



Detroit Brownfield Redevelopment Authority  
500 Griswold Street • Suite 2200  
Detroit, Michigan 48226  
Phone: 313 963-2940  
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**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
REGULAR BOARD OF DIRECTORS MEETING  
WEDNESDAY, MARCH 27, 2019  
4:00 PM**

**BOARD MEMBERS PRESENT:**

John George  
Juan Gonzalez  
Pamela McClain  
Ray Scott  
Matthew Walters  
Donele Wilkins

**BOARD MEMBERS ABSENT:**

Maggie DeSantis  
Sonya Mays  
Stephanie Washington

**OTHERS PRESENT:**

Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Rebecca Navin (DEGC)  
Paul Kako (DEGC)  
Kenyetta Bridges (DEGC)  
Damon Jordan (DEGC)  
Elizabeth Brinson (DEGC)  
Charlotte Fisher (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Elizabeth Masserang (PM Environmental)  
Richard Barr (Honigman)  
Mark Hicks (Detroit News)



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**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY REGULAR MEETING  
WEDNESDAY, MARCH 27, 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 4:05 PM.

**GENERAL**

**Approval of Minutes:**

Mr. Walters called for a motion approving the minutes of March 13, 2019 as presented. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Gonzalez, DBRA Resolution Code 19-03-02-251 was unanimously approved.

**Treasurer's Report**

Ms. Brinson presented the February 2019 Treasurer's report.

Mr. Walters called for a motion approving the February 2019 Treasurer's Report as presented. The Board took the following action:

On a motion by Mr. Scott, seconded by Mr. George, DBRA Resolution Code 19-03-03-185 was unanimously approved.

**PROJECTS**

**Land Assembly Project: Authorization to Enter into Purchase Agreement with Great Lakes Water Authority and City of Detroit for Property Located at 11900 Freud and 11900 E. Jefferson**

Mr. Jordan presented the Land Assembly Project: Authorization to Enter into Purchase Agreement with Great Lakes Water Authority and City of Detroit for Property Located at 11900 Freud and 11900 E. Jefferson.

As the Board is aware, in connection with the industrial land assembly project undertaken by the City of Detroit Brownfield Redevelopment Authority ("DBRA") at the request of the City of Detroit (the "City"), on February 27, 2019, (DBRA 19-02-262-08), the DBRA approved that certain Memorandum of Understanding by and between FCA US LLC ("FCA"), DBRA and the City relating to the following investment proposed by FCA in the city of Detroit (the "Project"):

- Construct a new assembly plant at the site of its current Mack Engine Plant located at Mack and St. Jean, with an estimated investment of \$1.6 billion and creation of approximately 3,850 net new full-time jobs; and
- Invest approximately \$900 million at its Jefferson North Assembly Plant (“JNAP”), located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs.

In order to move forward with the Project, FCA needs approximately 200 acres of market-ready land to support its operations at the 2 facilities for Project-related activities such as employee parking, trailer marshalling, and finished vehicle storage. Thus, in the MOU, DBRA and the City agreed, among other things, to execute binding agreements to deliver title to sufficient acreage adjacent to or in close proximity to the Project site to meet FCA’s expansion needs.

DBRA staff identified the 14.45 acre parcel depicted on Exhibit A (the “Site”), which Site is owned by the City and operated by Great Lakes Water Authority (“GLWA”) as a potential site for FCA’s needs. The Site sites south of JNAP and adjacent to the Connor’s Creek power plant. At its March 13, 2019 Board meeting, GLWA approved the sale of the Site to DBRA upon the terms described in the Purchase Agreement attached as Exhibit B (the “Purchase Agreement”), a summary of which follows:

Purchase Price: \$1,000,000.00 with \$1,000.00 deposit

Inspection Period: 180 days

Closing: Within 30 days following end of Inspection Period

Other: Final parcel configuration, road vacations, and access agreements to be negotiated prior to closing

The purchase price and any diligence and other acquisition costs will be payable from funds made available by the City to the DBRA. DBRA staff seeks the Board’s approval of the Purchase Agreement and the DBRA’s actions required to be undertaken thereunder, as well as actions reasonably required to conduct due diligence on and clear title to the Site.

