



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
SPECIAL BOARD OF DIRECTORS MEETING
WEDNESDAY, APRIL 29, 2020
4:00 PM**

BOARD MEMBERS PRESENT:

Pamela McClain
John George
Raymond Scott
Juan Gonzalez
Maggie DeSantis
Amanda Elias

BOARD MEMBERS ABSENT:

Donele Wilkins
Stephanie Washington
Sonya Mays

OTHERS PRESENT:

Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Paul Kako (DEGC)
Malinda Jensen (DEGC)
Glen Long Jr. (DEGC)
Rebecca Navin (DEGC)
Cleveland Dailey (DEGC)
Maxwell Cameron (DEGC)
Orza Robertson (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Chris Brochert (1475 E. Jefferson)
Dennis Archer Jr. (1475 E. Jefferson)
Jared Belka (Warner Norcross & Judd)
Mike Fitzgerald (1475 E. Jefferson)
Jason Horton (1475 E. Jefferson)
Kate Baker (Oakland Housing)
Bret Stuntz (SME)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY SPECIAL MEETING
WEDNESDAY, APRIL 29, 2020
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chair Raymond Scott called the meeting to order at 4:01 PM.

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of April 15, 2020 as presented. The Board took the following action:

Ms. McClain made a motion approving the minutes of the April 15, 2020 Board meeting, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Mr. Scott, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-04-02-273 was approved.

PROJECTS

Land Assembly Project: Authorization to Enter into Contract with Angelo lafrate Construction Company – Site 12 Marshalling Lot – DTE, GLWA, and Conrail Parcels

Mr. Robertson presented the Land Assembly Project: Authorization to Enter into Contract with Angelo lafrate Construction Company – Site 12 Marshalling Lot – DTE, GLWA, and Conrail Parcels to the DBRA Board.

As the Board is aware, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement 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, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs.

In connection with the Project, the DBRA is seeking a qualified contractor to construct a 60 acre vehicle marshalling lot on certain portions of “Site 12” (i.e. those parcels acquired or to be acquired from DTE, GLWA, and Conrail). To solicit proposals for such work to be performed, DBRA staff posted a Request for Proposals on the professional bid service BidNet.

All contractors were asked to provide a bid to perform the following services or construct the following elements: permits, site demolition, earthwork, site utilities, pump station, remove spoils from site and dispose, concrete and bollards, third party QA/QC testing, jersey blocks, Parkut Guardhouse, fencing, gates, landscaping, asphalt paving, electrical/security/technology, natural gas generator, modular trailers,

salt dome, and ground sign. DBRA received bids from four (4) contractors. Prior to evaluating the bids received, DBRA staff applied an equalization credit to Detroit-headquartered and Detroit-based businesses. The four (4) bids received, adjusted for the equalization credit, and the score given to each bid are as follows:

Bidder	Location	Base Bid Price	Equalization Credit	Adjusted Base Bid Price	Score
Angelo lafrate Construction	Warren, MI	\$24,611,316.30.	N/A	N/A	1
Commercial Contracting Corporation	Detroit, MI	\$25,127,000.00	2%	\$25,052,000.00	1.75
Blaze Contracting	Detroit, MI	\$27,397,777.00	3%	\$27,322,777.00	1.9
Toebe Construction	Wixom, MI	\$27,599,943.00	N/A	N/A	3.05

Following the initial scoring and evaluation of the bids listed above, DBRA staff conducted a post-bid interview with the two lowest scoring bidders, Angelo lafrate Construction and Commercial Contracting Corporation. During this process, Angelo lafrate Construction Company's initial proposal was revised to \$24,670,468.80 due to clarifications and revisions to their initial bid, however, the adjusted bid price did not alter the score assigned to the bidder.

Following the post-bid interview, DBRA staff selected Angelo lafrate Construction Company (the "Contractor") as the lowest, most responsive bidder. DBRA staff determined that the Contractor's proposal to be the most qualified proposal received based on the following reasons:

- The Contractor submitted the lowest cost proposal;
- The Contractor has a history of completing high profile projects of similar scope and scale;
- The Contractor has completed previous work associated with the Project to the satisfaction of DBRA staff;
- The Contractor has the ability to self-perform major aspects of the project (i.e., earthwork and site utilities);
- The Contractor has a reputable safety and compliance record; and
- The Contractor has extensive inventory of equipment required to complete a project of this scale.

