



Detroit Brownfield Redevelopment Authority
500 Griswold Street • Suite 2200
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**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY
REGULAR BOARD OF DIRECTORS MEETING
WEDNESDAY, JUNE 13, 2018
4:00 PM**

BOARD MEMBERS PRESENT: Sonya Mays
Pamela McClain
Matthew Walters
Stephanie Washington
Donele Wilkins

BOARD MEMBERS ABSENT: John George
Maggie DeSantis
Ray Scott

OTHERS PRESENT: Jennifer Kanalos (DEGC/DBRA)
Brian Vosburg (DEGC/DBRA)
Cora Capler (DEGC/DBRA)
Sarah Pavelko (DEGC)
Charla Sanders (DEGC)
Rebecca Navin (DEGC)
Paul Kako (DEGC)
Elizabeth Brinson (DEGC)
Ngozi Nwaesei (Lewis & Munday)
Donna Rice (DBA)
Tim Palazzolo (DBA)
Tyler Tinsey (DBA)



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MINUTES OF THE DETROIT BROWNFIELD
REDEVELOPMENT AUTHORITY REGULAR MEETING
WEDNESDAY, JUNE 13, 2018
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 4:03 PM.

Mr. Walters introduced the Detroit Economic Growth Authority's new President and CEO, Kevin Johnson. Mr. Johnson made a few remarks regarding his move to Detroit and acknowledged the work that the Detroit Brownfield Redevelopment Authority does in the City of Detroit.

GENERAL

Approval of Minutes:

Mr. Walters called for a motion approving the minutes of May 9, 2018 as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. McClain, DBRA Resolution Code 18-06-02-234 was unanimously approved.

Treasurer's Report

Ms. Brinson presented the April 2018 Treasurer's report.

Ms. McClain asked what the "Local Community Stabilization" line items was in the expenses section of the April 2018 Treasurer's Report. Ms. Kanalos explained that it is the return of funds for a project that has reached its school tax capture maximum.

Mr. Walters called for a motion approving the April 2018 Treasurer's Report as presented. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. Wilkins, DBRA Resolution Code 18-06-03-175 was unanimously approved.

PROJECTS

Joe Louis Arena Brownfield Redevelopment Plan

Mr. Walters disclosed his role in the development of the Joe Louis Arena Brownfield in his capacity as an employee of the City of Detroit.

Ms. Kanalos presented the Brownfield Plan for the Joe Louis Arena Redevelopment Project.

Project Introduction

In connection with the development of the property commonly known as the “Little Caesars Arena”, an agreement was reached by the applicable parties to demolish the JLA once the Little Caesars Arena was completed and ready for use. As of the date of this Plan, the Little Caesars Arena has been completed and the Detroit Red Wings have vacated the JLA and relocated to the Little Caesars Arena.

The primary purpose of this Plan is to facilitate the demolition of the JLA and to prepare the Property for a future mixed-use development, which may include residential, commercial, and/or retail space. For the purposes of this Plan, the use of the term “Developer” shall refer to the City of Detroit. The City of Detroit is the owner of Joe Louis Arena and the Detroit Building Authority will oversee demolition.

Total TIF reimbursement amount for the demolition and related eligible activities under this Plan is \$5,561,009.

Property Subject to the Plan

The eligible property (the “Property”) consists of six (6) parcels located at 27 Washington Boulevard. The common address of the JLA is also known as “600 Civic Center Drive.” 25 Washington Boulevard, 29 Washington Boulevard, 31 Washington Boulevard, and 33 Washington Boulevard are properties that are adjacent and continuous to 27 Washington Boulevard. 501 Third is also adjacent to 27 Washington Boulevard and is the location of the Detroit People Mover – Joe Louis Arena Station Stop. The Property is located adjacent to the Central Business District and is generally bounded by Jefferson Street to the north, Atwater Street to the east, Detroit River to the south and Cobo Convention Center to the west.

