



Detroit Brownfield Redevelopment Authority  
500 Griswold Street • Suite 2200  
Detroit, Michigan 48226  
Phone: 313 963-2940  
Fax: 313 963-8839

**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 13, 2019  
4:00 PM**

**BOARD MEMBERS PRESENT:**

Juan Gonzalez  
John George  
Matthew Walters  
Maggie DeSantis  
Ray Scott  
Stephanie Washington

**BOARD MEMBERS ABSENT:**

Pamela McClain  
Donele Wilkins  
Sonya Mays

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Paul Kako (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Graten Little (Basco)  
Joe Hooker (Basco)  
John Kahl (Atlas WFE)  
Elizabeth Masserang (PM Environmental)  
Adam Nyman (PPM/SOMA)



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**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, MARCH 13, 2019  
DETROIT ECONOMIC GROWTH CORPORATION  
500 GRISWOLD SUITE 2200 DETROIT, MI – 4:00 PM**

**CALL TO ORDER**

Chair Matthew Walters called the meeting to order at 4:11 PM.

**GENERAL**

**Approval of Minutes:**

Mr. Walters called for a motion approving the minutes of February 27, 2019 as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. DeSantis, DBRA Resolution Code 19-03-02-250 was unanimously approved.

**Broadway Lofts: Brownfield Redevelopment Plan**

Mr. Vosburg presented the Broadway Lofts Brownfield Redevelopment Plan to the DBRA Board.

**Project Introduction**

Broadway Detroit Properties, LLC, a subsidiary of Basco of Michigan, Inc. is the project developer (the “Developer”) for the Plan which entails the conversion of three parcels into a single multistory building, featuring two retail spaces on the ground level and residential apartments above. Apartment accommodations will include studio, 1-bedroom and 2-bedroom layouts. In addition, the Plan will feature alleyway improvements to serve as a community gathering space.

The total investment is estimated to be \$11.9 million. The Developer is requesting \$1,127,450.00 in TIF reimbursement.

There will be 34 temporary construction jobs and 1 FTE job. The 34 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 1 FTE jobs will be created directly by the Developer. It is estimated that future tenants will create an additional 97.5 FTE jobs.

**Property Subject to the Plan**

The eligible property (the “Property”) consists of three (3) parcels located at 1320, 1322 and 1332 Broadway on the eastern side of Detroit’s Central Business District in the Paradise Valley neighborhood, bounded by an alley to the north, the property line of 1314 Broadway to the east, Broadway Street to the south, and the property line of 1344 Broadway Street to the west.

### Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial and residential purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381.

### Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, demolition, asbestos activities, infrastructure improvements, site preparation and preparation and implementation of Brownfield Plan and/or 381 Work Plan. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence in the summer of 2019 and will be completed within 10 months.

### Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

### **COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessments	\$6,500.00
2. Demolition	\$300,000.00
3. Lead and Asbestos Activities	\$10,000.00
4. Infrastructure Improvements	\$365,000.00
5. Site Preparation	\$278,000.00
6. Brownfield Plan & Act 381 Work Plan	\$25,000.00
7. Contingency (15%)	\$142,950.00
<b>Total Reimbursement to Developer</b>	<b>\$1,127,450.00</b>
8. Authority Administrative Costs	\$145,765.00
9. State Brownfield Redevelopment Fund	\$165,572.00
10. Local Brownfield Revolving Fund	\$82,701.00
<b>TOTAL Estimated Costs</b>	<b>\$1,521,488.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

### Other Incentives

The Developer is seeking additional incentives, which will include local and/or state approval of Obsolete Property Rehabilitation Act (OPRA) Tax Abatement.

### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the February 27, 2019 CAC meeting. The DBRA-CAC’s letter of recommendation was attached for the DBRA Board’s consideration.

### Public Comments

The DBRA public hearing for the Plan was held on Thursday, March 7, 2019 at 5:30 pm at offices of the Detroit Economic Growth Corporation located at 500 Griswold, Suite 2200, Detroit, Michigan. The results of the DBRA public hearing were attached for Board member review.

Attached for Board review and approval was a resolution approving the Broadway Lofts Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Walters called for a motion for the approving the Broadway Lofts Brownfield Redevelopment Plan and its submittal to the Detroit City Council. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Gonzalez, DBRA Resolution Code 19-03-266-02 was approved.

### **Harmonie Social Club: Brownfield Redevelopment Plan**

Mr. Vosburg presented the Harmonie Social Club Brownfield Redevelopment Plan to the DBRA Board.