Mr. George asked who currently owns the property and what the purchase price is. Mr. Jordan stated that currently the City of Detroit and the Detroit Water & Sewerage Department own the property and Great Lakes Water Authority (the “GLWA”) it via an agreement with the two entities and the purchase price is \$1,000,000.

Ms. Wilkins asked what the end use of the property will be and who will receive the property and how. Mr. Jordan stated that the end use will be automobile storage and the property will be transferred to FCA. Ms. Bridges stated that the land will be donated to FCA by the DBRA for the expansion of the Mack Avenue Engine and Jefferson North Assembly Plants as the City’s contribution towards the project.

Ms. McClain called for the question.

Mr. Walters stated that the question had been called and asked if there was support for a motion. The Board took the following action:

On a motion by Mr. George, seconded by Mr. Scott, DBRA Resolution Code 19-03-262-11 was approved.

Ms. Wilkins voted nay and stated that corporations such as FCA should have to pay for land for projects of this type.

Ms. Navin stated that Ms. DeSantis submitted questions in writing via email and asked that answers to the questions be read for the record at the meeting in her absence.

1. Which entity will actually expend \$1 million to execute the Purchase Agreement  
The answer is that the DBRA will be expending the funds
2. Is it the same entity that will be taking the deed?  
The answer is that the DBRA will be taking deed to the property and hold it for a period of time.
3. Are tax payer dollars being used to purchase the property or is FCA expending its own money to buy the property?  
The answer is that the DBRA is using funds provided to it by the City of Detroit to make this purchase.
4. Is the City of Detroit buying the land and giving it to FCA as part of the subsidy being required by FCA?  
The answer is yes, the City and DBRA as part of its agreement to induce this project to be located in the City of Detroit as part of the economic benefit of approximately 4,900 net new jobs, the City has agreed to assemble approximately 200 acres to be utilized by FCA for its expanded operations. This land is part of the 200-acre land assembly that the City has agreed to undertake.
5. Some residents of Beniteau Street, adjacent to the berms being relocated along St. Jean Street, at neighborhood meetings have expressed concerns about the project.  
Ms. Navin stated that the Mayor and Mayor's staff have publicly stated that it is their goal to minimize disruptions to the neighborhood caused by the construction or operation of the expanded FCA facility.

Mr. Gonzalez asked what remaining properties are to be purchased as part of the project such as the Moroun family owned parcel. Ms. Bridges stated that the Moroun family parcel has yet to be acquired, as well as parcels owned by Hantz Farm and other entities. Discussions are underway to acquire more parcels as part of the project.

### **SOMA Brownfield Redevelopment Plan**

Mr. Vosburg presented the SOMA Brownfield Redevelopment Plan to the DBRA Board.

The enclosed Brownfield Plan ("Plan") (Exhibit A), for the SOMA project, is being submitted for review and consideration.

### **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.

#### DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the March 13, 2019 CAC meeting. Attached is the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

#### Public Comments

The DBRA public hearing for the Plan is scheduled to be held on Monday, March 25, 2019 at 5:30 pm at offices of Midtown Detroit, Inc. located at 3939 Woodward Ave. #100, Detroit, Michigan. The results of the DBRA public hearing will be provided at the board meeting.

Attached for your review and approval is a resolution approving the SOMA Brownfield Redevelopment Plan and its submittal to Detroit City Council.

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

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-03-268-02 was approved.

#### **Albert Kahn Brownfield Redevelopment Plan**

Ms. Kanalos presented the Albert Kahn Brownfield Redevelopment Plan to the DBRA Board. The developer's consultant provided additional project information.

On February 13, 2018, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to City Council of the Brownfield Plan for the Albert Kahn Building Redevelopment Project (the "Plan"). The City Council public hearing for the Plan was held March 14, 2019 and City Council approved the Plan on March 19, 2019. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and AK Owner LLC. The Agreement has been prepared between the DBRA and AK Owner LLC and is presented to the DBRA for review and approval.

