



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
SPECIAL BOARD OF DIRECTORS MEETING  
WEDNESDAY, APRIL 17, 2019  
4:00 PM**

**BOARD MEMBERS PRESENT:** Maggie DeSantis  
John George  
Juan Gonzalez  
Sonya Mays  
Pamela McClain  
Ray Scott  
Matthew Walters  
Stephanie Washington

**BOARD MEMBERS ABSENT:** Donele Wilkins

**OTHERS PRESENT:** Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Glen Long (DEGC)  
Rebecca Navin (DEGC)  
Kenyetta Bridges (DEGC)  
Paul Kako (DEGC)  
Charlotte Fisher (DEGC)  
Ngozi Nwaesei (Lewis & Munday)  
Brian Holdwick (Holdwick Dev. Group)  
John Kohl (Atlas Wholesale)  
Ron Stallworth (FCA US LLC)  
Ben Monicelli (FCA US LLC)  
Greg Rose (FCA US LLC)  
L. Alan Johnson (FCA US LLC)



**MINUTES OF THE DETROIT BROWNFIELD  
REDEVELOPMENT AUTHORITY SPECIAL MEETING  
WEDNESDAY, APRIL 17, 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 27, 2019 as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. Mays, DBRA Resolution Code 19-04-02-252 was unanimously approved.

**Treasurer's Report**

Mr. Long presented the March 2019 Treasurer's report and responded to the Board regarding the line item for legal fees.

Mr. Walters stated that the payment to Matt Walters was a reimbursement for items that he purchased for the FCA US, LLC project's rezoning.

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

On a motion by Mr. George, seconded by Mr. Gonzalez, DBRA Resolution Code 19-04-03-185 was unanimously approved.

**PROJECTS**

Mr. Walters announced that due to a timing constraint with the Developer, the agenda would be revised to allow for the Ashton Brownfield Redevelopment item to go first on the agenda.

**Ashton Brownfield Redevelopment Plan: Request to Support New Project Scope**

Mr. Vosburg presented the Ashton Brownfield Redevelopment Plan new project scope item to the Board. The Developer provided additional information with respect to the new project scope. Mr. Vosburg, Ms. Kanalos and the Developer responded to Board

questions regarding clarification of the request, project scope, financing, hotel management and the project timeline.

On October 18, 2017, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors recommended approval to Detroit City Council of the Brownfield Plan for the Ashton Redevelopment Project (the "Plan") which was subsequently approved by Detroit City Council on November 21, 2017. A Reimbursement Agreement (the "Agreement") was approved by the DBRA on December 13, 2017.

Since that time, due to market conditions, the project described in the Plan has changed. Originally, the Plan described the project as the redevelopment of a semi-vacant property and new construction of an approximately 12-story mixed-use development with ground floor commercial and retail space, an estimated 103 for-sale market rate condominiums, residential amenities, and integrated parking. The new project consists of the redevelopment of a semi-vacant property and new construction of an approximately 6-story mixed-use development with ground floor commercial retail space, an estimated 156 room hotel with amenities, and approximately 151 integrated parking spaces.

It is estimated that the new project will result in approximately 175 temporary construction jobs being created, and 50 additional permanent jobs are also expected to be created by prospective tenants. Total investment of the new design is expected to be approximately \$47 million, down from the \$58 million previously expected.

Despite the changes to the project description, the Developer is still requesting the same \$13,395,285.00 in TIF reimbursement and will be completing the same Eligible Activities as described in the Plan. The Plan allows DBRA to approve changes to the project description, without necessitating an amendment to the Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project. All material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended. DBRA Staff has reviewed the new proposed development and has determined that the changes to the project are a result of the market conditions and, notwithstanding the material changes to the project, the new project still meets the DBRA Guidelines and is consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended. As a result, DBRA Staff recommends that the DBRA Board of Directors approve the changes to the project description.

