



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 10, 2020
4:00 PM**

BOARD MEMBERS PRESENT:

Pamela McClain
John George
Donele Wilkins
Stephanie Washington
Amanda Elias
Maggie DeSantis
Raymond Scott

BOARD MEMBERS ABSENT:

Juan Gonzalez
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/DBRA)
Ngozi Nawaesei (Lewis & Munday)
Elizabeth Masserang (PM Environmental)
Ryan Higuchi (PM Environmental)
Kate Baker (Corktown Housing)
Rocky Lala (Method Development)
Mark Bennett (Gratiot Acquisition Partners)
Alex Ivankiw (LIFT Build)
Joe Benvenuto (LIFT Build)
Marisa Varga (LIFT Build)



**MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JUNE 10, 2020
HELD VIA ZOOM VIRTUAL MEETING**

CALL TO ORDER

Chair Raymond Scott called the meeting to order at 4:04 PM.

Ms. Kanalos took a roll call of the DBRA Board Members present.

GENERAL

Approval of Minutes:

Mr. Scott called for a motion approving the minutes of May 27, 2020 as presented. The Board took the following action:

Ms. DeSantis made a motion approving the minutes of the May 27, 2020 Board meeting, as presented. Ms. Washington seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 20-06-02-276 was approved.

Treasurer's Report – April 2020

Mr. Long presented the April 2020 Treasurer's Report.

Mr. Scott called for a motion accepting the April 2020 Treasurer's Report as presented. The Board took the following action:

Mr. George made a motion accepting the April 2020 Treasurer's Report, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

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

Nays: None.

DBRA Resolution Code 20-06-03-198 was approved.

PROJECTS

Corktown Housing Brownfield Redevelopment Plan: Reimbursement Agreement

Mr. Vosburg presented the Corktown Housing Brownfield Redevelopment Plan: 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 Brownfield Plan for the Corktown Housing Redevelopment Project (the "Plan") to Detroit City Council ("City Council") with a recommendation for approval. The City Council public hearing for the Plan was held on June 4, 2020 and City Council is approved the Plan on June 9, 2020.

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 seeking additional tax incentives including the Neighborhood Enterprise Zone (PA 147) tax abatement.

The Agreement and a resolution approving the Agreement and its subsequent execution were attached for the DBRA Board's review and approval.

Mr. Scott asked if the requested changes to the Agreement were only in relation to the proposed lookback for the Eligible Activities and not an increase in the requested TIF Reimbursement under the Plan. Mr. Vosburg confirmed that the requested changes to the Agreement were only in relation to the proposed lookback for the Eligible Activities and not an increase in the requested TIF Reimbursement under the Plan.

Mr. Scott called for a motion to approve the Corktown Housing Brownfield Redevelopment Plan: Reimbursement Agreement, as presented. The Board took the following action:

Ms. DeSantis made a motion to approve the Corktown Housing Brownfield Redevelopment Plan: 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. Elias, Ms. McClain, Mr. Scott, and Ms. Washington

Nays: None.

DBRA Resolution Code 20-06-286-03 was approved.

Ms. Kanalos asked that The Exchange Brownfield Redevelopment Plan be moved up to the next item on the agenda.

Ms. Wilkins resolved the issue with her audio and was able to participate in the meeting.

The Exchange Brownfield Redevelopment Plan

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

Project Introduction

Gratiot Acquisition Partners, LLC is the project developer (the "Developer") for the Plan. The project entails the demolition of the current surface parking lots (with the exception of 400 Macomb Street) and the construction of a 16-story mixed-use building with approximately 153 for-rent units consisting of studio, one-bedroom, and two-bedroom units and 12 for-sale condominium units ranging from one-bedroom to three-bedroom units. Approximately 31(20%) of the apartment units will be affordable at 80% of the AMI. The project also includes retail space and a proposed office space on the first floor with frontage on Brush Street.

The total investment is estimated to be \$64.6 million. The Developer is requesting \$2,810,673.00 in TIF reimbursement.

There will be approximately 60 temporary construction jobs and 5 FTE jobs associated with property management. Additional permanent jobs are expected to be created by the future commercial tenants.

Property Subject to the Plan

The eligible property (the "Property") consists of five (5) parcels (316 and 338 Gratiot Avenue, and 301, 343 and 400 Macomb Street) bounded by Gratiot Avenue to the north, Brush Street to the east, Macomb Street to the south, and Randolph Street to the west in Detroit's Greektown district.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for commercial 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 a facility as defined by Act 381, or are adjacent and contiguous to a parcel determined to be a facility.