Basis of Eligibility

The Property is considered “eligible property” as defined by Act 381, Section 2 because (a) the Property was previously utilized for a public purpose; (b) it is located within the City of Detroit, a qualified local governmental unit under Act 381; and (c) the Property is determined to be a functionally obsolete or adjacent and contiguous 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 environmental assessment activities, demolition and abatement and brownfield plan and work plan preparation and brownfield plan implementation. The eligible activities and budgeted costs are intended as part of the development of the Property and will be financed solely by the Developer. The Authority is not responsible for any costs of eligible activities and will incur no debt. The eligible activities are estimated to begin within eighteen months and be completed within three (3) years.

Tax Increment Financing (TIF) Capture

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

COSTS TO BE REIMBURSED WITH TIF

| Description of Eligible Activities | Estimated Cost |
|--|-----------------------|
| 1. ALTA Survey | \$ 18,200.00 |
| 2. Environmental Assessment Activities | \$375,000.00 |
| 3. Engineering Services: Demo Design | \$790,286.00 |
| 4. Abatement and Demolition | \$3,600,000.00 |
| 5. 15% Contingency | \$717,523.00 |
| 6. Brownfield and Work Plan Preparation | \$30,000.00 |
| 7. Brownfield Plan Implementation | \$30,000.00 |
| Subtotal Site Eligible Activities | \$5,561,009.00 |
| 8. DBRA Administrative Costs | \$1,142,079.00 |
| 9. Local Brownfield Revolving Fund | \$290,911.00 |
| 10. State Brownfield Redevelopment Fund | \$649,863.00 |
| Total Estimated Cost to be Funded Through TIF | \$7,643,862.00 |

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 a loan through the Michigan Strategic Fund’s Community Revitalization Program.

Ms. Mays asked if there are any developers involved in the redevelopment of Joe Louis Arena. Ms. Kanalos and Mr. Walters advised that there are no developers at this time.

Ms. Mays asked if there is any risk to approving the Joe Louis Arena Brownfield Plan in the absence of a developer. Mr. Walters and Ms. Kanalos advised that the risk is for the

Michigan Strategic Fund and the City of Detroit due to the cost of the deconstruction of the structure.

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

On a motion by Ms. Mays, seconded by Ms. Wilkins, DBRA Resolution Code 18-06-256-01 was unanimously approved.

Reimbursement Agreement for the Amended and Restated Brownfield Plan for the Former Free Press Building Redevelopment Project

Mr. Vosburg presented the proposed Reimbursement Agreement for the Amended and Restated Free Press Building Brownfield Plan. Mr. Vosburg noted that DBRA legal counsel is working on a few edits requested by the developer to call out unique aspects of the project described in the Brownfield Plan such as the transfer of the MBT Credit, and the fact that Eligible Activities have started and are mostly complete for the building due to the change in MEDC/MSF policy during the middle of the previous approval process.

On May 9, 2018, the Detroit Brownfield Redevelopment Authority (the “DBRA”) Board of Directors recommended approval to City Council of the Amended and Restated Brownfield Plan for the Former Free Press Building 321 W. Lafayette Redevelopment Project (the “Plan”) which was subsequently approved by Detroit City Council on June 12, 2018. A requirement for Tax Increment Financing reimbursement pursuant to the Plan is that a Reimbursement Agreement (the “Agreement”) be entered into between the DBRA and Pyramid Development Co., LLC. The Agreement was prepared between the DBRA and the Developer and presented for review and approval.

Project Introduction

On July 29, 2010, the City Council of the City of Detroit (“City Council”) approved the Brownfield Plan for the Free Press Redevelopment Project (the “Original Plan”). As you may recall, the City of Detroit Brownfield Redevelopment Authority (“DBRA”) Board of Directors (“Board”) previously approved a recommendation to City Council to: (i) terminate the Original Plan in accordance with Act 381; and (ii) approve a new brownfield plan for the Former Free Press Building. Due to changes in the Michigan Economic Development Corporation (MEDC) policy related to Michigan Business Tax (MBT) Credits that occurred after the aforementioned Board recommendations, DBRA was advised that in order to preserve the MBT Credit for this project, the Original Plan could not be terminated. As a result, instead of terminating the Original Plan and approving a new Brownfield Plan, DBRA staff is now seeking the Board’s approval to begin the process to amend and restate the Original Plan with the attached Plan which will allow the Developer (as defined below) to preserve the MBT Credit and include additional eligible activities. The Plan described is largely the same project previously presented to the Board in April of 2017.