#### Project Introduction

AK Owner LLC is the project developer (the "Developer") for the Plan which entails the redevelopment of the Albert Kahn Building to create at least approximately 190 apartments (approximately 156 one-bedroom units, 21 two-bedroom units and 13 three-bedroom units) and rehabilitate or create up to 64,000 to 108,000 square feet of retail and other commercial space on the main floor and lower level concourse of the building. At least 20% of the building's residential apartments will be affordable units offering rents considered affordable to residents with incomes of not more than 80% of the area median income. The overall building restoration will include improvements to the exterior and interior, including full redesigns of public areas. One of the parcels will be used for surface parking for residential tenants and may be available for customers of retail and other commercial tenants.

The total investment is estimated to be \$48 million. The Developer is requesting \$2,976,700.00 in TIF reimbursement.

There will be 300 temporary construction jobs and 6 FTE jobs. The 300 temporary construction jobs are expected to be created over a 2-year period once construction begins. The 6 FTE jobs may be related to property management.

#### Property Subject to the Plan

The eligible property (the "Property") consists of two (2) parcels located at 7340 Second Avenue and 101 W. Bethune Street in Detroit's New Center area, east of Second Avenue, on the south sides of Bethune Street.

#### Basis of Eligibility

The Property is considered "eligible property" as defined by Act 381, Section 2 because (a) it was previously utilized for a commercial purpose and/or public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; (c) it is functionally obsolete as defined by Act 381 and an historic resource, or, as to certain parcels, are adjacent and contiguous to the functionally obsolete property and historic resource and the development of the adjacent or contiguous parcels is estimated to increase the captured taxable value of the remainder of the eligible property.

#### 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 demolition, asbestos and lead based paint assessment and abatement, infrastructure improvements, development and preparation of a brownfield plan and work plan, and brownfield plan implementation. 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 18 months of approval of the Plan and be completed within 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	\$4,300.00
2. Demolition	\$1,857,400.00
3. Lead and Asbestos Activities	\$855,000.00
4. Infrastructure Improvements	\$200,000.00
5. Brownfield Plan & Act 381 Work Plan	\$30,000.00
6. Cost Tracking Compliance	\$30,000.00
<b>*Total Reimbursement to Developer</b>	<b>\$2,976,700.00</b>

7. Authority Administrative Costs	\$860,539.00
8. State Brownfield Redevelopment Fund	\$175,013.00
9. Local Brownfield Revolving Fund	\$2,774,731.00
<b>TOTAL Estimated Costs</b>	<b>\$6,786,983.00</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 Commercial Rehabilitation Act (CRA) and Neighborhood Enterprise Zone (NEZ) Tax Abatements.

The Agreement and a resolution approving the Agreement and its subsequent execution are attached for your review and approval.

Mr. Walters called for a motion approving the Albert Kahn Brownfield Redevelopment Plan Reimbursement Agreement and its subsequent execution. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. McClain, DBRA Resolution Code 19-03-268-03 was approved.

**ADMINISTRATIVE**

None

**OTHER**

None

**PUBLIC COMMENT**

None

**ADJOURNMENT**

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

On a motion by Ms. Wilkins, seconded by Mr. McLain the meeting was unanimously adjourned at 4:22 PM.