The Contractor has proposed a not-to-exceed contract amount of Twenty-Four Million Six Hundred Seventy Thousand Four Hundred Sixty-Eight and 80/100 (\$24,670,468.80) Dollars for the performance of the services referenced herein.

DBRA staff is requesting the DBRA Board of Directors to authorize the execution of agreements with the Contractor to provide the requested services as expressed herein as follows: (i) an agreement to perform the services on the parcels to be acquired from DTE at the not to exceed amount of Sixteen Million Seven Hundred Eighty Thousand Three Hundred One and 00/100 (\$16,780,301.00) Dollars; and (ii) an agreement to perform the services on the parcels acquired from GLWA and Conrail at the not to exceed amount of Seven Million Eight Hundred Ninety Thousand One Hundred Sixty-Seven and 80/100 (\$7,890,167.80) Dollars. Payment for services performed by the Contractor are to be funded from the Project funds.

DBRA staff is also recommending that a contingency representing twenty (20%) percent of the total value of both agreements, or Four Million Nine Hundred Thirty-Four Thousand Ninety-Three and 76/100 (\$4,934,093.76) Dollars be established to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

A resolution approving and authorizing the DBRA to enter into the agreements with the Contractor, for the above described services and the establishment of a contingency fund was attached for the DBRA Board's consideration.

Ms. DeSantis joined the meeting at 4:10 pm.

Mr. George asked why there are two separate contracts going to the Contractor. Mr. Robertson stated that two contracts were required due to restrictive covenants on the parcels. Ms. Navin added that because the parcels are being combined and had different prior owners with separate potential environmental liability, and different insurance requirements for the Contractor.

Mr. George asked for the total amount of the contract. Mr. Robertson stated that the total amount for both contracts is \$24,670,468.80.

Mr. George asked what work is to be completed under the contracts. Mr. Robertson stated that the Contractor will be constructing a 60-acre parking lot including permits, demolition, earth work, site utilities, a pumping station and pond, FCA guard stations, fencing, gates, landscaping, the concrete and asphalt work, electrical, and security systems.

Ms. McClain asked if the DBRA Board will be voting on both contracts with the same vote. Mr. Robertson stated that the DBRA is being asked to vote on both contracts with the same vote. Ms. Nwaesei stated that both contracts can be approved through a single vote.

Mr. Scott called for a motion to approve the Land Assembly Project: Authorization to Enter into Contract with Angelo lafrate Construction Company – Site 12 Marshalling Lot – DTE, GLWA, and Conrail Parcels, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Land Assembly Project: Authorization to Enter into Contract with Angelo lafrate Construction Company – Site 12 Marshalling Lot – DTE, GLWA, and Conrail Parcels, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Mr. Scott, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-04-268-38 was approved.

Land Assembly Project: Authorization to Enter into Contract with SC Environmental Services – Site 12 – DTE, GLWA, and Conrail Parcels

Mr. Robertson presented the Land Assembly Project: Authorization to Enter into Contract with SC Environmental Services – Site 12 – DTE, GLWA, and Conrail Parcels to the DBRA Board.

As the Board is aware, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement 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, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs.

In connection with the Project, the DBRA is seeking a qualified contractor to remove soil, boats, and perform building demolition activities within certain portions of “Site 12” (i.e. those parcels acquired or to be acquired from DTE, GLWA, and Conrail). To solicit proposals for such work to be performed, DBRA staff posted a Request for Proposals on the professional bid service BidNet.