A resolution acknowledging the DBRA Board of Directors' approval of the changes to project description described in the Plan (the "New Project") and the DBRA's execution of one or more letters of support for the Plan and the New Project were attached for Board review and approval.

Mr. Walters called for a motion approving the changes to project description described in the Plan and the DBRA's execution of one or more letters of support for the Plan as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-04-249-04 was unanimously approved.

## **Industrial Land Assembly Project: Approve Land Transfer Agreements**

Ms. Bridges introduced the Land Transfer Agreement items and included an overview Board actions to-date regarding the Industrial Land Assembly Project (the “Project”), traffic studies conducted in the Project area, and the Neighborhood Advisory Council process with respect to the Community Benefits Agreement process. Ms. Bridges also clarified to the Board the role of the DBRA in implementing the Project. The Board requested that a timeline of the FCA project be presented at a subsequent meeting.

The FCA US LLC (“FCA”) team gave a detailed presentation to the Board on the FCA expansion and responded to Board member questions regarding the community benefits process, types of jobs that will be available, outreach to potential employees, property buyouts-particularly for residents located on Beniteau-some of whom have voiced concern regarding the new wall construction and construction noise, and proximity of plants to one another.

Ms. Navin presented the Land Transfer Agreement items. Ms. Navin responded to Board member questions regarding details of the land swap, how property purchase prices were determined and how prices relate to the land swap, whether the land expected to be transferred to FCA was part of the incentive package, other incentives to be provided, status of property contamination, property acquisition on Beniteau and the Hantz properties, whether there was an estimate of the aggregate of the land that will be transferred to FCA and whether the Board will be able to review the benefits to the community with the next round of approvals.

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 (the “MOU”) 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 has negotiated terms to acquire certain parcels required for the Project, the parties and key terms of which are described on **Exhibit A**. Any cash consideration and diligence and other acquisition costs will be payable from funds made available by the City to the DBRA.

DBRA staff informed the Board that it was seeking its approval to (i) enter into each of the transactions described on **Exhibit A**, (ii) execute agreements with DTE and the Detroit Land Bank substantially in the form of **Exhibits B** and **C**, respectively, (iii) and negotiate and execute purchase agreements and/or other appropriate documentation relating to the transactions described on **Exhibit A** with each of Detroit Public Schools, Michael Kelly, and Hantz.

A resolution was attached for the Board's review and approval.

Ms. Mays disclosed to the Board that she is Detroit Public Schools Board and has conferred with legal counsel to be advised that there is no conflict of interest with respect to voting on the Land Transfer Agreement items associated with the Detroit Public Schools.

Mr. Walters called for a motion approving the Land Transfer Agreements for the Industrial Land Assembly Project as presented. The Board took the following action:

On a motion by Mr. George, seconded by Ms. McClain, DBRA Resolution Code 19-04-262-12 was unanimously approved.

#### **Funding of Professional Consultant Services Agreement for Planning Services at the Uniroyal Site**

Ms. Navin presented the Consultant Services Agreement for Planning Services at the Uniroyal Site.

On June 15, 2005, the Detroit Brownfield Redevelopment Authority ("DBRA") entered into a Development Agreement (as amended, the "Agreement") with Bettis/Bettors Development, LLC (the "Developer") for the property commonly known as the Uniroyal Site (the "Site"). Over the years, the Agreement has been amended to extend the date of closing. Furthermore, on November 8, 2017, the Developer executed an Assignment and Assumption Agreement (the "Assignment") whereby the Developer assigned its rights and obligations under the Agreement to Belleview Redevelopment LLC, which has been formed as a joint venture between Assignor and Riverfront Site, LLC.

Following the execution of the Assignment, on February 28, 2018, the DBRA approved an amendment to the Assignment which amended certain conditions contained therein. Such condition would nullify and void the Assignment and extend the date of closing to August 1, 2019 if the parties thereto did not agree to revised minimum development requirements and millstones. The parties to the Assignment were unable to reach an agreement on the minimum development requirements and milestones and thus, the Assignment is no longer valid and the date of closing has been extended to August 1, 2019.