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**CODE DBRA 19-03-02-251**

**APPROVAL OF MINUTES MARCH 13, 2019**

RESOLVED, that the minutes of the regular meeting of March 13, 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 27, 2019



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**DBRA 19-03-03-185**

**ACCEPTANCE OF TREASURER'S REPORT FOR FEBRUARY 2019**

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period February 1 through February 28, 2019, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

March 27, 2019



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**CODE DBRA 19-03-262-11**

**LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO PURCHASE AGREEMENT WITH GREAT LAKES WATER AUTHORITY AND CITY OF DETROIT FOR PROPERTY LOCATED AT 11900 FREUD AND 11900 E. JEFFERSON**

**WHEREAS**, in connection with the industrial land assembly project undertaken by the City of Detroit Brownfield Redevelopment Authority ("DBRA") at the request of the City of Detroit (the "City"), on February 27, 2019, (DBRA 19-02-262-08), the DBRA approved that certain Memorandum of Understanding by and between FCA US LLC ("FCA"), DBRA and the City relating to the following investment proposed by FCA in the city of Detroit (the "Project"):

- Construct a new assembly plant at the site of its current Mack Engine Plant located at Mack and St. Jean, with an estimated investment of \$1.6 billion and creation of approximately 3,850 net new full-time jobs; and
- Invest approximately \$900 million at its Jefferson North Assembly Plant ("JNAP"), located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs.

**WHEREAS**, in order to move forward with the Project, FCA needs approximately 200 acres of market-ready land to support its operations at the 2 facilities for Project-related activities such as employee parking, trailer marshalling, and finished vehicle storage; and

**WHEREAS**, DBRA staff identified the 14.45 acre parcel depicted on **Exhibit A** (the "Site"), which Site is located south of JNAP and owned by the City and operated by Great Lakes Water Authority ("GLWA"), as a potential site for FCA's needs; and

**WHEREAS**, at its March 13, 2019 Board meeting, GLWA approved the sale of the Site to DBRA upon the terms described in the Purchase Agreement attached as **Exhibit B** (the "Purchase Agreement"), a summary of which follows:

Purchase Price: \$1,000,000, with \$1,000 deposit

Inspection Period: 180 days

Closing: Within 30 days following end of Inspection Period

Other: Final parcel configuration, road vacations, and access agreements to be negotiated prior to closing; and

**WHEREAS**, DBRA staff seeks the Board's approval of the Purchase Agreement and the DBRA's actions required to be undertaken thereunder, as well as actions reasonably required to conduct due diligence on and clear title to the Site; and

**WHEREAS**, the Project is consistent with the DBRA's purposes of promoting the revitalization and reuse of certain properties and is otherwise consistent with its powers and purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the DBRA Board of Directors hereby approves the Purchase Agreement and the DBRA's actions required to be undertaken thereunder, as well as actions reasonably required to conduct due diligence on and clear title to the Site.

**BE IT FURTHER RESOLVED**, 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.

**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 resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

March 27, 2019



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**CODE DBRA 19-03-268-02**

**SOMA 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 SOMA 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 **SOMA 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 approves the Plan substantially in the form attached hereto and on file with the Secretary of the DBRA.
3. 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.

4. 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.

5. 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.

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

March 27, 2019



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**CODE DBRA 19-03-264-03**

**ALBERT KAHN BUILDING BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT**

WHEREAS, on February 13, 2019, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Albert Kahn Building Redevelopment (the "Project"); and

WHEREAS, on March 19, 2019, the Detroit City Council approved the Plan; and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Plan is that a Reimbursement Agreement (the "Agreement") be entered into between the DBRA and AK Owner LLC as developer of the Project; and

WHEREAS, the Agreement has been drafted, approved as to form by DBRA legal counsel; and

WHEREAS, the Board of Directors desires to approve the Agreement and authorize its execution and delivery on behalf of the DBRA; and

NOW THEREFORE, BE IT RESOLVED, by the DBRA Board of Directors as follows:

1. The Agreement, in substantially the form attached to this Resolution as Exhibit A, is hereby approved, with such necessary or desirable modifications additions, deletions or completions as are approved by DBRA legal counsel and the Officers or designated Authorized Agents of the DBRA executing the Agreement.
2. Any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA are authorized and directed to execute and deliver the Agreement.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be and the same hereby are repealed insofar as such conflict arises.
4. This Resolution shall take effect immediately upon its adoption.

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 resolutions except that such acts were taken prior to execution of these resolutions, are hereby in all respects confirmed, approved and ratified.

March 27, 2019