All contractors were asked to provide a bid for the performance of the following scope: Site 12 - permits, structure demolition, boat removal, UST removal, backfill and third-party QA/QC testing. DBRA received bids from seven (7) contractors. Prior to evaluating the bids received, DBRA staff applied an equalization credit to Detroit-headquartered and Detroit-based businesses. The seven (7) bids received, adjusted for the equalization credit, and the score given to each bid are as follows:

Bidder	Location	Base Bid Price	Equalization Credit	Adjusted Base Bid Price	Score
Premier Group Associates	Detroit, MI	\$147,400.00	6%	\$138,556.00	2.1
SC Environmental Services	Detroit, MI	\$180,912.00	5%	\$171,866.40	1.4
Inner City Contracting	Detroit, MI	\$229,824.00	6%	\$216,034.56	2.75
Homrich	Detroit, MI	\$279,750.00	5%	\$265,762.50	2.2
Smalley Construction	Jackson, MI	\$282,000.00	N/A	N/A	3.65
Simply Construction	Franklin, MI	\$293,691.00	N/A	N/A	4.05
LGC Farrow, JV, LLC	Detroit, MI	\$359,950.00	6%	\$338,353.00	3.9

Following the initial scoring and evaluation of the bids listed above, DBRA staff conducted a post-bid interview with the two lowest scoring bidders, Premier Group Associates and SC Environmental Services. Following the post-bid interview, DBRA staff selected SC Environmental Services (the "Contractor") as the lowest, most responsive bidder. While the Contractor was the second low bidder from a cost standpoint, it was determined that their proposal was the lowest, most qualified proposal received, when compared to the other competitively priced proposals received, for the following reasons:

- The Contractor submitted three (3) high quality project references and three (3) client references which showed the capability of completing projects of similar scope and scale and which highly recommended SC Environmental for work in a similar scope as required by the DBRA for the Project;
- The Contractor holds a City of Detroit Class A wrecking License;
- The Contractor is a licensed State of Michigan asbestos abatement contractor;
- The Contractor is self-performing the abatement scope of work for this project;
- The Contractor has a reputable safety and compliance record; and
- The Contractor has an extensive inventory of equipment required to complete a project of this scale.

The Contractor has proposed a not to exceed amount of One Hundred Eighty Thousand Nine Hundred Twelve and 00/100 (\$180,912.00) Dollars for the performance of the services referenced herein.

DBRA staff is requesting the DBRA Board of Directors to authorize the execution of agreements with the Contractor to provide the requested services as expressed herein as follows: (i) an agreement to perform the services on the parcels to be acquired from DTE at the not to exceed amount of One Hundred Thirty-Three Thousand Nine Hundred Twelve and 00/100 (\$133,912.00) Dollars; and (ii) an agreement to perform the services on the parcels acquired from GLWA and Conrail at the not to exceed amount of Forty-Seven Thousand and 00/100 (\$47,000.00) Dollars. Payment for services performed by the Contractor are to be funded from the Project funds.

DBRA staff is also recommending that a contingency representing twenty (20%) percent of the total value of both agreements, or Thirty- Six Thousand Four Hundred Eighty Two and 40/100 (\$36,482.40) Dollars be established to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

A resolution approving and authorizing the DBRA to enter into the agreements with the Contractor, for the above described services and the establishment of a contingency fund was attached for the DBRA Board's consideration.

Mr. George asked when the DBRA expects the Contractor to begin the work under this contract. Mr. Robertson stated that the work is able to begin on May 7, 2020 but because of Covid-19 there are additional procedures to be put in place surrounding the guidelines for Covid-19 including temperature checks for workers, masks, etc. Mr. Robertson added that because the work includes remediation there is a two-week delay to begin because the Contractor has to receive clearance from EGLE and once the work begins it is anticipated to take 3-4 weeks for the Contractor to complete the services.

Ms. McClain asked if it will be the responsibility of the DBRA to ensure that the Contractor will follow the guidelines for Covid-19. Mr. Robertson stated that the Contractor is ultimately responsible for following the Covid-19 guidelines and that BSEED will be monitoring the Contractor's compliance with the Covid-19 guidelines and the DBRA will be reviewing the documentation for compliance as well. Mr. Scott added that BSEED will be reviewing the Contractor's policies surrounding following Covid-19 guidelines.

Ms. McClain asked if the added cost to the Contractor for following the Covid-19 guidelines has been added into the amount of the contract. Mr. Robertson stated that the cost to the Contractor for following the Covid-19 guidelines is not included in the amount of the contract and will not be the responsibility of the DBRA.