Eligible Activities and Projected Costs

The “eligible activities” that are intended to be carried out at the Property are considered “eligible activities” as defined by Sec 2 of Act 381, because they include pre-approved activities, department specific activities, site demolition activities, infrastructure improvements, site preparation, and the 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. Pre-Approved Activities	\$12,920.00
2. Department Specific Activities	\$227,280.00
3. Demolition	\$209,835.00
4. Site Preparation	\$1,609,000.00
5. Infrastructure Improvements	\$334,540.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$357,098.00
Total Reimbursement to Developer	\$2,810,673.00
8. Authority Administrative Costs	\$575,586.00
9. State Brownfield Redevelopment Fund	\$919,351.00
10. Local Brownfield Revolving Fund	\$375,771.00
TOTAL Estimated Costs	\$4,681,381.00

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 seeking additional tax incentives including approval of a Neighborhood Enterprise Zone (PA 147) abatement.

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

Mr. Ivanikiw provided more information about the Developer including the innovative construction method to be used for this project and Barton Malow’s role in the funding for the project, the Developer’s commitment to utilizing Detroit-based contractors, the employment of Detroit residents, and the incorporation of the works of Detroit artists for the interior of the development, and the anticipated construction start of September or October of 2020.

Mr. Scott asked if the Developer has submitted the building plans to the Building Safety Engineering and Environment Department (BSEED) of the City of Detroit. Mr. Benvenuto stated that the Developer has submitted the building plans to BSEED and has completed multiple Preliminary Plan Reviews with BSEED and the Planning and Development Department (PDD) regarding the design of the building and has received preliminary site plan approval and has a special land use meeting later this month.

Mr. George asked what the total cost for the project is. Mr. Benvenuto stated that total costs for the project is estimated to be \$64.6 million which includes all soft costs and land acquisition, and construction costs are approximately \$46 million.

Mr. George asked if another other buildings like the one in the project have been constructed in other locations. Mr. Ivanikiw stated that it is the way in which the building is constructed that is unique and there have been other buildings built using this technology in India that have been proved to better withstand earthquakes, and that Barton Malow purchased the technology from the inventor and has been working to improve the technology and conform to US construction standards.

Ms. Washington asked considering the high construction costs in Detroit, are the construction costs for this project lower than the average project in Detroit because of the new building technology that will be used. Mr. Ivanikiw stated that the new technology is expected to lower building costs by 5-10% and the bigger savings is the shortened construction timeline which saves money on insurance and other construction related expenses and allows for opening the development sooner to receive revenues sooner as well.

Ms. Washington asked if the same amount of skilled trades positions will be required for this project as compared to other projects in Detroit utilizing traditional construction practice. Mr. Ivanikiw stated that this project will utilize union skilled trades workers, but it will require fewer skilled trades workers because of the increased efficiency of the new construction technology.

Ms. McClain asked about the design of the building, if there will be green construction features, and how the development will compliment the other surrounding buildings. Mr. Benvenuto stated that the white portions of the façade are metal panels and the two darker floors at the top of the building are the condominium units, the addition of a green roof accessible through the second floor of the development, and the feedback and requested changes received from the PDD were in an effort to make the building more modern and contrast the surrounding buildings. Mr. Benvenuto added that because of the low number of new construction buildings in Detroit, PDD wanted the building to have a very modern design.

Ms. DeSantis asked if the Developer has any concerns about the demand for new condominium units and the progress the Developer has made in securing leases for the retail space of the development. Mr. Bennett stated that there are only 12 condominium units and that the condominium units are to supplement the financing for the project and a long-term assistance for the operating costs for the development through the future condo association to be formed. Mr. Bennett added that according to the market studies conducted for the development, the developer is confident in the demand for condominium units once the development is completed. Mr. Bennett also added that the original intent was to have restaurant and other commercial space on the first-floor and then pivoted the design to include private office spaces which will be available to the residents to lease for work space and that leases for the retail space have not yet been secured.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Bennett stated that there is approximately \$15 million in cash equity, \$15 million in PACE financing, and the balance is a construction loan. Mr. Ivanikiw added that Barton Malow is contributing capital to the project because of its use of the new building technology.

Ms. McClain called for the question.

Mr. Scott called for a motion to authorize a public hearing and refer the Exchange Brownfield Redevelopment Plan to the CAC, as presented. The Board took the following action:

Ms. Washington made a motion to authorize a public hearing and refer the Exchange Brownfield Redevelopment Plan to the CAC, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Mr. Scott, Ms. Washington, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 20-06-288-01 was approved.

The Junction Brownfield Redevelopment Plan

Ms. Capler presented the Junction Brownfield Redevelopment Plan to the DBRA Board.

Project Introduction

Method MJ, LLC is the project developer (the “Developer”) for the Plan. The project entails the redevelopment of the existing structures into approximately 14 market rate apartments, 4 affordable rate apartments (80% AMI), 47,867 square feet of office space, and 11,631 square feet of retail space which is expected to include a restaurant/bar and retail shops.