Subsequently, the Developer approached DBRA staff with a request to phase the acquisition and development of land for the 42-acre Site. This approach benefits both parties. It allows the Developer to phase the required remediation and infrastructure improvements and allows the DBRA and City of Detroit to retain ownership of the remainder of the Site and only transfer subsequent portions based on Developer's performance. This phasing approach requires a master plan to create informed phasing and parcel boundaries and will result in a subsequent amendment to the Agreement, subject to the approval of the DBRA Board of Directors.

DBRA staff has negotiated a scope of work for the services described in the attached Exhibit A (the "Services") with the planning and architectural firm Skidmore, Owings and Merrill ("SOM") to create a Uniroyal Master Plan. SOM is a Chicago-based firm and was selected through a competitive process to lead the East Riverfront District Framework planning process. The Detroit Riverfront Conservancy (the "DRFC") in collaboration with the City of Detroit Planning and Development Department and the EDC recently completed the 10-month planning engagement and launched the East Riverfront Framework. For this planning process, a Request for Qualifications and Proposals was issued in November 2015 and twenty-four responses were received. After an internal review process, publicly held interviews were conducted with six selected firms in July 2016. Over 300 residents and stakeholders attended the interviews. SOM was selected based on its experience on projects of similar scope, size and complexity, expertise in waterfront and community planning, and the local representation and partners. SOM has knowledge of the area, stakeholders, and developed vision that makes them uniquely qualified to complete a high quality and cost-effective master planning process expeditiously.

The cost for the Services to be provided on the Site is an amount not to exceed One Hundred Seventy-Nine Thousand Four Hundred Eighty and 00/100 (\$179,480.00) Dollars (the "Service Fee"). DBRA staff and the Developer have agreed that a 50/50 sharing of the cost of the Service Fee would be appropriate.

With respect the DBRA's share of the Service Fee, DBRA staff seeks to enter into a funding agreement with the Economic Development Corporation of the City of Detroit ("EDC") as contemplated by the Interlocal Agreement (the "Interlocal Agreement") entered into between the DBRA and the EDC on September 24<sup>th</sup>, 2013 relating to the implementation of the East Riverfront Plan.

With respect to the Developer's share of the Service Fee, the DBRA and Developer will execute an amendment to the Agreement, or other funding agreement, relating to the payment of Developer's share.

Ms. Navin responded to questions regarding the procurement process and whether the cost for services was appropriate. Ms. Navin also informed the board that the Joint Venture that was previously presented to the DBRA for approval did not end up moving forward.

A resolution was prepared for Board consideration authorizing (i) the negotiation and execution of a professional services agreement with SOM to perform the Services for an amount not to exceed the Service Fee; (ii) the negotiation and execution of a funding agreement with the EDC pursuant to which the EDC will fund 50% of the Service Fee pursuant to the Interlocal Agreement; and (iii) the negotiation and execution of an amendment to the Agreement, or other funding agreement, relating to the payment by Developer of 50% of the Service Fee.

Mr. Walters called for a motion approving the authorization for (i) the negotiation and execution of a professional services agreement with SOM to perform the Services for an amount not to exceed the Service Fee; (ii) the negotiation and execution of a funding agreement with the EDC pursuant to which the EDC will fund 50% of the Service Fee pursuant to the Interlocal Agreement; and (iii) the negotiation and execution of an

amendment to the Agreement, or other funding agreement, relating to the payment by Developer of 50% of the Service Fee. The Board took the following action:

On a motion by Ms. Washington, seconded by Mr. George, DBRA Resolution Code 19-03-268-02 was approved with Ms. DeSantis and Ms. Mays as nays.

**Recommendation to City Council to Terminate the 1322 Broadway Brownfield Plan**

Section 14(8)(b) of Act 381 of 1996, as amended, states:

“A brownfield plan or plan amendment may be abolished or terminated according to this subsection subject to all of the following:

(b) The governing body may terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities were identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following:

(xi) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted.