Mr. Scott called for a motion to approve the Land Assembly Project: Authorization to Enter into Contract with SC Environmental Services – Site 12 – DTE, GLWA, and Conrail Parcels, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Land Assembly Project: Authorization to Enter into Contract with SC Environmental Services – Site 12 – DTE, GLWA, and Conrail Parcels, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Mr. Scott, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-04-268-39 was approved.

Amended and Restated 1475 E Jefferson Brownfield Plan

Mr. Vosburg presented the Amended and Restated Brownfield Plan for 1475 E. Jefferson to the DBRA Board.

Project Introduction

Jefferson Larned Development Company LLC is the project developer (the "Developer") for the Plan. The project is a planned construction of an approximately 42,000 square-foot grocery market and approximately 100 surface parking spaces.

The total investment is estimated to be \$15.6 million. The Developer is requesting \$2,710,000.00 in TIF reimbursement.

There will be approximately 100 temporary construction jobs and 72 FTE jobs.

Property Subject to the Plan

The eligible property (the "Property") consists of three (3) parcels located at 1401-1475 E. Jefferson Avenue located on the block bounded by Rivard Street to the west, Larned Street to the north, St. Aubin Street to the east, and E. Jefferson Avenue 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) was determined to be 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 include department specific activities, demolition, site preparation, infrastructure improvements, and development and preparation of a brownfield plan and Act 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 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. Baseline Environmental Assessment Activities	\$20,000.00
2. Department Specific Activities	\$1,115,000.00
3. Demolition	\$75,000.00
4. Site Preparation	\$960,000.00
5. Infrastructure Improvements	\$510,000.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$30,000.00
Total Reimbursement to Developer	\$2,710,000.00
7. Authority Administrative Costs	\$648,582.00
8. State Brownfield Redevelopment Fund	\$198,574.00
9. Local Brownfield Revolving Fund	\$766,721.00
TOTAL Estimated Costs	\$4,323,877.00

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 not seeking additional tax incentives.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the April 15, 2020 CAC meeting. Attached was the DBRA-CAC’s letter of recommendation for the DBRA Board’s consideration.

Public Comments

The DBRA public hearing for the Plan was held on Thursday, April 23, 2020 at 4:00 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board’s review and approval was a resolution approving the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. George asked how the DBRA staff notified the public of the public hearing. Mr. Vosburg stated that DBRA staff worked with the District Manager for District 5, City Council Member staff, and the Developer to reach out to community groups in the area around the Property. Ms. Kanalos stated that the DBRA staff also posts public hearing notices on the Detroit Economic Growth Corporation Facebook page.

Mr. Scott called for a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Mr. George made a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Mr. Scott, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-04-252-05 was approved.

Amended and Restated 1475 E. Jefferson Brownfield Plan: Assignment of Reimbursement Agreement

Mr. Vosburg presented the Amended and Restated 1475 E. Jefferson Brownfield Plan: Assignment of Reimbursement Agreement to the DBRA Board.

On April 29, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution authorizing the transmittal of the Amended and Restated Brownfield Plan for the Jefferson Larned Redevelopment Project at 1475 E. Jefferson (the "Amended Plan") to Detroit City Council ("City Council") with a recommendation for approval. The Amended Plan is anticipated to be approved by the Detroit City Council (the "Council") on May 12, 2020. Jefferson Larned Development Company, LLC is the developer of the Amended Plan.

Once approved by City Council, the Amended Plan will amend, restate and replace in its entirety the brownfield plan identified as the "East Jefferson Development Project" which was approved by City Council on February 27, 2018 (the "Original Plan"). In connection with the Original Plan, the DBRA and East Jefferson Development Company, LLC, the original developer, executed a Reimbursement Agreement dated July 24, 2018 (the "Original Reimbursement Agreement").

The project scope described in the Original Plan failed to commence and control of the property subject to the Original Plan was subsequently acquired by Jefferson Larned Development Company, LLC (the "Developer"). The Developer desires to acquire the rights, title and interests under the Original Reimbursement Agreement from East Jefferson Development Company, LLC in anticipation of (i) the approval of the Amended Plan by City Council and (ii) subsequent execution of an Amended and Restated Reimbursement Agreement by DBRA and Developer for the Amended Plan.

Attached for the DBRA Board's review and approval as Exhibit A was that certain Assignment of Reimbursement Agreement between East Jefferson Development Company, LLC and the Developer and a resolution authorizing the DBRA's acknowledgment and consent thereto.