Pyramid Development Co., LLC, a Bedrock Detroit affiliate, is the project developer (the “Developer”) for the Plan which entails the rehabilitation of the 276,183 square foot former Detroit Free Press building into a mixed-use building with retail on the first floor, office on the second and third floors, and residential on floors 4-17 and an undetermined use for the basement and sub-basement. First through third floor tenants have not been determined at this time.

It is estimated that approximately 196 temporary construction jobs will be created and approximately 10 direct permanent jobs will be created in connection with the redevelopment. Additional permanent jobs are expected to be created by the retail and office tenants. The Developer has agreed to comply with City Executive Orders 2016-1 and 2014-4.

Total investment is expected to be approximately \$69,663,000.00. The Developers are requesting \$7,989,347.00 in TIF reimbursement under the proposed Plan.

As mentioned previously, a Brownfield Plan, an Act 381 Work Plan, and a Large Brownfield MBT Credit, titled “Detroit Free Press House” and “Free Press Plaza and Apartments” were approved for the Eligible Property in 2010. The Developer is requesting the amendment and restatement of the “Detroit Free Press House” Brownfield Plan, approved in 2010. The Brownfield Plan, Act 381 Work Plan, and the Brownfield MBT Credit (the “Credit”) will be amended and restated to modify the following: legal descriptions, scope of Project, Eligible Activities, and Eligible Investment that was included in the original approvals.

Property Subject to the Plan

The eligible property (the “Property”) consists of a single (1) parcel containing only the Free Press Building located at 321 West Lafayette Boulevard on the west side of downtown Detroit.

Basis of Eligibility

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

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 site demolition, selective building demolition, lead & asbestos surveying, asbestos abatement, air monitoring, hazardous material removal, site preparation, and preparation of a brownfield plan and 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 began in the third quarter of 2017 and are estimated to be complete no later

than March 2021. Based on the existing Credit, the Project must be completed and receive a temporary certificate of occupancy by March 8th, 2021 in order to receive the Credit.

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. Site Demolition | \$200,000.00 |
| 2. Selective Building Demolition | \$2,564,347.00 |
| 3. Lead & Asbestos Survey | \$55,000.00 |
| 4. Asbestos Abatement | \$4,239,870.00 |
| 5. Air Monitoring | \$145,000.00 |
| 6. Hazardous Material Removal | \$760,130.00 |
| 7. Brownfield Plan | \$10,000.00 |
| 8. Work Plan | \$15,000.00 |
| Total Reimbursement to Developer | \$7,989,347.00 |
| 9. Authority Administrative Costs | \$2,056,753.00 |
| 10. State Brownfield Redevelopment Fund | \$1,010,369.00 |
| 11. Local Brownfield Revolving Fund | \$0.00 |
| TOTAL Estimated Costs | \$11,056,469.00 |

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 Development Incentives

The Developers of this Plan will seek additional support through the transfer of the existing Michigan Business Tax Credit for the property as well as a Neighborhood Enterprise Zone Abatement (PA 147). In addition, the Developer also anticipates a Commercial Rehabilitation (PA 210) tax abatement to be approved for the eligible property.

Mr. Walters called for a motion approving the Reimbursement Agreement for the Amended and Restated Former Free Press Building Brownfield Redevelopment Plan. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. McClain, DBRA Resolution Code 18-06-191-07 was unanimously approved.

1200 Sixth Street Brownfield Plan; 17441 W. Grand River Brownfield Plan; Chene West Brownfield Plan; Grand River Place Brownfield Plan Recommend Termination

Mr. Vosburg presented the information on the previously approved 1200 Sixth Street Brownfield Plan, 17441 W. Grand River Brownfield Plan, Chene West Brownfield Plan, and Grand River Place Brownfield Plan. The Plans are being proposed for termination due to the fact that the plans have failed to occur within two years.

