



**ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
TUESDAY, SEPTEMBER 8, 2020 – 9:00 A.M.**

**BOARD MEMBERS PRESENT:** Clifford Brown  
Marsha Bruhn  
Linda Forte  
Damon Hodge  
Chris Jackson  
Kwaku Osei  
Jonathan Quarles

**BOARD MEMBERS ABSENT:** Kimberly Clayson  
Arthur Jemison (Ex-Officio)  
John Naglick (Ex-Officio)  
Thomas Stallworth

**SPECIAL DIRECTORS  
PRESENT:** None

**SPECIAL DIRECTORS  
ABSENT:** None

**OTHERS PRESENT:** Cora Capler (DEGC/EDC)  
Maxwell Cameron (DEGC/EDC)  
Charlotte Fisher (DEGC/EDC)  
Malinda Jensen (DEGC/EDC)  
Paul Kako (DEGC/EDC)  
Jennifer Kanalos (DEGC/EDC)  
Glen Long (DEGC/EDC)  
Lexi Mabry (DEGC/EDC)  
Rebecca Navin (DEGC/EDC)  
Sarah Pavelko (DEGC/EDC)  
Orza Robertson (DEGC/EDC)  
Amy Chesterton (Rossetti)  
Meagan Elliott (City of Detroit)  
Deena Fox (Rossetti)  
Maria Galarza (City of Detroit)  
Betsy Palazzola (City of Detroit)



**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS REGULAR MEETING  
SEPTEMBER 8, 2020  
HELD VIA ZOOM VIRTUAL MEETING  
9:00 A.M.**

**GENERAL**

**Call to Order**

Chairperson Forte called the meeting of the Economic Development Corporation Board of Directors to order at 9:03 a.m. Roll call was conducted, and a quorum was established.

**Approval of Minutes**

Ms. Forte asked if there were any additions, deletions or corrections to the minutes of the August 25, 2020 Regular Board meeting.

Hearing none, Ms. Forte called for a motion:

Mr. Hodge made a motion approving the minutes of the August 25, 2020 Regular Board meeting, as presented. Mr. Osei seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. Bruhn, Mr. Hodge, Mr. Jackson, Mr. Osei, Mr. Quarles and Ms. Forte.

Nays: None.

EDC Resolution Code 20-09-02-335 was approved.

**PROJECTS**

**EDC Riverfront Asset Study: Contract Award**

Ms. Navin informed the Board that Ms. Pavelko was not yet present and suggested to Ms. Forte that the Board proceed with the next item on the agenda.

**Authorization to Enter into Sub-Recipient Agreement for Completion of Joseph Campau Greenway Project**

Mr. Robertson presented the Sub-Recipient Agreement for Completion of Joseph Campau Greenway Project to the Board.

In June of 2016, the EDC board authorized the negotiation and execution of a sub-recipient agreement for \$2.6 Million with the City (EDC 16-06-95-01), using Community Development Block Grant for Declared Disaster Recovery (CDBG-DDR) from the U.S. Department of Housing and Urban Development (HUD) funding to undertake construction management services with respect to the Beltline Greenway and other projects requested by the City and contemplated by the



CDBG-DDR grant. The City's original expenditure deadline for the entire \$8.9 million grant was March 2018, however the City subsequently received an extension to December 31, 2019.

Under the prior sub-recipient agreement, the City requested that EDC undertake the construction of the Joseph Campau Greenway, which entails the renovation of an off-street walkway which runs north and south from East Vernor Highway on the north Jefferson Avenue on the south. On March 26, 2019, the EDC Board previously approved a construction contract with Z Contractors, Inc. for the construction of the greenway, with Phase 2 conditioned upon the receipt of additional funding. Using CDBG-DDR, the EDC previously completed the first phase of construction of the Joseph Campau Greenway project, from Jefferson to Robert Brady Drive.

The City, through the Housing and Revitalization Department (HRD), has now requested that the EDC complete Phase 2 of the Joseph Campau Greenway project, from Robert Brady Drive to its terminus at East Vernor Highway, with funding from the City's annual of Community Development Block Grant funding administered by HRD.

The budget for Phase 2 completion of Joseph Campau Greenway is One Million Six Hundred Seventy-Four Thousand Four Hundred Twenty-Four and 58/100 Dollars (\$1,674,424.58).

EDC staff requested that the Board authorize the execution of a sub-recipient agreement with HRD through December 31, 2021 to complete Phase 2 of the Joseph Campau Greenway for One Million Six Hundred Seventy-Four Thousand Four Hundred Twenty-Four and 58/100 Dollars (\$1,674,424.58).

A resolution was attached for the Board's consideration.

Ms. Forte called for a motion:

Ms. Bruhn made a motion approving the Sub-Recipient Agreement for Completion of Joseph Campau Greenway Project, as presented. Mr. Quarles seconded the motion.