Mr. Scott called for a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan: Assignment of Reimbursement Agreement, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Mr. Scott, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-04-252-06 was approved.

Amended and Restated 1475 E. Jefferson Brownfield Plan: Amended and Restated Reimbursement Agreement

Mr. Vosburg presented the Amended and Restated 1475 E. Jefferson Brownfield Plan: Amended and Restated Reimbursement Agreement to the DBRA Board.

On April 29, 2020, the City of Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors adopted a resolution authorizing the transmittal of the Amended and Restated Brownfield Plan for the Jefferson Larned Redevelopment Project at 1475 E, Jefferson (the “Amended Plan”) to Detroit City Council (“City Council”) with a recommendation for approval. The City Council public hearing for the Amended Plan is scheduled to be held on May 14, 2020 and City Council is anticipated to vote on approval of the Amended Plan on May 12, 2020.

Once approved by City Council, the Amended Plan will amend, restate and replace in its entirety the brownfield plan identified as the “East Jefferson Development Project” which was approved by City Council on February 27, 2018 (the “Original Plan”). In connection with the Original Plan, the DBRA and East Jefferson Development Company, LLC, the original developer, executed a Reimbursement Agreement dated July 24, 2018 (the “Original Reimbursement Agreement”).

A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement be entered into between the DBRA and the developer, Jefferson Larned Development Company, LLC. On April 29, 2020, the DBRA Board of Directors authorized and consented to the assignment of the Original Reimbursement Agreement from East Jefferson Development Company, LLC to Jefferson Larned Development Company, LLC. The Original Reimbursement Agreement will need to be amended and restated to reflect and acknowledge, among other things, (i) Jefferson Larned Development Company, LLC, as the new developer; and (ii) the Amended Plan.

An Amended and Restated Reimbursement Agreement has been prepared between the DBRA and Jefferson Larned Development Company, LLC (the “Amended Agreement”) for the Amended Plan and is presented to the DBRA Board of Directors for review and approval.

Project Introduction

Jefferson Larned Development Company LLC is the project developer (the “Developer”) for the Amended Plan. The project is a planned construction of an approximately 42,000 square-foot grocery market and approximately 100 surface parking spaces.

The total investment is estimated to be \$15.6 million. The Developer is requesting \$2,710,000.00 in TIF reimbursement.

There will be approximately 100 temporary construction jobs and 72 FTE jobs.

Property Subject to the Amended Plan

The eligible property (the “Property”) consists of three (3) parcels located at 1401-1475 E. Jefferson Avenue located on the block bounded by Rivard Street to the west, Larned Street to the north, St. Aubin Street to the east, and E. Jefferson Avenue to the South in Detroit’s Lafayette Park neighborhood.

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) was determined to be 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 include department specific activities, demolition, site preparation, infrastructure improvements, and development and preparation of a brownfield plan and Act 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 within 18 months of approval of the Amended 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 Amended Plan pursuant to the terms of the Amended Agreement with the DBRA.

COSTS TO BE REIMBURSED WITH TIF

1. Baseline Environmental Assessment Activities	\$20,000.00
2. Department Specific Activities	\$1,115,000.00
3. Demolition	\$75,000.00
4. Site Preparation	\$960,000.00
5. Infrastructure Improvements	\$510,000.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$30,000.00
Total Reimbursement to Developer	\$2,710,000.00
7. Authority Administrative Costs	\$648,582.00
8. State Brownfield Redevelopment Fund	\$198,574.00
9. Local Brownfield Revolving Fund	\$766,721.00
TOTAL Estimated Costs	\$4,323,877.00

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

Other Incentives

The Developer is not seeking additional tax incentives.

The Amended Agreement and a resolution approving the Amended Agreement and its subsequent execution by the DBRA Board of Directors, subject to and contingent upon approval of the Amended Plan by City Council, were attached for the DBRA Board’s review and approval.

Mr. Scott called for a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Amended and Restated 1475 E. Jefferson Brownfield Redevelopment Plan: Amended and Restated Reimbursement Agreement, as presented. Ms. DeSantis seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Mr. Scott, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-04-252-07 was approved.