Mr. Walters called for a tie-bar motion approving the recommendation to terminate the 1200 Sixth Street Brownfield Plan, 17441 W. Grand River Brownfield Plan, Chene West Brownfield Plan, and the Grand River Place Brownfield Plan; to issue a Notice to the Developer; and to submit the recommendation to terminate to the Detroit City Council. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. McClain DBRA Resolutions Code 18-06-122-04, 18-06-170-04, 18-06-118-08, and 18-06-47-04 were unanimously approved.

Jefferson and Piper Brownfield Plan and Winston Place Brownfield Plan Recommend Termination

Mr. Vosburg presented the information on the previously approved SBT/MBT-only Brownfield Plans for Jefferson and Piper, and the Winston Place. The Plans are being proposed for termination due to the fact that the plans have failed to occur within two years.

Mr. Walters called for a tie-bar motion approving the recommendation to terminate the Jefferson and Piper Brownfield Plan, and the Winston Place Brownfield Plan; to issue a Notice to the Developer; and to submit the recommendation to the Detroit City Council. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Wilkins DBRA Resolutions Code 18-06-35-03 and 18-06-111-03 were unanimously approved.

Family Dollar Brownfield Plan Recommend Abolishment

Mr. Vosburg presented the information on the previously approved Family Dollar Brownfield Plan. The plan is being proposed for abolishment due to the fact that the plan has successfully completed its allowed tax capture.

Mr. Walters called for a motion approving the recommendation to abolish the Family Dollar Brownfield Plan and submit the recommendation to the Detroit City Council. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Wilkins DBRA Resolution Code 18-06-64-04 was unanimously approved.

ADMINISTRATIVE:

Approval of DBRA Budget (FY 2018-2019)

Ms. Kanalos presented the DBRA Budget for FY 2018-2019. Ms. Kanalos noted that the DBRA Budget Committee reviewed and recommended approval of the budget at its June 5, 2018 meeting.

Mr. Walters called for a motion approving the DBRA Budget (FY 2018-2019) as presented. The Board took the following action:

On a motion by Ms. Wilkins, seconded by Ms. Washington, DBRA Resolution Code 18-06-01-197 was unanimously approved.

Approval of DBRA Meeting Dates (FY 2018-2019)

Ms. Kanalos presented to the Board a schedule of meetings dates for DBRA's Regular Meetings for FY 2018-2019.

Mr. Walters called for a motion approving schedule of DBRA Meetings (FY 2018-2019) as presented. The Board took the following action:

On a motion by Ms. Mays, seconded by Ms. Washington, DBRA Resolution Code 18-06-01-198 was unanimously approved.

Approval of Professional Services Agreement (FY 2018-2019)

Ms. Kanalos presented to the Board regarding professional service agreement for FY-2018-2019 between Detroit Brownfield Redevelopment Authority ("the DBRA") and the Detroit Economic Growth Corporation ("the DEGC") in the amount of Four Hundred Thousand (\$400,000.00) Dollars. Ms. Kanalos noted that except for new dates, no terms have changed from the prior year's agreement.

Mr. Walters called for a motion approving the Professional Services Agreement (FY 2018-2019) as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Wilkins, DBRA Resolution Code 18-06-01-199 was unanimously approved.

DBRA Comprehensive Liability Insurance

Ms. Kanalos presented the increase of \$14,646.23 in the policy premium for 2016-2017 for the DBRA Comprehensive General Liability ("CGL") Insurance Policy as a result of an audit conducted in January 2018 by Swett & Crawford/James River Insurance Co.. The increase is in addition to the policy premium previously paid of \$17,373.20 in December 2016. This premium increase is based upon the audit's findings of increased risk due to additional fees and sites resulting from newly approved projects by the DBRA in 2017.

Mr. Walters called for a motion approving the DBRA Comprehensive Liability Insurance policy increase as presented. The Board took the following action:

On a motion by Ms. McClain, seconded by Ms. Wilkins, DBRA Resolution Code 18-06-01-200 was unanimously approved.

