



**DETROIT BROWNFIELD REDEVELOPMENT AUTHORITY  
LBRF COMMITTEE MEETING  
TUESDAY, FEBRUARY 9, 2021  
1:30 PM**

**COMMITTEE MEMBERS PRESENT:** Pamela McClain  
Donele Wilkins  
Raymond Scott

**COMMITTEE MEMBERS ABSENT:** None.

**OTHERS PRESENT:** Jennifer Kanalos (DEGC/DBRA)  
Brian Vosburg (DEGC/DBRA)  
Cora Capler (DEGC/DBRA)  
Malinda Jensen (DEGC/DBRA)  
Glen Long (DEGC)  
Paul Kako (DEGC)  
Rebecca Navin (DEGC)  
Jean Belanger (DEGC)  
Kenyetta Bridges (DEGC)  
Ngozi Nwaesei (Lewis & Munday)

**CALL TO ORDER**

Mr. Scott, as DBRA Board Chair, called the meeting to order at 1:30 PM.

**GENERAL**

**Minutes of the August 11, 2020 LBRF Committee Meeting:**

Ms. McClain called for a motion to approve the minutes of the August 11, 2020 LBRF Committee meeting.

Mr. Scott made a motion to approve the minutes of the August 11, 2020 LBRF Committee meeting. Ms. Wilkins seconded the motion.

A roll call vote was conducted with the following result:

Ayes: Ms. McClain, Mr. Scott, and Ms. Wilkins

Nays: None.

The minutes of the August 11, 2020 LBRF Committee meeting were unanimously approved.

**Land Assembly Project: Authorization to Enter into Property Exchange Agreement for 11675 Mark Twain and Use LBRF for Acquisition Costs**

Ms. Belanger presented the Land Assembly Project: Authorization to Enter into Property Exchange Agreement for 11675 Mark Twain and Use LBRF for Acquisition Costs to the LBRF Committee.

The City of Detroit (the "City") administration has requested the assistance of the Detroit Brownfield Redevelopment Authority ("DBRA") in industrial land assembly activities aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies (the "Land Assembly Project"). As the Board is aware, the City of Detroit (the "City") acquired the former AMC

headquarters site located at 14250 Plymouth Road (the “AMC Site”) in 2018 and it is considered to be a key industrial site in the city.

DBRA staff has identified a privately-owned 8.5-acre site located adjacent to the AMC Site at 11675 Mark Twain (the “Mark Twain Site”) that DBRA staff believes will maximize the redevelopment potential of the AMC Site. DBRA staff has negotiated the terms of a Property Exchange Agreement with Ammar Shams, the owner of the Mark Twain Site, set forth in the Letter of Intent attached hereto as Exhibit A (the “Proposed Terms”). Under the Proposed Terms, DBRA would acquire the Mark Twain Site in exchange for the 6-acre City-owned site located at 12843 Greenfield, plus cash consideration of \$400,000. Mr. Shams purchased the Mark Twain Site for the operation of a truck driving training school and intends to use 12843 Greenfield for the same purpose.

The Proposed Terms are subject to a further approval by Detroit City Council of the transfer of 12843 Greenfield, or another City-owned site acceptable to Mr. Shams and approved by Detroit City Council, (such final site, the “City Site”) for the purposes of the acquisition of the Mark Twain Site for the Land Assembly Project.

DBRA staff estimates a funding need of approximately \$520,000 to fund the cash consideration, diligence costs, and closing and other related costs to fund the acquisition of the Mark Twain Site (the “Acquisition Costs”). As the Committee is aware, the DBRA has established the Local Brownfield Revolving Fund (the “LBRF”) under Act 381 of 1996 (“Act 381”). In late 2020, Act 381 was amended with the intent that the LBRF be able to be used on properties for eligible activities, whether or not the property was then subject to a brownfield plan. Further, the definition of eligible activities includes assistance to a brownfield authority in acquiring property if the acquisition of the property is for economic development purposes. Consequently, DBRA staff is requesting the Board to approve the DBRA’s use of available funds in the LBRF in an amount not to exceed \$520,000 (the “Funds”) to fund the Acquisition Costs, on the condition that the Funds be reimbursed and the LBRF be replenished as part of the eventual sale of the AMC Site and Mark Twain Site.

DBRA staff requests that the DBRA Local Brownfield Revolving Fund Committee recommend approval of the (the use of the LBRF by the DBRA in an amount not to exceed \$520,000 for the Acquisition Costs to the DBRA Board of Directors.

Mr. Scott asked if the Land Assembly Project consists of multiple projects or if the Land Assembly Project only pertains to the FCA project. Ms. Navin stated that the Land Assembly Project is more of a general reference to the DBRA’s participation in the City-wide industrial land assembly initiative which has included the FCA project, the former Cadillac Stamping Plant project, and the Gayanga project.

Ms. Wilkins asked for clarification on the location of the Mark Twain Site. Ms. Belanger stated that the Mark Twain Site is adjacent to the AMC Site located at 14250 Plymouth Road.

Ms. McClain asked how the squatter currently present on the 6-acre City-owned site located at 12843 Greenfield will be handled. Ms. Belanger stated that the City has filed action against the squatter to have them removed from the property but that the process has been delayed due to COVID.

Mr. Scott asked what the total acreage is of the AMC Site and the Mark Twain Site. Ms. Belanger stated that the total acreage is approximately 45 acres.

Ms. McClain asked what the total cost of the fines levied against Mr. Shams on the Mark Twain Site are. Ms. Bridges stated that the DBRA is working on a resolution with the City to resolve the blight violations and that all outstanding violations will be resolved prior to closing.

Mr. Scott asked if any of the parcels on the AMC Site or the Mark Twain Site have additional addresses. Ms. Belanger stated that to her knowledge none of the parcels on the AMC Site or the Mark Twain Site have additional addresses.

Citing no further discussion, Ms. McClain called for a motion recommending support for the Proposed Local Brownfield Revolving Fund Loan Request for Riopelle Market Development LP for the Mosaic Eastern Market Project, as presented. The Committee took the following action:

Mr. Scott made a motion recommending support for the Land Assembly Project: Authorization to Enter into Property Exchange Agreement for 11675 Mark Twain and Use LBRF for Acquisition Costs, as presented. Ms. Wilkins seconded the motion. A roll call vote was conducted with the following result:

Ayes: Ms. McClain, Mr. Scott, and Ms. Wilkins

Nays: None.

The committee members present unanimously recommended approval of the Land Assembly Project: Authorization to Enter into Property Exchange Agreement for 11675 Mark Twain and Use LBRF for Acquisition Costs, as presented.

#### **PUBLIC COMMENT**

None.

#### **ADJOURNMENT**

Citing no further business, Ms. McClain called for a motion to adjourn the meeting. Committee members present unanimously approved adjournment at 1:42 PM.