With there being no questions or discussion, the Board took the following action:

A roll call vote was conducted with the following result:

Ayes: Ms. Bruhn, Mr. Hodge, Mr. Jackson, Mr. Osei, Mr. Quarles and Ms. Forte.

Nays: None.

EDC Resolution Code 20-09-95-06 was approved.

### **EDC Riverfront Asset Study: Contract Award**

Ms. Pavelko presented the EDC Riverfront Asset Study Contract Award to the Board. Power Point slides were displayed to the Board.

In 2019, the City of Detroit's General Services Department ("GSD") requested the assistance of the Economic Development Corporation of the City of Detroit ("EDC") to support a comprehensive Riverfront Asset Study (the "Study"). Specifically, GSD sought EDC's assistance to administer and manage the contract for the Study. The Study will include Hart Plaza, Aretha Franklin



Amphitheater (formerly Chene Park), Erma Henderson Park/Marina and adjacent public land including Jefferson Village. In connection with the EDC's administration and management of the contract for the Study, on June 12, 2019, the EDC Board of Directors had approved the receipt of \$631,880 in funds from the City (the "City Funds") for the Study, with a portion allocated for administrative expenses, and the receipt of funds from the City of Detroit Downtown Development Authority ("DDA") through its reserved funds for Hart Plaza (the "DDA Funds"). The EDC has approved and executed funding agreements with the City and the DDA. To support a comprehensive scope of work for the study, the City of Detroit (the "City") is providing \$1 million for the Study and GSD will serve as the lead project manager. GSD has asked that the EDC serve as the contract manager for the Study.

EDC staff worked with the City to release a Request for Proposals in June 2020. Eight proposals were received. After an internal review process with GSD and the City's Planning and Development Department, interviews were conducted with three firms in August 2020: Rossetti, Hamilton Anderson, and Landscape + Planning. Two of these firms, Rossetti and Hamilton Anderson are Detroit based firms and had an equalization credit applied to the base bid price prior to evaluating the proposals. The five firms not interviewed were: Spalding Decker, SOM, Smith Group, INFORM Studio, and Perkins + Will. Based on the combined expertise of the lead firm and their subconsultants to provide the range of services needed including engineering, planning, and economic development, the team led by the planning and architectural firm Rossetti Inc ("Rossetti") was selected. EDC Staff negotiated a scope of work for the services described in the attached Exhibit A (the "Services") with Rossetti. The cost for the Services is \$996,850. Staff is also seeking a 5% owner's contingency in the amount of \$49,842.50 to account for unforeseen changes.

EDC staff recommended approval to the Board to accept the additional funding from GSD for the Study and the approval the selection of Rossetti to provide the Services for the proposed fee, plus a 5% owner's contingency.

A resolution was presented for Board consideration.

Ms. Forte called for a motion:

Mr. Brown made a motion approving the Sub-Recipient Agreement for Completion of Joseph Campau Greenway Project, as presented. Mr. Quarles seconded the motion.

Mr. Jackson inquired if Rossetti is a Detroit Headquartered Business. Ms. Pavelko replied that yes, Rossetti is a Detroit headquartered business. Mr. Jackson then asked if there was a requirement to utilize Detroit based businesses for the subcontracts. Ms. Fox stated that the majority of the subcontracts were Detroit based businesses. Ms. Navin clarified that utilization of Detroit based businesses was only a requirement for construction contracts. Ms. Fox then clarified that 8 out of the 11 subcontracts were Detroit based businesses.

Ms. Forte called for a motion:



Ms. Bruhn made a motion approving the Sub-Recipient Agreement for Completion of Joseph Campau Greenway Project, as presented. Mr. Quarles seconded the motion.

A roll call vote was conducted with the following result:

Ayes: Mr. Brown, Ms. Bruhn, Mr. Hodge, Mr. Jackson, Mr. Osei, Mr. Quarles and Ms. Forte.

Nays: None.

EDC Resolution Code 20-09-52-14 was approved

#### **ADMINISTRATION**

None.

#### **OTHER MATTERS**

None.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

On a motion by Mr. Hodge, seconded by Mr. Osei, Ms. Forte adjourned the meeting at 9:25 a.m.



CODE EDC 20-09-02-335

**APPROVAL OF MINUTES OF AUGUST 25, 2020 REGULAR MEETING**

**RESOLVED**, that the minutes of the regular meeting of August 25, 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 Economic Development Corporation.