### Project Introduction

311 Grand River, LLC, an affiliate of Basco of Michigan, Inc., is the project developer (the "Developer") for the Plan which entails the renovation of the existing historic structure to include updated tenant spaces, including a speakeasy bar and dining room at the basement level and a bright restaurant and lounge on the main level. The existing restaurant tenant, Colors, will remain and will be assisted by the developer to improve their tenant space during construction activities. The second level will include office and co-working space, with private rooms for conferences and meetings. The third level will restore the main assembly space and stage, with a side lounge and bar, while the mezzanine will be restored, the property will also include two bridal suites and additional event storage space.

The total investment is estimated to be \$12.6 million. The Developer is requesting \$579,210.00 in TIF reimbursement.

There will be 34 temporary construction jobs and 1 FTE job. The 34 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 1 FTE jobs will be created directly by the Developer. It is estimated that future tenants will create an additional 122.5 FTE jobs.

### Property Subject to the Plan

The eligible property (the "Property") consists of one (1) parcel located at 311 East Grand River on the eastern side of Detroit's Central Business District in the Paradise Valley neighborhood, bounded by Centre Street to the south, the property line to the west, the alley between John R Street and Grand River Avenue to the north, and Grand River Avenue to the east.

### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) the Property was previously utilized or is currently utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a historic resource as defined by Act 381, as amended.

The property was listed as a Michigan Historic Site in 1975 and was individually listed in the National Register of Historic Places in 1980. In addition, the property is listed in Detroit's local Madison-Harmonie Historic District.

Eligible Activities and Projected Costs

The "eligible activities" that are intended to be carried out at the Property are considered "eligible activities" as defined by Sec 2 of Act 381, because they include pre-approved activities, demolition and asbestos abatement, infrastructure improvements, site preparation, development/preparation and implementation of brownfield plan and/or 381 work plan, and a 15% contingency. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence in summer of 2019 and be completed within 9 months.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessments	\$7,600.00
2. Demolition	\$149,000.00
3. Asbestos Activities	\$50,000.00
4. Infrastructure Improvements	\$75,000.00
5. Site Preparation	\$201,313.00
6. Brownfield Plan & Act 381 Work Plan	\$25,000.00
7. Contingency (15%)	\$71,297.00
<b>*Total Reimbursement to Developer</b>	<b>\$579,210.00</b>
8. Authority Administrative Costs	\$24,267.00
9. State Brownfield Redevelopment Fund	\$82,856.00
10. Local Brownfield Revolving Fund	\$55,643.00
<b>TOTAL Estimated Costs</b>	<b>\$741,975.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the February 27, 2019 CAC meeting. The DBRA-CAC's letter of recommendation was attached for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Thursday, March 7, 2019 at 5:45 pm at offices of the Detroit Economic Growth Corporation located at 500 Griswold, Suite 2200, Detroit, Michigan. The results of the DBRA public hearing were attached for Board member review.

Attached for Board review and approval was a resolution approving the Harmonie Social Club Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. George asked what the purchase price was for the building. Mr. Graten, from the development team, responded that the price was \$1.2M.

Mr. Walters called for a motion for the approving the Harmonie Social Club Brownfield Redevelopment Plan and its submittal to the Detroit City Council. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Scott, DBRA Resolution Code 19-03-267-02 was approved.

### **SOMA: Brownfield Redevelopment Plan**

Mr. Vosburg presented the Harmonie Social Club Brownfield Redevelopment Plan to the DBRA Board. The developer provided additional project information.

#### **Project Introduction**

Woodward Mack 22, LLC, is the project developer (the “Developer”) for the Plan which entails the activation of an alleyway, the redevelopment of the former Eliot Street, and the new construction of a parking deck to support the rehabilitations occurring at 115 Erskine and the nearby 100 Mack Avenue office buildings into Class A space. The project will include the demolition of an existing surface parking lot, the rehabilitation of an office building located at 115 Erskine and other current site features to restore the urban fabric of the area. The parking deck will be an integral part of restoring the office building occupancy and is also needed to support the proposed redevelopment nearby. A 6-story parking structure (totaling approximately 580 spaces) with ground floor retail (totaling approximately 6,730 square feet) is the cornerstone to jumpstarting these efforts to grow the SOMA (South of Mack Avenue) District. The property will contain retail space on the first floor and support mixed use within the SOMA District, including adjacent retail, commercial and a proposed future hotel.

The total investment is estimated to be between \$20 and \$22 million. The Developer is requesting \$10M in TIF reimbursement though it is projected that only approximately \$7.2M will be captured under the Plan. It is currently expected that this project will create approximately 100 temporary construction jobs and 200 permanent jobs.

#### **Property Subject to the Plan**

The property comprising the eligible property consists of 4 parcel(s). The associated addresses are 81 Erskine Street (which contains two parcels), 115 Erskine and 3500 Woodward Avenue located in Detroit’s Midtown neighborhood, north of downtown, bounded by Woodward Avenue to the west, Mack Avenue to the north, John R Street to the east, and Erskine Street to the south.