Corktown Housing Brownfield Redevelopment Plan

Mr. Vosburg presented the Corktown Housing Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Corktown Housing, LLC (a wholly owned subsidiary of Oakland Housing, a 501(c)(4) non-profit organization) is the project developer (the “Developer”) for the Plan. The project entails the development of blighted property into owner-occupied affordable housing. Phase I, currently under construction, consists of 14 townhome units spread over three buildings. Phase II consists of 18 townhome units spread over four buildings, and Phase III consists of approximately 54 units of small multi-family townhomes and duplexes. Other features of the project include a green alley, a pocket park, and community space.

The total investment is estimated to be \$18.6 million. The Developer is requesting \$2,667,685.00 in TIF reimbursement.

There will be approximately 68 temporary construction jobs and 0 FTE jobs.

Property Subject to the Plan

The eligible property (the "Property") consists of thirty-one (31) parcels bounded by Spruce Street to the north, property lines to the east, the West Fisher Freeway to the south, and Wabash 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 industrial purposes; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the parcels are determined to be either blighted as defined by Act 381, or are adjacent and contiguous to at least one blighted parcel.

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 department specific activities, including Baseline Environmental Assessment activities, due care activities, demolition, site preparation, infrastructure improvements, and development, preparation, and implementation of a brownfield plan and Act 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 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 Response Activities	\$20,000.00
2. Due Care Planning Activities	\$10,000.00
3. Demolition	\$228,459.00
4. Site Preparation	\$1,387,586.00
5. Infrastructure Improvements	\$663,246.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$358,394.00
Total Reimbursement to Developer	\$2,667,685.00
8. Authority Administrative Costs	\$567,914.00
9. State Brownfield Redevelopment Fund	\$185,199.00
10. Local Brownfield Revolving Fund	\$568,967.00
TOTAL Estimated Costs	\$3,989,765.00

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 not seeking additional tax incentives.

DBRA-CAC Letter of Recommendation

The DBRA-CAC recommended approval of the Plan at the April 15, 2020 CAC meeting. Attached was the DBRA-CAC's letter of recommendation for the DBRA Board's consideration.

Public Comments

The DBRA public hearing for the Plan was held on Monday, April 27, 2020 at 4:00 pm via Zoom. The results of the DBRA public hearing were attached.

Attached for the DBRA Board's review and approval was a resolution approving the Corktown Housing Brownfield Redevelopment Plan and its submittal to Detroit City Council.

Mr. Scott called for a motion to approve the Corktown Housing Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. The Board took the following action:

Ms. McClain made a motion to approve the Corktown Housing Brownfield Redevelopment Plan and its submittal to Detroit City Council, as presented. Mr. George seconded the motion. A roll call vote was conducted with the following result:

Ayes: Mr. George, Ms. Mays, Ms. McClain, Mr. Gonzalez, Mr. Scott, Ms. Washington, and Ms. Elias

Nays: None.

DBRA Resolution Code 20-04-286-02 was approved.

ADMINISTRATIVE

None.

OTHER

None.

PUBLIC COMMENT

None.

ADJOURNMENT

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

On a motion by Mr. George, seconded by Ms. McClain the meeting was unanimously adjourned at 4:33 PM.



CODE DBRA 20-04-02-273

APPROVAL OF MINUTES APRIL 15, 2020

RESOLVED, that the minutes of the special meeting of April 15, 2020 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 29, 2020



CODE DBRA 20-04-262-38

LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO CONTRACT WITH ANGELO IAFRATE CONSTRUCTION COMPANY – SITE 12 MARSHALLING LOT – DTE, GLWA, AND CONRAIL PARCELS

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement 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, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs; and; and

WHEREAS, DBRA staff received proposals from four (4) contractors to construct a 60 acre vehicle marshalling lot on certain portions of “Site 12” (i.e. those parcels acquired or to be acquired from DTE, GLWA, and Conrail) for the Project, including the performance of the services and construction of the elements described on the attached **Exhibit A**; and

WHEREAS, DBRA staff have reviewed the quotes and determined that Angelo IafRATE Construction Company (the “Contractor”) is the lowest, most responsive bidder; and