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. McClain, seconded by Ms. Washington the meeting was unanimously adjourned at 4:29 PM.



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CODE DBRA 18-06-02-234

APPROVAL OF MINUTES MAY 9, 2018

RESOLVED, that the minutes of the regular meeting of May 9, 2018 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 13, 2018



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DBRA 18-06-03-175

ACCEPTANCE OF TREASURER'S REPORT FOR APRIL 2018

RESOLVED, that the Treasurer's Report of Receipts and Disbursements for the period April 1 through April 30, 2018, as presented at this meeting is hereby in all respects accepted as actions of the Detroit Brownfield Redevelopment Authority.

June 13, 2018



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CODE DBRA 18-06-256-01

JOE LOUIS ARENA 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 **Joe Louis Arena 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 13, 2018



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CODE DBRA 18-06-191-07

**FORMER FREE PRESS BUILDING BROWNFIELD REDEVELOPMENT PLAN:
REIMBURSEMENT AGREEMENT**

WHEREAS, on May 9, 2018, 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 the Former Free Press Building (the "Project"); and

WHEREAS, the Detroit City Council approved the Plan on June 12, 2018; 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 Pyramid Development Co., 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, contingent upon Detroit City Council approval, and authorize its execution and delivery on behalf of the DBRA upon Detroit City Council approval;

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 Detroit City Council approval of the Plan.

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 13, 2018



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CODE DBRA 18-06-122-04

**1200 SIXTH STREET 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 October 18, 2006, the DBRA Board of Directors approved the 1200 Sixth Street Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 17, 2006, City Council approved the Plan; and

WHEREAS, on November 21, 2006, 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 1200 Sixth Street, LLC (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.

June 13, 2018



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CODE DBRA 18-06-170-04

17441 W GRAND RIVER 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 February 12, 2009, the DBRA Board of Directors approved the 17441 W Grand River Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on March 17, 2009, City Council approved the Plan; and

WHEREAS, on March 25, 2009, 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 Grand Tributary, LLC (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.

June 13, 2018



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CODE DBRA 18-05-118-08

CHENE WEST 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 22, 2006, the DBRA Board of Directors approved the Chene West Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on October 18, 2006, City Council approved the Plan; and

WHEREAS, on October 25, 2006, 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 Springarn Development, LLC (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.

May 23, 2018



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

CODE DBRA 18-06-47-04

GRAND RIVER PLACE 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 June 4, 2003, the DBRA Board of Directors approved the Grand River Place Brownfield Plan (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on August 1, 2003, City Council approved the Plan; and

WHEREAS, on August 12, 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 Grand River Place, L.L.C. (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.

June 13, 2018



Detroit Brownfield Redevelopment Authority
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CODE DBRA 18-06-35-03

JEFFERSON AND PIPER 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 October 28, 2002, the DBRA Board of Directors approved the Jefferson and Piper Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on November 21, 2002, City Council approved the Plan; and

WHEREAS, on November 22, 2002, 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 McDonald’s Corporation (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.

June 13, 2018



Detroit Brownfield Redevelopment Authority
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CODE DBRA 18-06-111-03

WINSTON PLACE 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 June 7, 2006, the DBRA Board of Directors approved the Winston Place Brownfield Plan (the “Plan”) and recommended the approval of the Plan to City Council; and

WHEREAS, on July 12, 2006, City Council approved the Plan; and

WHEREAS, on July 20, 2006, 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 Urban Innovation Group – 13115 East Jefferson, LLC (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.

June 13, 2018



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CODE DBRA 18-06-64-04

**RECOMMENDATION TO CITY COUNCIL TO ABOLISH THE FAMILY DOLLAR
BROWNFIELD REDEVELOPMENT**

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 October 29, 2003, the DBRA Board of Directors approved the Brownfield Plan for the Family Dollar Redevelopment (the "Plan") and recommended the approval of the Plan to City Council; and

WHEREAS, on November 26, 2003, City Council approved the Plan; and

WHEREAS, on December 9, 2003, the Mayor of the City of Detroit approved the Plan; and

WHEREAS, Section 14(8)(a) of Act 381 permits a governing body to abolish a brownfield plan when it finds that the purposes for which the brownfield plan was established are accomplished; and

WHEREAS, the DBRA has determined that the purposes for which the Plan was established have been accomplished; and

WHEREAS, the DBRA Board of Directors desires to recommend to City Council that the Plan be abolished.