#### **Basis of Eligibility**

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a commercial purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a the Property is determined to be a facility or adjacent and contiguous to a facility, as defined by Act 381.

#### **Eligible Activities and Projected Costs**

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they Environmental Site Assessments, site demolition activities, infrastructure improvements, and preparation and implementation of a brownfield plan and/or work plan. The eligible activities and budgeted costs are intended as part

of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to commence within eighteen (18) months and be completed within three (3) years.

Tax Increment Financing (TIF) Capture

The Developer desires to be reimbursed for the costs of eligible activities. Tax increment revenue generated by the Property will be captured by the DBRA and used to reimburse the cost of the eligible activities completed on the Property after approval of this Plan pursuant to the terms of a Reimbursement Agreement with the DBRA.

**COSTS TO BE REIMBURSED WITH TIF**

1. Environmental Assessments	\$35,000.00
2. Demolition (Existing Parking Lot)	\$261,000.00
3. Infrastructure Improvements – Parking Structure	\$9,644,000.00
4. Brownfield Plan & Act 381 Work Plan Preparation and Implementation	\$60,000.00
<b>*Total Reimbursement to Developer</b>	<b>\$10,000,000.00</b>
5. Authority Administrative Costs	\$1,261,748.00
6. State Brownfield Redevelopment Fund	\$413,565.00
7. Local Brownfield Revolving Fund	\$0.00
<b>TOTAL Estimated Costs</b>	<b>\$11,675,313.00</b>

The actual cost of those eligible activities encompassed by this Plan that will qualify for reimbursement from tax increment revenues of the DBRA from the Property shall be governed by the terms of the Reimbursement Agreement.

Other Incentives

The Developer is seeking a Commercial Rehabilitation Act (PA 210) tax exemption.

Attached for Board review and approval was a resolution authorizing the SOMA Brownfield Plan for submittal to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the proposed Plan. In addition, it authorizes the President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, to conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

Mr. George asked the developer where the parking structure would be located, how many stories would be included and the estimated total costs against the TIF request. Mr. Nyman informed the Board that the parking structure would be located in the middle of the block bounded by Elliott to the north, John R to the east, Erskine to the south and Woodward to the west. Mr. Nyman informed the Board that the parking structure would be six (6) stories and the total estimated costs were \$20M with a TIF request of \$10M.

Ms. DeSantis inquired about the income stream and the feasibility of the income supporting the project. Mr. Nyman and Mr. Walters informed the Board that there would be a ground lease with another developer for property located on the block, that there would be parking revenue, specifically monthly parking revenue, and that there would be income generated from the ground floor retail leases.

Mr. Nyman and Mr. Walters then informed the Board that, while there were no leases signed for the ground floor retail, it was expected that that once the parking deck was complete, that the retail would follow. Also discussed was the need for parking in the area and how much revenue a parking deck could generate.

Mr. George inquired about the retail. Mr. Nyman informed Mr. George that it would be located on the ground floor, primarily along Elliott and Erskine with some limited retail locate in the alley.

Mr. Gonzalez asked on which streets would the parking deck be accessed. Mr. Nyman informed the Board that the parking deck could be accessed from John R, that limited spaces for retail could be accessed from Elliott but that the main access would be on Erskine.

Ms. DeSantis inquired about the open space and green infrastructure, particularly why no costs associated with those activities. Ms. Masserang explained that because the alley and green space were privately owned, those costs are not eligible for TIF reimbursement. A discussion of green alleys followed citing the green alley next to the Green Garage and a great example.

Mr. Walters called for a motion for the referral of the SOMA Brownfield Redevelopment Plan and its submittal to the DBRA-CAC as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. DeSantis, DBRA Resolution Code 19-03-268-01 was approved.

#### **OTHER**

Ms. Kanalos updated Board members regarding the new board meeting software and informed the Board that training would more than likely be conducted at a Board meeting and that it should last approximately 15 minutes.

Ms. Washington provided the Board an update regarding Board reappointments, informing the Board that after Ms. McClain's interview within the next couple of weeks, that both her and Mr. Scott's reappointments would be submitted for City Council approval.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

Citing no further business, Mr. Walters called for a motion to adjourn the meeting.

On a motion by Ms. McClain, seconded by Mr. George the meeting was unanimously adjourned at 4:36 PM.





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**CODE DBRA 19-03-02-250**

**APPROVAL OF MINUTES FEBRUARY 27, 2019**

RESOLVED, that the minutes of the regular meeting of February 27, 2019 are hereby approved and all actions taken by the Directors present at such meeting, as set forth in such minutes, are hereby in all respects ratified and approved as actions of the Detroit Brownfield Redevelopment Authority.