WHEREAS, DBRA staff is requesting the authorization to enter into one or more agreements with the Contractor with the total aggregate value the not-to-exceed Twenty-Four Million Six Hundred Seventy Thousand Four Hundred Sixty-Eight and 80/100 (\$24,670,468.80) Dollars for the performance of the services contained in **Exhibit A**; and

WHEREAS, DBRA staff is also recommending that a contingency of approximately twenty-five (20%) percent of the total value of both agreements, or Four Million Nine Hundred Thirty-Four Thousand Ninety-Three and 76/100 (\$4,934,093.76) Dollars be established; and

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the Scope of Services described in **Exhibit A** at the not-to-exceed amount of Twenty-Four Million Six Hundred Seventy Thousand Four Hundred Sixty-Eight and 80/100 (\$24,670,468.80) Dollars, to be funded from Project funds.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately twenty-five (20%) percent of the total value of both agreements, or Four Million Nine Hundred Thirty-Four Thousand Ninety-Three and 76/100 (\$4,934,093.76)

Dollars, to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

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 29, 2020

Exhibit A

The Contractor will perform the following services or construct the following elements: permits, site demolition, earthwork, site utilities, pump station, remove spoils from site and dispose, concrete and bollards, third party QA/QC testing, jersey blocks, Parkut Guardhouse, fencing, gates, landscaping, asphalt paving, electrical/security/technology, natural gas generator, modular trailers, salt dome, and ground sign.



CODE DBRA 20-04-262-39

LAND ASSEMBLY PROJECT: AUTHORIZATION TO ENTER INTO CONTRACT WITH SC ENVIRONMENTAL SERVICES – SITE 12 – DTE, GLWA, AND CONRAIL PARCELS

WHEREAS, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) and the City of Detroit (the “City”) are parties to that certain development agreement 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, located at Jefferson and St. Jean, creating approximately 1,100 net new full-time jobs; and; and

WHEREAS, DBRA staff received proposals from seven (7) contractors to soil, boat removal and demolition activities on certain portions of Site 12 (i.e. those parcels acquired or to be acquired from DTE, GLWA, and Conrail) for the Project, including obtaining permits, structure demolition, boat removal, UST removal, backfill and third-party QA/QC testing; and

WHEREAS, DBRA staff have reviewed the quotes and determined that SC Environmental Services (the “Contractor”) is the lowest, most responsive bidder; and

WHEREAS, DBRA staff is requesting the authorization to enter into one or more agreements with the Contractor with the total aggregate value not-to-exceed One Hundred Eighty Thousand Nine Hundred Twelve and 00/100 (\$180,912.00) Dollars for the performance of the services described herein; and

WHEREAS, DBRA staff is also recommending that a contingency of approximately twenty (20%) percent of the contract value, or Thirty- Six Thousand Four Hundred Eighty Two and 40/100 (\$36,482.40) Dollars be established; and

WHEREAS, pursuant to its statutorily authorized powers, the DBRA has the power to accept funding, expend DBRA funds, engage professionals, and take the other steps contemplated by this Resolution.

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorizes the engagement of the Contractor to provide the services described herein at the not-to-exceed amount of One Hundred Eighty Thousand Nine Hundred Twelve and 00/100 (\$180,912.00) Dollars, to be funded from Project funds.

BE IT FURTHER RESOLVED, that the DBRA Board of Directors hereby authorizes the establishment of a contingency of approximately twenty-five (20%) percent of the contract value, or Thirty- Six Thousand Four Hundred Eighty Two and 40/100 (\$36,482.40) Dollars, to be dispersed upon the authorization of any two Officers, or any one of the Officers and any of the Authorized Agents of the DBRA, or any two Authorized Agents of the DBRA.

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 29, 2020



CODE DBRA 20-04-252-05

AMENDED AND RESTATED 1475 EAST JEFFERSON 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 **Amended and Restated Brownfield Plan for the 1475 E. Jefferson 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 **Amended and Restated Brownfield Plan for the 1475 E. Jefferson 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.

