owner:	CROWN ENTERPRISES INC PO BOX 869 WARREN, MI 48090 086	Permit No.:	BLD2022-00244
PERMIT LOCATION: 3405 GAYLORD			

This is to certify that the construction work or use of premises described above has been duly inspected and



Permit# BLD2022-01173 issued by BSEED



 <p>City of Detroit Buildings, Safety Engineering and Environmental Department Building Division Coleman A. Young Municipal Center 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226 (313) 224-3202</p>		
BUILDING PERMIT		
SITE ADDRESS: 3405 GAYLORD	PERMIT NO.: BLD2022-01173	
PARCEL NUMBER: 09009490-2 SECTOR:	APPLIED: 03/10/2022	
TYPE OF WORK: Alteration	ISSUED: 03/15/2022	
ESTIMATED COST : \$150,000.00	EXPIRES: 09/11/2022	
USE: Truck parking	PMR No.: PMR2022-01218	
PERMIT DESCRIPTION: Remove all above grade existing building components to slab as per plans. Future construction will be defined with a separate permit application. (Subject to all applicable Federal, State and Local Executive Orders.)		
ZONING DISTRICT: B4-General Business	USE GRP:	FL AREA:
BLDG TYPE CODE:	STORIES: 0	GROUND AREA:
BETWEEN: Between and	SIZE: 294987.00	
LOT NO.:	SUBDIVISION: 09009490-2	
Owner	Applicant	Contractor
CROWN ENTERPRISES INC PO BOX 869 WARREN, MI	daniel Onifer 12225 Stephens Warren, MI 48089	




121 Type Building Perm Building Perm	 <p>City of Detroit Buildings, Safety Engineering and Environmental Department Building Division Coleman A. Young Municipal Center 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226 (313) 224-3202</p>	
	Applicant: daniel Onifer 12225 Stephens Warren, MI 48089	07/07/2022
CERTIFICATE OF ACCEPTANCE		
On 06/02/2022, The Building Division Inspected : 3405 GAYLORD Permit # : BLD2022-01173 Inspector : Ronald Fairmot and found the same to be satisfactory to this Division. REMARKS:		
Owner: CROWN ENTERPRISES INC PO BOX 869 WARREN, MI		

Please be adv
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 the permit or i
 reinstated if th
 current requirem

Permit# BLD2022-05375 issued by BSEED



 <p>City of Detroit Buildings, Safety Engineering and Environmental Department Building Division Coleman A. Young Municipal Center 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226 (313) 224-3202</p>		
BUILDING PERMIT		
SITE ADDRESS: 17231 MORAN	PERMIT NO.: BLD2022-05375	
PARCEL NUMBER: 09009072. SECTOR:	APPLIED: 09/23/2022	
TYPE OF WORK: Alteration	ISSUED: 02/03/2023	
ESTIMATED COST: \$72,561.00	EXPIRES: 08/02/2023	
USE: Truck Garage	PMR No.: PMR2022-05406	
PERMIT DESCRIPTION: Alterations to Change of Occupancy/Use to establish a truck garage per documents. (Separate trades permits required) (Subject to all applicable Federal, State, and Local Executive Orders).		
ZONING DISTRICT: M4-Intensive Industrial	USE GRP:	FL AREA:
BLDG TYPE CODE:	STORIES: 1	GROUND AREA:
BETWEEN: Between and	and	SIZE: 3000.00
LOT NO.:	SUBDIVISION: 09009072.	
Owner CROWN ENTERPRISES INC PO BOX 869 WARREN, MI 48090 086	Applicant Creative Construction Concepts 7960 W. Grand River Ave, Suite 285 Brighton, MI 48114	Contractor

115	PERMIT LOCATION: 17231 MORAN ST
Type Building Permit Building Permit Electrical Plan Mechanical Plan Plumbing Plan Fire Plan Review	Project No.: PMR2022-05406 Legal Occupancy : Truck Garage Permit No.: BLD2022-05375 Bldg Type Code : Issue Date: 05/20/2024 Stories: 1 Use Group: M4-Intensive Industrial Square Feet : 3000.00 Between Streets : Applicant: Creative Construction Concepts 7960 W. Grand River Ave, Suite 285 Brighton, Michigan 48114 Alterations to Change of Occupancy/Use to establish a truck garage per documents. (Separate trades permits required) (Subject to all applicable Federal, State, and Local Executive Orders).
Conditions of Occupancy:	
CERTIFICATE OF OCCUPANCY AND COMPLIANCE	
 <p>City of Detroit Buildings, Safety Engineering and Environmental Department Building Division Coleman A. Young Municipal Center 2 Woodward Avenue, 4th Floor, Suite 408, Detroit, Michigan 48226 (313) 224-3202</p>	
Issued To Owner: CROWN ENTERPRISES INC PO BOX 869 WARREN, MI 48090 086	Permit No: BLD2022-05375
PERMIT LOCATION: 17231 MORAN ST	
This is to certify that the construction work or use of premises described above has been duly inspected and is acceptable for occupancy as stated herein.	