March 13, 2019



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**CODE DBRA 19-03-266-02**

**BROADWAY LOFTS BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the Broadway Lofts Redevelopment Project (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Broadway Lofts Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.
2. The Board of Directors of the DBRA has determined that the Plan constitutes a “Qualifying Downtown Brownfield Project” under that certain Interlocal Agreement by and between the DBRA and the City of Detroit Downtown Development Authority.
3. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

4. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

5. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

6. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

March 13, 2019



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**CODE DBRA 19-03-267-02**

**HARMONIE SOCIAL CLUB BROWNFIELD REDEVELOPMENT PLAN**

WHEREAS, pursuant to 381 PA 1996, as amended (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City Council”) for the purpose of promoting the revitalization of environmentally distressed areas in the City of Detroit; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, in accordance with the policies, procedures and bylaws governing the DBRA, the DBRA has submitted a proposed Brownfield Plan for the Harmonie Social Club Redevelopment Project (the “Plan”) to the Community Advisory Committee for its consideration and comment and has solicited comments by the public by publication of notice stating that the proposed Plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies; and

WHEREAS, the Community Advisory Committee has considered the proposed Plan and approved a resolution recommending the approval of the proposed Plan by the DBRA and the City Council as presented by the DBRA; and

WHEREAS, in accordance with the provisions of Act 381, the Board of Directors of the DBRA has considered the proposed Plan and desires to approve the proposed Plan and to request that City Council call a public hearing to consider and adopt a resolution approving the proposed Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. The Board of Directors of the DBRA has determined that the adoption of the Brownfield Plan for the **Harmonie Social Club Redevelopment Project** is in keeping with the purposes of Act 381 and recommends submittal of the Plan to City Council for approval.

2. The Board of Directors of the DBRA has determined that the Plan constitutes a “Qualifying Downtown Brownfield Project” under that certain Interlocal Agreement by and between the DBRA and the City of Detroit Downtown Development Authority.

3. The Board of Directors of the DBRA approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.

4. Any Authorized Agent of the DBRA is authorized and directed to submit a certified copy of this Resolution and the Plan to the City Clerk, together with a request that the City Council call a public hearing concerning the Plan and to take all other actions required to approve the Plan in accordance with Act 381.

5. That any one of the officers and any one of the Authorized Agents of the DBRA or any two of the Authorized Agents of the DBRA shall hereafter have the authority to negotiate and execute all documents, contracts, or other papers, and take such other actions, necessary or appropriate to implement the provisions and intent of this Resolution on behalf of the DBRA.

6. That all of the acts and transactions of any officer or authorized agent of the DBRA, in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

7. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution are rescinded.

March 13, 2019



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**CODE DBRA 19-03-268-01**

**SOMA BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE**

WHEREAS, pursuant to 381 PA 1996 (“Act 381”), the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) has been established by resolution of the City Council of the City of Detroit (the “City”) for the purpose of promoting the revitalization of environmentally distressed areas in the City; and

WHEREAS, under Act 381 the DBRA is authorized to develop and propose for adoption by City Council a brownfield plan for one or more parcels of eligible property; and

WHEREAS, under the resolution establishing the DBRA and the bylaws of the DBRA requires the DBRA, prior to the approval of a brownfield plan, submit the proposed brownfield plan to the Community Advisory Committee for consideration and comment and solicit comments by publication of notice that the proposed brownfield plan has been submitted to the Community Advisory Committee and by conducting a public hearing in the area to which the proposed Plan applies.

NOW, THEREFORE, BE IT RESOLVED:

1. The City of Detroit Brownfield Redevelopment Authority acknowledges receipt of the proposed Brownfield Plan for the **SOMA Brownfield Redevelopment Plan** (the “Proposed Plan”) and authorizes and directs the Chairperson to cause the Proposed Plan to be transmitted to the Community Advisory Committee for consideration and comment within 30 days of their receipt of the Proposed Plan.

2. The President of the Detroit Economic Growth Corporation or any person designated by him, as a representative of the DBRA, shall conduct a public hearing in the area to which the Proposed Plan applies within the next 30 days. This public hearing may be held jointly with any public hearing conducted by the Community Advisory Committee.

3. The Chairperson is authorized and directed to cause there to be published notice that the Proposed Plan has been submitted to the Community Advisory Committee and of the public hearing to be held pursuant to this resolution.

BE IT FINALLY RESOLVED, that all of the acts and transactions of any Officer or Authorized Agent of the DBRA in the name and on behalf of the DBRA, relating to matters contemplated by the foregoing resolutions, which acts would have been approved by the foregoing resolution except that such acts were taken prior to execution of these resolution, are hereby in all respects confirmed, approved and ratified.

March 13, 2019