(xii) Provides the developer an opportunity to be heard at a public meeting.”

Over the years, the DBRA has approved Brownfield Plans which describe projects that have failed to come to fruition (the “Plan(s)”). These Plans, particularly Plans that involve TIF revenue, create an administrative burden for the City and the DBRA with multiple annual accounting and reporting requirements for each Plan. Additionally, a stalled Plan prevents a new proposed development from being able to use and/or take full advantage of Brownfield TIF. Terminating a Plan allows new proposed developments to make full use of Brownfield TIF financing through a new Brownfield Plan that is in line with the new proposed development.

1322 Broadway is a Plan approved by Council on November 14, 2003. The project, developed by 1322 Broadway Development Company, proposed the redevelopment of 1 parcel in Detroit. The project failed to occur within two (2) years of City Council approval of the Plan. Section 14(8)(b) of Act 381 of 1996, as amended, allows City Council to terminate the plan as a result.

It is the opinion of DBRA staff that the 1322 Broadway Plan should be terminated due to the fact that the project described in the Plan has failed to occur, and more than 2 years has passed since City Council approval of the Plan. DBRA staff will send a notice via certified mail to the developer no less than 30 days before the date City Council is scheduled to terminate the Plan.

A resolution recommending the following actions for the Plan is attached for your review and approval:

1. Recommendation to terminate the Plan to City Council.

2. Issue a certified letter notification to the Developer of the intent to terminate the Plan in no less than 30 days as well as the opportunity to be heard at a public meeting.
3. Authorization to the DBRA to terminate any other agreements or contracts between Developer and the DBRA executed in conjunction with the Plan upon termination of the Plan by City Council.

The Plan will be formally terminated upon adoption of a Resolution for the Plan by City Council and following the signing of the Resolution by the Mayor.

Mr. Walters called for a motion approving the recommendation to City Council to Terminate the 1322 Broadway Brownfield Plan. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Washington, DBRA Resolution Code 19-04-59-03 was approved.

### **ADMINISTRATIVE**

#### **Expenditure Report Under Delegation of Authority**

Attached for DBRA Board information was the Delegation of Authority report of expenditures approved for the period of January through March of 2019.

### **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. Washington, seconded by Mr. Scott the meeting was unanimously adjourned at 5:47 PM.



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

**CODE DBRA 19-04-02-252**

**APPROVAL OF MINUTES MARCH 27, 2019**

RESOLVED, that the minutes of the regular meeting of March 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.

April 17, 2019



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**DBRA 19-04-03-186**

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

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period March 1 through March 31, 2019, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

April 17, 2019



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

**CODE DBRA 19-04-249-04**

**ASHTON BROWNFIELD REDEVELOPMENT PLAN: REAFFIRMING SUPPORT**

WHEREAS, on October 18, 2017, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan for the Ashton Redevelopment Project (the "Plan") being undertaken by 600 Ventures, LLC (the "Developer"); and

WHEREAS, on November 21, 2017, the Detroit City Council approved the Plan;  
and

WHEREAS, on December 13, 2017, the DBRA approved the Reimbursement Agreement; and

WHEREAS, due to market conditions, the project described in the Plan has changed from a mixed-use project featuring residential market rate condominiums to a new mixed-use project featuring a hotel (the "New Project," as more particularly described in the attached Exhibit A); and

WHEREAS, the Eligible Activities and total amount of tax increment financing described in the Plan has not changed with the New Project; and

WHEREAS, the Plan allows DBRA to approve changes to the project description, without necessitating an amendment to the Plan, so long as such variations are not material and arise as a result of changes in market and/or financing conditions affecting the project; and

WHEREAS, all material changes, as determined by DBRA in its sole discretion, to the project description are subject to the approval of the DBRA staff and shall be consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended.