CONCRETE, LLC

30' wide green buffer with
6' tall berm with trees

10' Buffer wall





— Residential Districts
 — Business Districts
 — Industrial Districts

**There are some non-conforming residential structures located within existing Industrial District(s).*





Before



After



Before



After



Before



After



Environmental Features

- High efficiency 12,500 cubic foot ventilation system (dust suppression)
- Energy efficient variable frequency controls on all motors
- State of the art controls on all operating gates and augers
- Close proximity to projects reducing truck traffic and exhaust
- Central wet mixed in-plant drum versus dry mix in truck (better dust control)

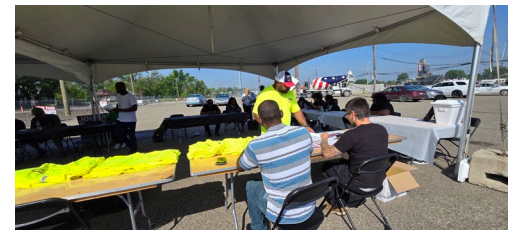
Dust Control

- Screening to be installed on current perimeter fencing by end of June 2024
- Regular sweeping schedule
- 5-mph speed limit within plant area to reduce fugitive dust emissions
- Water truck for dust suppression to be in operation in July 2024
- Interim watering measures for dust control currently employed
- 6' high green berm to be installed upon receipt of permits from the City
- Continuous emissions monitoring at site perimeter
- Implementation of rumble strips to reduce 'track out' onto City street

Community Engagement / Job Fair



May 20, 2024 job fair at Kronos attracted over 250 job applications!



Community Embracing Change



Rev. David A. Johnson II, Senior Pastor at Kingdom Covenant Church across from Kronos said:

"We were so honored to partner with Hercules Concrete for their Community Job Fair yesterday. To create opportunities for employment for people in the city of Detroit and throughout the metropolitan area is a joy for us to be a part of. My wife Lady Kimya, our staff, and the entire membership of Kingdom Covenant Church are committed to seeing our community thrive. The turnout for this event was a great step in a positive direction."

"The job fair was a great opportunity to get your foot in the door in the profession that I actually got my CDL for to begin with. A lot of companies aren't willing to take a chance on you if you don't have direct experience. The fair was very organized and efficient. The folks were nice and even had lunch for us. I'm grateful that I went."

-Bobby Edwards, resident

"Thank you to the Hercules company for hosting a job fair in my neighborhood. I attended the fair on May 20, 2024 on 6 Mile and Conant and I got hired as a General Laborer and started working on June 3, 2024 and I make a great starting wage."

-Michael Howard, resident

"It is good to see activity down here again. I have no problem with the concrete operation over here."

-Anthony Jones, local industrial building owner

"I really want to thank Hercules Concrete for creating jobs in our community. I like the fact that they were interviewing on the spot and offering jobs, not just any job but jobs with great wages and opportunities to advance."

-Gary Caple, resident

"The neighborhood looks better now than when I lived on Gallagher."

-Eric Sanders, former resident

"It is positive to see new growth and activity in the area again."

-Eric Jones, retired DPD mechanic, current local business owner

Community Safety Efforts



- *Kronos management has met with leadership of Detroit Police Department's 11th Precinct*
- *Kronos plans to participate in DPD's Project Green Light Detroit*
- *Real-time camera connections from the Kronos site to the 11th Precinct*



- *Creation of safety corridors on Jerome Street and McNichols Road*
- *Precinct reported zero community complaints regarding Kronos*

Major Detroit Infrastructure Projects Supported by Kronos/Hercules



District 2, State Fair

State Fair Grounds Phase II

District 2, State Fair

Henry Ford Health MSU Health Sciences Center

District 6, Corktown

Michigan Central Station

Districts 5 and 6, Wayne State/ Tech Town / Medbury Park / Cultural Center

2nd Ave over I-94

Grand River over I-94

Cass Ave over I-94

District 4 and 5, Downtown and Greektown

Detroit Riverwalk

District 6, Downtown

Joe Louis Apartments

Districts 5 and 7, Russell Woods / Dexter-Linwood / Nardin Park

Michigan Central Station

District 6, Corktown

Perennial Corktown Apartments

District 6, Central Southwest

La Joya

District 6, Midtown

AC Detroit Hotel

District 6, Midtown

Mariners Inn Detroit

District 4, East English Village

St. Matthews Multi-Family Housing

City of Detroit Sidewalk and Street Replacement / Repair