The total investment is estimated to be \$12.9 million. The Developer is requesting \$975,094.00 in TIF reimbursement.

There will be approximately 120 temporary construction jobs and 0 FTE jobs. Additional permanent jobs are expected to be created by the future office and retail tenants.

Property Subject to the Plan

The eligible property (the “Property”) consists of eight (8) parcels (2857 and 2863 East Grand Boulevard, 6540 St. Antoine, 6545, 6539, 6535, and 6527 Oakland Avenue and 627 Milwaukee Avenue) bounded by East Grand Boulevard to the north, Oakland Avenue to the east, Milwaukee Avenue to the south, and St. Antoine Street to the west in Detroit’s Milwaukee Junction 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 commercial and 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 functionally obsolete as defined by Act 381, or are adjacent and contiguous to a functionally obsolete 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 Baseline Environmental Assessment activities, demolition, lead and asbestos abatement, infrastructure improvements, site preparation activities, and the 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. Pre-Approved Activities	\$4,800.00
2. Demolition	\$259,720.00
3. Lead and Asbestos Abatement	\$135,000.00

4. Site Preparation	\$184,980.00
5. Infrastructure Improvements	\$211,860.00
6. Brownfield Plan & Work Plan Preparation/Implementation	\$60,000.00
7. Contingency (15%)	\$118,734.00
Total Reimbursement to Developer	\$975,094.00
8. Authority Administrative Costs	\$253,677.00
9. State Brownfield Redevelopment Fund	\$91,144.00
10. Local Brownfield Revolving Fund	\$357,151.00
TOTAL Estimated Costs	\$1,677,066.00

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 seeking additional tax incentives including approval of a Commercial Rehabilitation Act (PA 210) abatement.

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

Mr. Lala provided more information on the project including the planned retail and office space and residential units.

Ms. McClain asked if the Developer has been in contact with the Vanguard Community Development Corporation regarding the project. Mr. Lala stated that when the Developer first purchased the property the Developer has been meeting with Vanguard CDC and other community stakeholders regarding the project and Melia Howard and Adrien Tonen with the Mayor's Office set up a meeting with Vanguard CDC to discuss the Property and that Vanguard CDC has provided a letter of support for the Plan.

Ms. DeSantis asked for more information on the capital stack for the project. Mr. Lala stated that there is approximately \$4 million in PACE financing for the project and the remaining amount is equity through investors and the Developer.

Mr. Scott called for a motion to authorize a public hearing and refer the Junction Brownfield Redevelopment Plan to the CAC, as presented. The Board took the following action:

Mr. George made a motion to authorize a public hearing and refer the Junction Brownfield Redevelopment Plan to the CAC, as presented. Ms. McClain seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. DeSantis, Mr. George, Ms. Elias, Ms. McClain, Mr. Scott, Ms. Washington, and Ms. Wilkins

Nays: None.

DBRA Resolution Code 20-06-287-01 was approved.

ADMINISTRATIVE

None.

OTHER

Ms. DeSantis asked if DBRA meetings will continue to be held remotely. Ms. Jensen stated that Executive Order 2020-75 allowing for remote meetings for public authorities is currently set to expire on June 30, 2020 and we are not sure if it will be extended past that date.

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 4:46 PM.



CODE DBRA 20-06-02-276

APPROVAL OF MINUTES MAY 27, 2020

RESOLVED, that the minutes of the regular meeting of May 27, 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.

June 10, 2020



DBRA 20-06-03-199

ACCEPTANCE OF TREASURER'S REPORT FOR APRIL 2020

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period April 1 through April 30, 2020, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

June 10, 2020



CODE DBRA 20-06-286-03

CORKTOWN HOUSING BROWNFIELD REDEVELOPMENT PLAN: REIMBURSEMENT AGREEMENT

WHEREAS, on April 29, 2020, the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors adopted a resolution recommending approval by the Detroit City Council of the Brownfield Plan (the "Plan") for a project captioned Corktown Housing Redevelopment (the "Project"); and

WHEREAS, on June 9, 2020, the Detroit City Council voted to approve the Plan; and

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

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

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

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

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

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

June 10, 2020



CODE DBRA 20-06-288-01

THE EXCHANGE BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

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

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

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

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

June 10, 2020



CODE DBRA 20-06-287-01

THE JUNCTION BROWNFIELD REDEVELOPMENT PLAN – TRANSMITTAL OF BROWNFIELD PLAN TO THE COMMUNITY ADVISORY COMMITTEE

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

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

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

NOW, THEREFORE, BE IT RESOLVED:

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

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

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

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

June 10, 2020