WHEREAS, the DBRA Staff has reviewed the New Project and has determined that the changes to the original project described in the Plan are a result of the market condition and, notwithstanding the material changes to the original project, the New Project still meets the DBRA Guidelines and is consistent with the overall nature of the proposed development, its proposed public purpose, and the purposes of Act 381, as amended; and

WHEREAS, the DBRA Staff is recommending that the Board of Directors approve the changes to the project description in the Plan (i.e. New Project); and

WHEREAS, the Board of Directors desires to reaffirm its support for the Plan and approve the New Project undertaken by the Developer.

NOW THEREFORE, BE IT RESOLVED, that the Board of Directors reaffirms its support for the Plan and approves the changes to the original project description described in the Plan to reflect the New Project undertaken by the Developer; and

BE IT FURTHER RESOLVED:

1. Any Officer or designated Authorized Agent of the DBRA is authorized to execute and deliver one or more letters of support for the Plan and the New Project.
2. 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.
3. 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.

April 17, 2019



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

**CODE DBRA 19-04-262-12**

**LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO PURCHASE TRANSACTIONS**

**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 has negotiated terms to acquire certain parcels required for the Project, the parties and key terms of which are described on **Exhibit A**; and

**WHEREAS**, any cash consideration and diligence and other acquisition costs will be payable from funds made available by the City to the DBRA; and

**WHEREAS**, DBRA staff seeks the Board’s approval to (i) enter into each of the transactions described on **Exhibit A**, (ii) execute agreements with DTE and the Detroit Land Bank substantially in the form of **Exhibits B** and **C**, respectively, (iii) and negotiate and execute purchase agreements and/or other appropriate documentation relating to the transactions described on Exhibit A with each of Detroit Public Schools, Michael Kelly, and Hantz;

**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 authorizes the DBRA to (i) enter into each of the transactions described on **Exhibit A**, (ii) execute agreements with DTE and the Detroit Land Bank substantially in the form of **Exhibits B** and **C**, respectively, as the same may be modified with the approval of DBRA's counsel and DBRA's Authorized Agents executing same, (iii) and negotiate and execute purchase agreements and/or other appropriate documentation relating to the transactions described on **Exhibit A** with each of Detroit Public Schools, Michael Kelly, and Hantz.

**BE IT FURTHER RESOLVED**, that the DBRA Board of Directors approves DBRA's actions required to be undertaken in connection with the transactions set forth on **Exhibit A**, **Exhibit B**, and **Exhibit C**, as well as actions reasonably required to conduct due diligence on and clear title to the properties to be acquired pursuant thereto.

**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.

April 17, 2019

**EXHIBIT A**  
**Portions of Site 12**

**Seller:** DTE

**Property:** Portion of former Conner's Creek Power Plant (approximately 40 acres)

**Agreement:** Property Exchange Agreement between DTE, DBRA and City (see **Exhibit B**)

**Purchase Price:** \$3.555 Million, payable through property exchanges for City/DLBA-owned properties and/or cash

**Inspection Period:** 180 days

**Closing:** Within 30 days following completion of demolition of power plant (likely March, 2020)

**Additional approvals:** City Council

**Other:** DBRA may request that the property be transferred directly to FCA, subject to FCA's consent

**Parcels located in Sites 1, 8A, and 8B**

**Seller:** Detroit Land Bank Authority

**Agreement:** Land Transfer Agreement between DBRA and DLBA (see **Exhibit C**)

**Property:**

- Various properties located in Sites 8A and 8B for the Project (***Exhibit A to LTA***)
- Various properties intended for property exchanges in order to secure other parcels for the Project (***Exhibit B to LTA***)