NOW THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby recommends that City Council abolish the Plan; and

BE IT FURTHER RESOLVED, subject to City Council's approval of the abolition of the Plan, 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.

June 13, 2018



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CODE DBRA 18-06-01-197

ADMINISTRATION: DBRA BUDGET FOR FY 2018-2019

WHEREAS, the DBRA is receiving revenue from Brownfield Plan application and processing fees and from administrative fees permissible under Act 381, Public Acts of Michigan, 1996, as amended (“Act 381”); and

WHEREAS, the DBRA staff has prepared the attached DBRA Budget for FY 2018-2019 (the “Budget”) (Exhibit “A”).

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby authorize a Public Hearing on the DBRA Budget for FY 2018-2019 at a time and place determined by the DBRA Authorized Agent and subject to public notice in accordance to Act 381, Public Acts of Michigan, 1996, as amended.

June 13, 2018



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CODE DBRA 18-06-01-198

ADMINISTRATION: SCHEDULE OF DBRA MEETINGS FOR FY 2018-2019

RESOLVED, that the Board of Directors of the Detroit Brownfield Redevelopment Authority (“the DBRA”) hereby adopts the following as its schedule for regular meetings for the fiscal year 2018-2019. Unless otherwise posted, such meetings will be held on the **second and fourth Wednesday** of each month at **4:00 PM** in the offices of the Detroit Economic Growth Corporation, 500 Griswold Street, Suite 2200, as follows:

2018

July 11, 2018
July 25, 2018
August 8, 2018
August 22, 2018
September 12, 2018
September 26, 2018
October 10, 2018
October 24, 2018
November 14, 2018
November 28, 2018
December 12, 2018
December 19, 2018

2019

January 9, 2019
January 23, 2019
February 13, 2019
February 27, 2019
March 13, 2019
March 27, 2019
April 10, 2019
April 24, 2019
May 8, 2019
May 22, 2019
June 12, 2019
June 26, 2019

June 13, 2018



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CODE DBRA 18-06-01-199

**ADMINISTRATION: PROFESSIONAL SERVICES AGREEMENT BETWEEN
THE CITY OF DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY AND
THE DETROIT ECONOMIC GROWTH CORPORATION**

NOW, THEREFORE, BE IT RESOLVED, that the DBRA Board of Directors hereby approves the Professional Services Agreement between the City of Detroit Brownfield Redevelopment Authority (“the DBRA”) and the Detroit Economic Growth Corporation (the “DEGC”) substantially as to form with the attached (Exhibit A), for FY 2018-19, and for the amount of Four Hundred Thousand (\$400,000.00) Dollars.

BE IT FURTHER RESOLVED, that the DBRA Board hereby authorizes any two Officers or designated Authorized Agents or one Officer and one designated Authorized Agent of the DBRA to execute the Agreement, and any and all documents necessary to implement the provisions and intent of 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 13, 2018



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CODE DBRA 18-06-01-200

**ADMINISTRATION: DBRA COMPREHENSIVE GENERAL LIABILITY INSURANCE
POLICY PREMIUM INCREASE**

IT IS HEREBY RESOLVED, that the Detroit Brownfield Redevelopment Authority (the "DBRA") Board of Directors authorizes the payment of an additional \$14,646.23 for the 2016-2017 DBRA Comprehensive Liability Insurance Policy resulting from the January 2018 audit conducted by Swett & Crawford/James River Insurance Co.

BE IT FINALLY RESOLVED, that the DBRA Board of Directors hereby authorizes any two of its Officers or designated Authorized Agents to execute any and all documents to implement the provisions and intent of this resolution.

June 13, 2018