April 29, 2020



CODE DBRA 20-04-252-06

AMENDED AND RESTATED BROWNFIELD PLAN FOR THE JEFFERSON LARNED REDEVELOPMENT PROJECT AT 1475 E. JEFFERSON: ASSIGNMENT OF REIMBURSEMENT AGREEMENT

WHEREAS, on April 29, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval of that certain Amended and Restated Brownfield Plan for the Jefferson Larned Redevelopment Project at 1475 E. Jefferson (the "Amended Plan") by the Detroit City Council;

WHEREAS, it is anticipated that on May 12, 2020, the Detroit City Council will approve the Amended Plan; and

WHEREAS, upon approval by Detroit City Council, the Amended Plan will amend, restate and replace that certain brownfield plan identified as the "East Jefferson Development Project" approved by the Detroit City Council on February 27, 2018 (the "Original Plan"); and

WHEREAS, in connection with the Original Plan, the DBRA and East Jefferson Development Company, LLC entered into that certain Reimbursement Agreement dated July 24, 2018 (the "Original Reimbursement Agreement"); and

WHEREAS, Jefferson Larned Development Company, LLC is the project developer under the Amended Plan and wishes to acquire any and all rights of East Jefferson Development Company, LLC under the Original Reimbursement Agreement and other underlying brownfield plan related documents; and

WHEREAS, an Assignment of Reimbursement Agreement (the "Assignment") between East Jefferson Development Company, LLC and Jefferson Larned Development Company, LLC shall be drafted in a form and substance to the satisfaction of DBRA staff and legal counsel; and

WHEREAS, the DBRA Board of Directors desire to acknowledge and approve the actions contemplated by the Assignment and authorize its execution and delivery on behalf of the DBRA.

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

1. The Assignment, to be drafted in a form and substance to the satisfaction of DBRA staff and legal counsel, is hereby approved.
2. Any two (2) Officers or Designated Authorized Agents or any one (1) Officer and one (1) Designated Authorized Agent of the DBRA is hereby authorized and directed to execute and deliver the Assignment.
3. All resolutions or parts of resolutions or other proceedings in conflict herewith shall be 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.

April 29, 2020



CODE DBRA 20-04-252-07

**AMENDED AND RESTATED 1475 EAST JEFFERSON BROWNFIELD REDEVELOPMENT PLAN:
AMENDED AND RESTATED REIMBURSEMENT AGREEMENT**

WHEREAS, on April 29, 2020, the City of Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Amended and Restated Brownfield Plan (the "Amended Plan") for a project captioned Jefferson Larned Development project for 1475 E. Jefferson (the "Project"); and

WHEREAS, it is anticipated that on May 12, 2020, the Detroit City Council will vote to approve the Amended Plan; and

WHEREAS, upon approved by City Council, the Amended Plan will amend, restate and replace in its entirety the brownfield plan identified as the "East Jefferson Development Project" which was approved by City Council on February 27, 2018 (the "Original Plan");

WHEREAS, in connection with the Original Plan, the DBRA and East Jefferson Development Company, LLC, the original developer, executed a Reimbursement Agreement dated July 24, 2018 (the "Original Reimbursement Agreement"); and

WHEREAS, a condition to reimbursing the developer for eligible activities under the Amended Plan is that a Reimbursement Agreement be entered into between the DBRA and Jefferson Larned Development Company, LLC; and

WHEREAS, on April 29, 2020, the DBRA Board of Directors authorized and consented to the assignment of the Original Reimbursement Agreement from East Jefferson Development Company, LLC to Jefferson Larned Development Company, LLC; and

WHEREAS, the Original Reimbursement Agreement will need to be amended and restated to reflect and acknowledge, among other things, (i) Jefferson Larned Development Company, LLC, as the new developer; and (ii) the Amended Plan; and

WHEREAS, an Amended and Restated Reimbursement Agreement (the "Amended Agreement") has been drafted and approved as to form by DBRA legal counsel; and

WHEREAS, subject to the conditions of this Resolution, the Board of Directors desire to approve the Agreement and authorize its execution and delivery on behalf of the DBRA, .

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

1. Subject to and contingent upon approval of the Amended Plan by Detroit City Council, the Amended Agreement, substantially in 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.

April 29, 2020



CODE DBRA 20-04-286-02

CORKTOWN HOUSING 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 **Corktown Housing 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 **Corktown Housing 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.

April 29, 2020