**Purchase Price:** \$1.00

**Inspection Period:** N/A

**Closing:** At DBRA's request, when needed for Project or property exchange closing, as applicable

**Additional approvals:** DLBA Board and City Council

**Other:** DLBA has agreed to conduct quiet title actions on parcels intended for use in the Project, at DBRA's expense

**Seller:** Detroit Public Schools

**Agreement:** N/A

**Property:** 2952 and 2958 Beniteau

**Purchase Price:** \$14,000

**Inspection Period:** N/A

**Closing:** Promptly following DPS Board approval

**Additional approvals:** DPS Board

**Seller:** Michael Kelly and affiliated entities

**Agreement:** Purchase Agreement (Land Exchange) between Kelly, City and DBRA to be negotiated

**Property:** 3873 St. Jean, 3963 St. Jean, 4621 St. Jean, 5732 Winslow (required for another project)

**Purchase Price:** Property exchanges with City and DLBA Parcels

**Inspection Period:** N/A

**Closing:** Within 10 days of agreement

**Additional approvals:** City Council

**Other:** If additional interests on parcels required for the Project are discovered, the parcels may be purchased for cash or additional property exchanges

**Seller:** Hantz

**Agreements:** Development Agreements between Hantz and City and Hantz and DLBA (DBRA not a party)

**Property:** Various properties located in Sites 8A and 8B for the Project

**Purchase Price:** \$1.00

**Inspection Period:** N/A

**Closing:** Within 10 days of agreement

**Additional approvals:** City Council and DLBA

**Other:** DBRA to accept parcels pursuant to Development Agreements entered into by the City and DLBA

**EXHIBIT B**  
**DTE Property Exchange Agreement**

See attached.

**EXHIBIT C**  
**DLBA Land Transfer Agreement**

See attached.



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

**CODE DBRA 19-04-130-17**

**FUNDING OF PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR PLANNING SERVICES ON THE UNIROYAL SITE**

**WHEREAS**, on June 15, 2005, the Detroit Brownfield Redevelopment Authority (“DBRA”) entered into a Development Agreement (as amended, the “Agreement”) with Bettis/Bettters Development, LLC (the “Developer”) for the property commonly known as the Uniroyal Site (the “Site”); and

**WHEREAS**, following numerous amendments extending the date of closing, a previous assignment of the Agreement has been deemed null and void and the date of Closing has been further extended to August 1, 2019; and

**WHEREAS**, Developer has requested to phase the acquisition and development of land at the Site, requiring a master plan to be created for the Site; and

**WHEREAS**, DBRA staff seeks to retain Skidmore, Owings and Merrill to provide the necessary services for the creation of a master plan at a cost of One Hundred Seventy Nine Thousand Four Hundred Eighty and 00/100 (\$179,480.00) Dollars (the “Service Fee”); and

**WHEREAS**, DBRA staff and the Developer have agreed that a 50/50 sharing of the cost of the Service Fee would be appropriate and the DBRA and Developer will execute an amendment to the Agreement, or other funding agreement, relating to the payment of Developer’s share; and

**WHEREAS**, with respect the DBRA’s share of the Service Fee, DBRA staff seeks to enter into a funding agreement with the Economic Development Corporation of the City of Detroit (“EDC”) as contemplated by the Interlocal Agreement (the “Interlocal Agreement”) entered into between the DBRA and the EDC on September 24th, 2013 relating to the implementation of the East Riverfront Plan; and

**WHEREAS**, staff is requesting the DBRA Board approve (i) the negotiation and execution of a professional services agreement with SOM to perform the Services for an amount not to exceed the Service Fee; (ii) the negotiation and execution of a funding agreement with the EDC pursuant to which the EDC will

fund 50% of the Service Fee pursuant to the Interlocal Agreement; and (iii) the negotiation and execution of an amendment to the Agreement, or other funding agreement, relating to the payment by Developer of 50% of the Service Fee.

**NOW, THEREFORE, BE IT RESOLVED** that the DBRA Board of Directors hereby approves the requests as outlined above.

**BE IT FURTHER RESOLVED** that any two officers, any two of the Authorized Agents or any one of the Officer and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute a professional service agreement with SOM, a funding agreement with the EDC, an amendment to the Agreement or other funding agreement, and any and all other documents, contracts or other papers, or take any and all 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.