September 8, 2020



**CODE EDC 20-09-95-06**

**CDBG DECLARED DISASTER RECOVERY: APPROVAL OF EXECUTION OF A SUB-RECIPIENT AGREEMENT FOR COMPLETION OF JOSEPH CAMPAU GREENWAY PROJECT**

**WHEREAS**, the Economic Development Corporation of the City of Detroit (the “EDC”) undertook the construction of the first phase of the Joseph Campau Greenway, which entails the renovation of an off street walkway which runs north and south from East Vernor Highway on the north Jefferson Avenue on the south, pursuant to a July 2016 sub-recipient agreement with the City of Detroit’s Housing and Revitalization Department (“HRD”), funded by the City’s Community Development Block Grant for Declared Disaster Recovery from the U.S. Department of Housing and Urban Development; and

**WHEREAS**, on March 26, 2019, the EDC Board previously approved a construction contract with Z Contractors, Inc. for the construction of the greenway, with Phase 2 conditioned upon the receipt of additional funding; and

**WHEREAS**, HRD has now requested that the EDC complete Phase 2 of the Joseph Campau Greenway project, from Robert Brady Drive to its terminus at East Vernor Highway, pursuant to a subrecipient agreement funded by Community Development Block Grant funding through the City’s annual allocations administered by HRD; and

**WHEREAS**, EDC staff requests that the Board authorize the execution of a sub-recipient agreement with HRD through December 31, 2021 to complete Phase 2 of the Joseph Campau Greenway for One Million Six Hundred Seventy-Four Thousand Four Hundred Twenty-Four and 58/100 Dollars (\$1,674,424.58); and

**WHEREAS**, the EDC Board has reviewed the matter and believes that the undertaking of the construction of Phase 2 of the Joseph Campau Greenway will result in a project that is in the best interests of the promotion of economic development in the City of Detroit and is otherwise consistent with the EDC’s statutorily mandated purposes.

**NOW, THEREFORE, BE IT RESOLVED**, that the EDC Board of Directors of hereby authorizes the execution of a sub-recipient agreement with HRD through December 31, 2021 to complete Phase 2 of the Joseph Campau Greenway for One Million Six Hundred Seventy-Four Thousand Four Hundred Twenty Four and 58/100 Dollars (\$1,674,424.58).

**BE IT FURTHER RESOLVED**, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC’s Authorized Agents, shall hereafter have the authority to negotiate and execute the sub-recipient agreement and any and all other agreements, documents, contracts, or other papers necessary or to take any actions necessary to implement the provisions and intent of this resolution on behalf of the EDC.

**BE IT FINALLY RESOLVED** that all of the acts and transactions of any officer or authorized agent of the EDC, in the name and on behalf of the EDC, 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.

September 8, 2020



**CODE EDC 20-09-52-14**

**EAST RIVERFRONT: RIVERFRONT ASSET STUDY CONTRACT AWARD**

**WHEREAS**, the City of Detroit's General Services Department ("GSD") requested the assistance of the Economic Development Corporation of the City of Detroit ("EDC") to support a comprehensive Riverfront Asset Study (the "Study"); and

**WHEREAS**, on June 12, 2019, the EDC Board of Directors had approved the receipt of \$631,880 in funds from the City (the "City Funds") for the Study, with a portion allocated for administrative expenses, and the receipt of \$631,880 from the City of Detroit Downtown Development Authority ("DDA") through its reserved funds for Hart Plaza (the "DDA Funds"); and

**WHEREAS**, to support a comprehensive scope of work for the study, the City of Detroit (the "City") is providing \$1 million for the Study and GSD will serve as the lead project manager and the EDC serve as the contract manager for the Study; and

**WHEREAS**, in furtherance of the project, EDC staff released a Request for Proposals in June 2020 for planning and architectural services and selected Rosetti Inc ("Rosetti") to perform the services described in the attached Exhibit A (the "Services") for a cost not-to-exceed Nine Hundred Ninety-Six Thousand Eight Hundred Fifty and 00/100 (\$996,850.00) Dollars; and

**WHEREAS**, EDC staff is recommending the Board of Directors approve the following: (i) acceptance of the additional funding from the City; and (ii) the the execution of a contract for the Services to be performed by Rosetti for the not-to-exceed amount of Nine Hundred Ninety-Six Thousand Eight Hundred Fifty and 00/100 (\$996,850.00) Dollars, together with a 5% owner's contingency in the amount of \$49,842.50 to account for unforeseen changes ; and

**WHEREAS**, the EDC has the statutory authority to accept the additional funding and contract for the Services for the Study; and

**NOW, THEREFORE, BE IT RESOLVED**, that the EDC Board of Directors hereby approves the recommendations contained in this resolution and the execution of the necessary agreements and amendments with the City and Rosetti.

**BE IT FURTHER RESOLVED**, that the EDC Board of Directors hereby approves a 5% owner's contingency for the contract with Rosetti in the amount of \$49,842.50.

**BE IT FURTHER RESOLVED**, that any two Officers, or any one of the Officers and any one of the Authorized Agents or any two of the EDC's Authorized Agents, shall hereafter have the authority to negotiate and execute all amendments and agreements, as applicable, and all other documents, contracts, or papers, and take all actions, necessary or appropriate to implement the provisions and intent of this resolution on behalf of the EDC.



**BE IT FINALLY RESOLVED**, that all of the acts and transactions of any Officer or Authorized Agent of the EDC, in the name and on behalf of the EDC, 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.

September 8, 2020