April 17, 2019

**EXHIBIT A**  
**UNIROYAL SCOPE OF WORK OVERVIEW**

**Base Scope**

**Stage 1: Project Analysis, Mapping & Programming (2 weeks)**

**Stage 2: Visioning & Master Planning Options (4 weeks)**

**Stage 3: Preferred Master Plan Concept (4 weeks)**

The project will begin with Project Analysis, Mapping & Preliminary Programming, and an analysis stage where we discover the physical, and stakeholder context for the master plan. A key outcome of this stage is a opportunities and constraints map that helps guide the physical planning of the project through all stages of work. Also, important to this stage, and the entire project, will be the guiding principles that provide a conceptual master plan for design strategies and decision making.

Next, in the Visioning & Master Planning Options stage, we generate two (2) master plan concepts that respond to the various development and programmatic scenarios identified in the analysis stage. Each master plan concept will address guiding principles through a physical framework, and provide test fitting of program scenarios through three-dimensional massing, plan diagrams and program adjacency options. The two options will represent a preferred option, and a near term option, along with a high level cost estimate. All cost estimates will be provided by others. We will create 3 wireframe renderings (total) to illustrate the defining and differentiating elements of each vision option.

In the third stage, Preferred Master Plan Concept, we further develop the master plan to respond to the design criteria, and further produce compelling design visualizations and prepare detailed strategies to help implement the vision.

**Meetings:**

Four in-person meetings with our design leadership.

Our kick off meeting to commence Stage 1 will be undertaken online, and will be followed by two workshops in Detroit with the Bettis/Bettters, DEGC and other City team, and any relevant stakeholders invited by you.



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

**CODE DBRA 19-04-59-03**

**1322 BROADWAY BROWNFIELD PLAN: RECOMMENDATION TO CITY COUNCIL TO TERMINATE PLAN**

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) was created pursuant to Michigan Public Act 381 of 1996, as amended (“Act 381”); and

WHEREAS, the City Council of the City of Detroit (“City Council”) is the governing body (as that term is defined by Act 381) of the DBRA; and

WHEREAS, on September 17, 2003, the DBRA Board of Directors approved the 1322 Broadway Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 14, 2003, City Council approved the Plan; and

WHEREAS, on November 24, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(b) of Act 381 of 1996, as amended, permits a governing body to terminate a brownfield plan or plan amendment for an eligible property if the project for which eligible activities identified in the brownfield plan or plan amendment fails to occur with respect to the eligible property for at least 2 years following the date of the resolution approving the brownfield plan or plan amendment, provided that the governing body first does both of the following: (i) Gives 30 days' prior written notice to the developer at its last known address by certified mail or other method that documents proof of delivery attempted, and (ii) Provides the developer an opportunity to be heard at a public meeting; and

WHEREAS, the “developer” for the Plan is 1322 Broadway Development Company (the “Developer”); and

WHEREAS, the DBRA has determined that the project identified in the Plan failed to occur within 2 years of City Council’s approval of the Plan; and

WHEREAS, the DBRA Board of Directors desires to recommend termination of the Plan to City Council.

NOW THEREFORE, BE IT RESOLVED, subject to the completion of the notice requirement described in Section 14(8)(b)(i) of Act 381 and the provision to the Developer of an opportunity to be heard at a public meeting pursuant to Section 14(8)(b)(ii) of Act 381, the DBRA Board of Directors hereby recommends termination of the Plan to City Council; and

BE IT FURTHER RESOLVED, subject to the termination of the Plan by City Council, that the DBRA Board of Directors hereby authorizes the termination of any other agreements or contracts between the Developer and the DBRA that were executed in conjunction with the Plan; and

BE IT FINALLY RESOLVED that any two Officers, or any one of the Officers and any one of the Authorized Agents of the DBRA, shall hereafter have the authority to negotiate and execute any and all documents, contracts, or other papers necessary to implement the provisions and intent of this resolution on behalf of the DBRA.

April 17, 2019

